



3017

W. BUENA VISTA STREET

DEXTER LINWOOD

FOR SALE

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Property
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O'Connor Real Estate is pleased to offer Buena Vista and Gilda Apartments, a two-building portfolio featuring Spanish Revival-style midrise apartment buildings in Detroit's Dexter Linwood neighborhood.

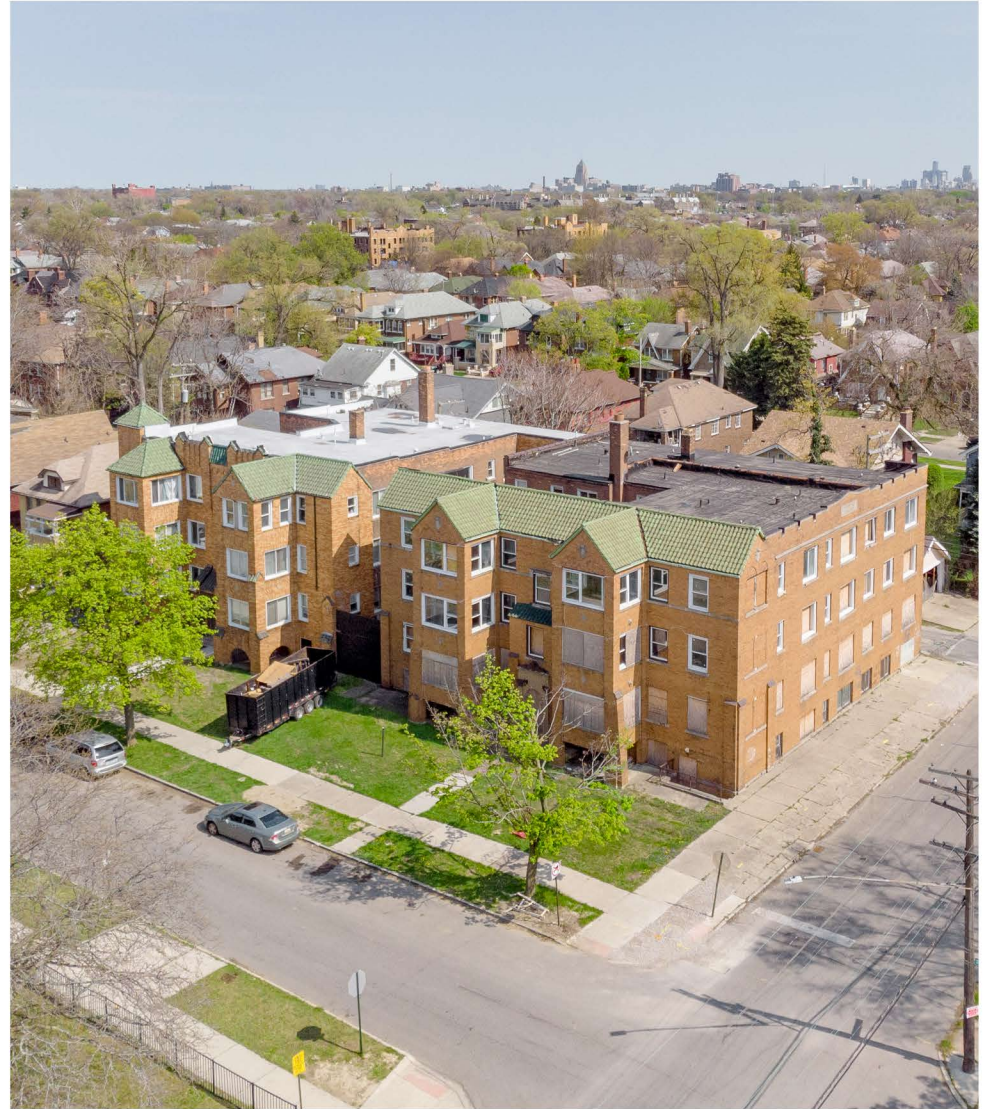


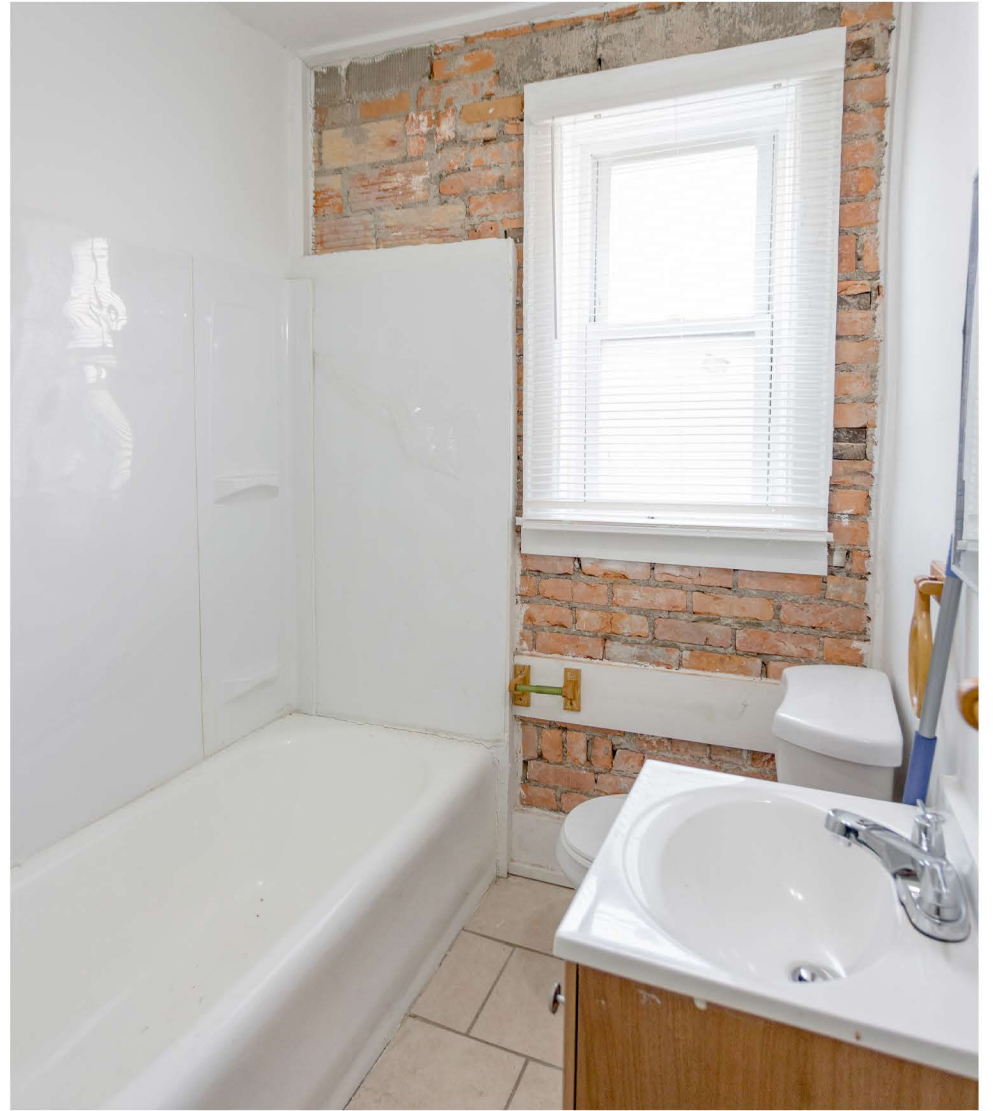
**3017 & 3029
West Buena Vista Street
Dexter Linwood**

\$995,000

36 Total Units | 2 Buildings | Built In 1929

Buena Vista and Gilda Apartments is a two-building portfolio consisting of 36 total units. Buena Vista is a newly renovated, 17-unit building that includes 6 one bedroom units, 9 two bedroom units and two unfinished lower-level units. The units were completely renovated in 2020, and the building features a new roof, electrical, plumbing, HVAC, kitchens, bathrooms, exposed brick walls and appliances. Gilda Apartments is comprised of 19 units and in need of a full renovation. Excellent opportunity to purchase a one cash-flowing building asset and add value through the renovation of the second building.





3017 West Buena Vista Rent Roll & Expenses

Unit	Unit Type	SF	Landlord Pays DTE	Current Rent
101	2 Bed	850	No	\$ 775
102	1 Bed	700	Yes	\$ 821
103	1 Bed	700	Yes	\$ 821
104	2 Bed	850	No	\$ 750
105	2 Bed	850	No	\$ 750
201	2 Bed	850	No	\$ 850
202	1 Bed	700	Yes	\$ 821
203	1 Bed	700	No	\$ 700
204	2 Bed	850	No	\$ 750
205	2 Bed	850	No	\$ 700
301	2 Bed	850	Yes	\$ 975
302	1 Bed	700	No	\$ 550
303	1 Bed	700	Yes	\$ 821
304	2 Bed	850	No	\$ 650
305	2 Bed	850	No	\$ 650

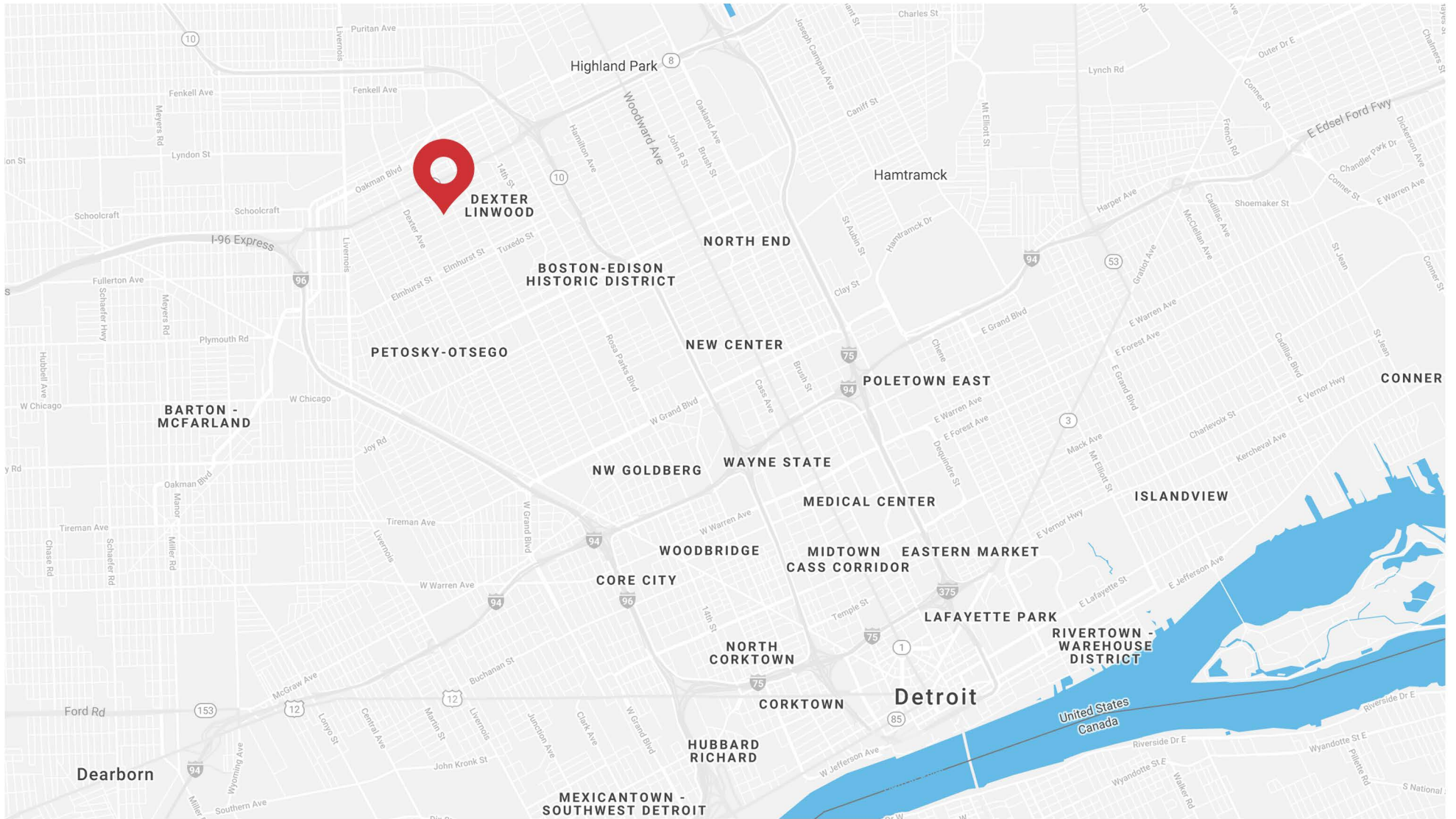
Expenses

Garbage and Recycling	\$ 1,680
DTE	\$ 20,436
Insurance	\$ 9,750
Management (8%)	\$ 10,382
Pest Control	\$ 1,080
Taxes	\$ 5,853
Water / Sewage	\$ 4,212

Totals

Gross Income	\$ 136,608
Total Expenses	\$ 53,393
Less Vacancy (5%)	\$ 6,830
NET Operating Income	\$ 76,385
3029 West Buena Vista Expenses	
Taxes	\$ 4,634
Water / Sewage	\$ 900

1415 GLYNN COURT - LOCATION MAP



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