



NEIGHBORHOOD

ISLANDVIEW

LOCATION

FIELD BETWEEN KERCHEVAL AND VERNOR

SPACE TYPE

MULTIFAMILY



This charming 3,450-square-foot brick duplex in the up-and-coming Islandview neighborhood has been sensitively updated alongside original details. The building can be viewed as both a cash flowing asset and/or a live-plus-income opportunity. Each 1,800-square-foot unit features three bedrooms, one bathroom and basement. Hardwood floors, spacious living areas, and updated contemporary fixtures throughout. Utilities are separately metered and directly billed to each tenant. The building holds a City of Detroit Certificate of Rental Compliance.

PRICE  
**\$375,000**

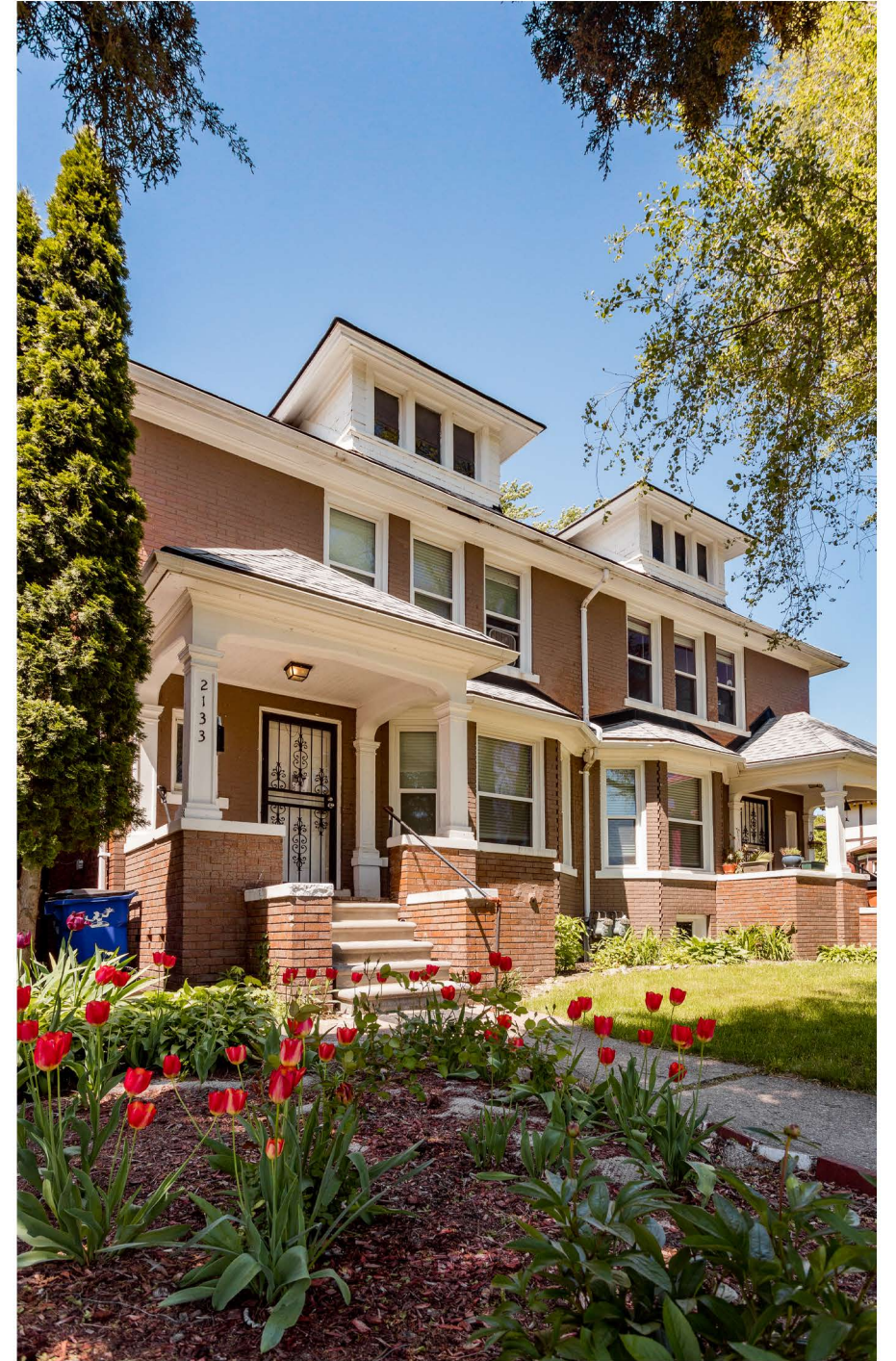
CAP RATE  
**8.1%**

UNITS  
**2**

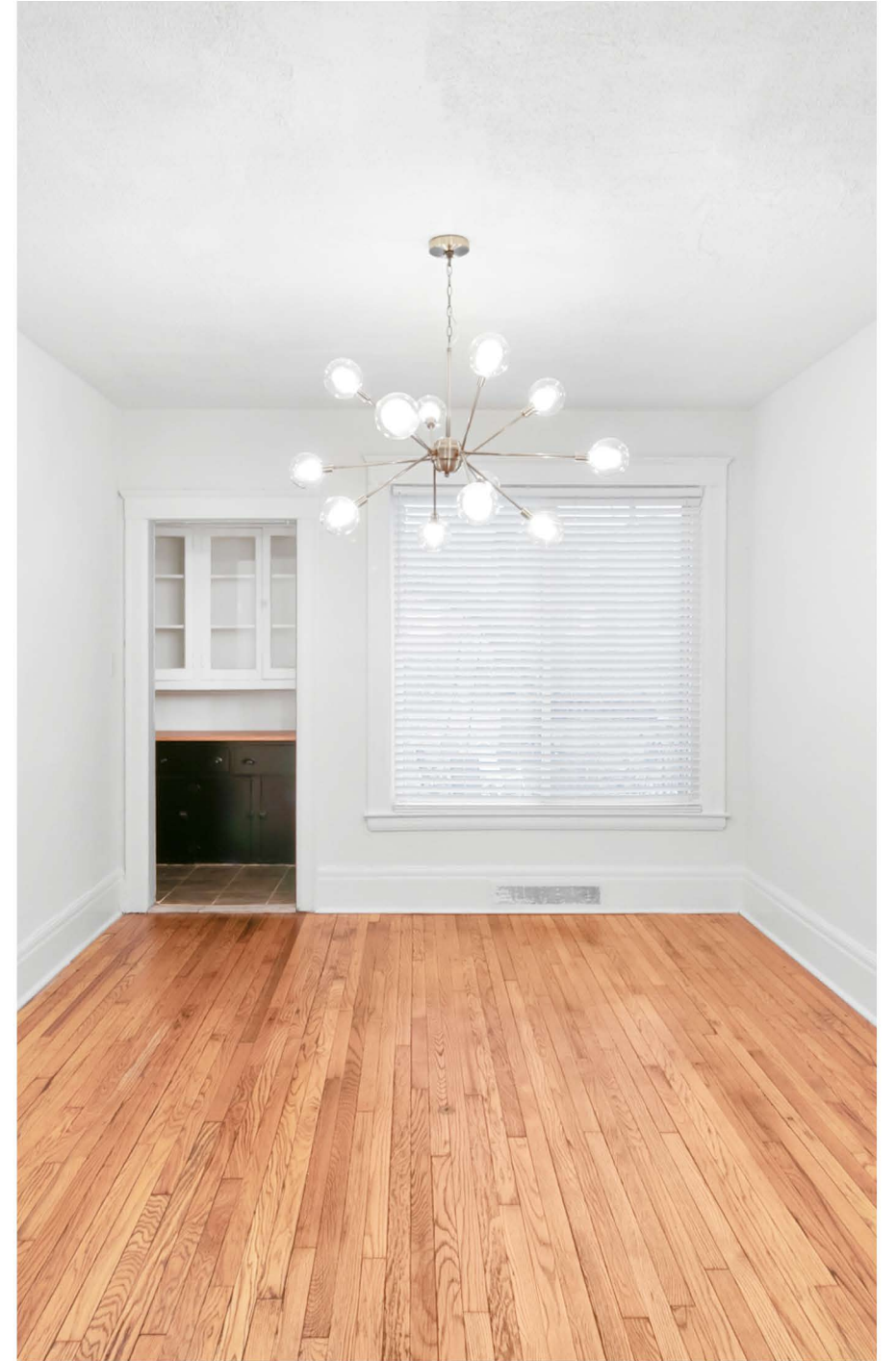
BUILDING SIZE  
**3,450 SF**

IN THE NEIGHBORHOOD  
The Empowerment Plan, Sister Pie, Belle Isle, Red Hook, Marrow, Butzel Family Recreation Center, Saint Charles, Two Birds, Faircloth, Eugenie, Metropolitan Bar + Kitchen, Yum Village and growing.





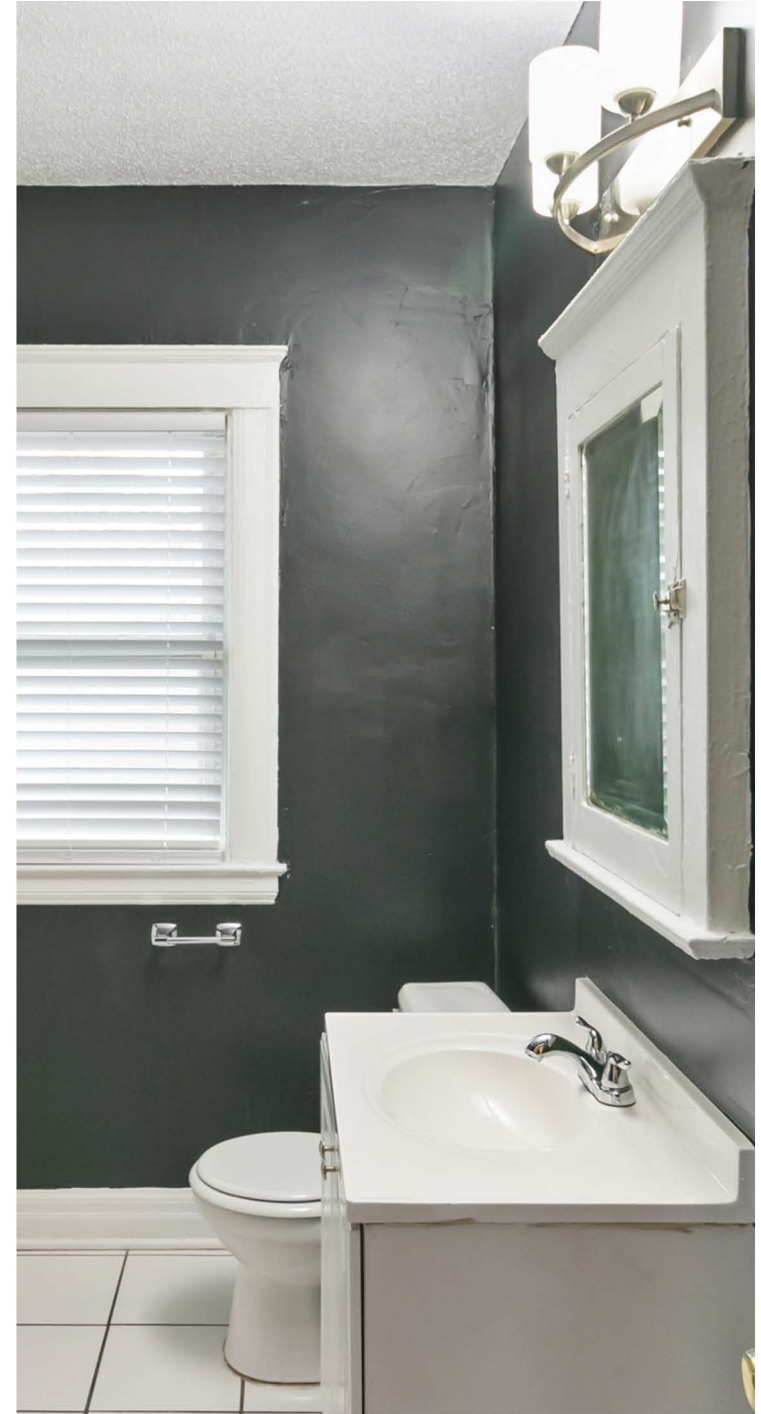












# 2133 FIELD

## ISLANDVIEW

Pro Forma

Unit	Unit Type	SF	Current Rent	Lease Expiration
2133	3 Bed / 2 Bath	1,725	\$ 1,695	2/1/2024
2137	3 Bed / 2 Bath	1,725	\$ 1,700	Month to Month

### Expenses

Gas	\$ 0 (Paid by tenants)
Electric	\$ 0 (Paid by tenants)
Insurance	\$ 1,364
Landscaping	\$ 900
Repairs & Maintenance	\$ 1,425
Real Estate Taxes	\$ 2,413
Water	\$ 0 (Paid by tenants)

### Totals

Scheduled Rent	\$ 40,740
Vacancy Loss (8%)	(\$3,259)
Total Expenses	\$ 6,102
NET Operating Income	\$ 31,379
Cap Rate	8.1%

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For more information about  
2133 Field,  
please contact O'Connor Real Estate

**Vincent Mazzola**  
**+ 313 704 2678**  
**vincent@oconnordetroit.com**

**Melissa Price**  
**+ 313 421 1557**  
**melissa@oconnordetroit.com**

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