



NEIGHBORHOOD

HAMTRAMCK

LOCATION

**BELMONT BETWEEN JOSEPH
CAMPANU AND GALLAGHER**

SPACE TYPE

MULTIFAMILY

This Hamtramck duplex is just a short walk to neighborhood restaurants, bars, coffee shops, and grocery stores. The two-family building includes two fully renovated (2018) 700-square-foot, two-bedroom/one-bathroom units. Upgrades were made to the kitchens, bathrooms and fixtures with new plumbing, lighting, cabinetry, countertops and appliances. The upper unit's rear stairs have been rebuilt with access to the renovated patio deck and roof over patio area. Enhancing the original character of the home, each unit features original hardwood floors and trim. Additionally, the building holds a City of Hamtramck Non-owner Occupied Rental Certificate.

PRICE

\$195,000

CAP RATE

8.4%

UNITS

2

BUILDING SIZE

1,400 SF



3066

BELMONT

Pro Forma

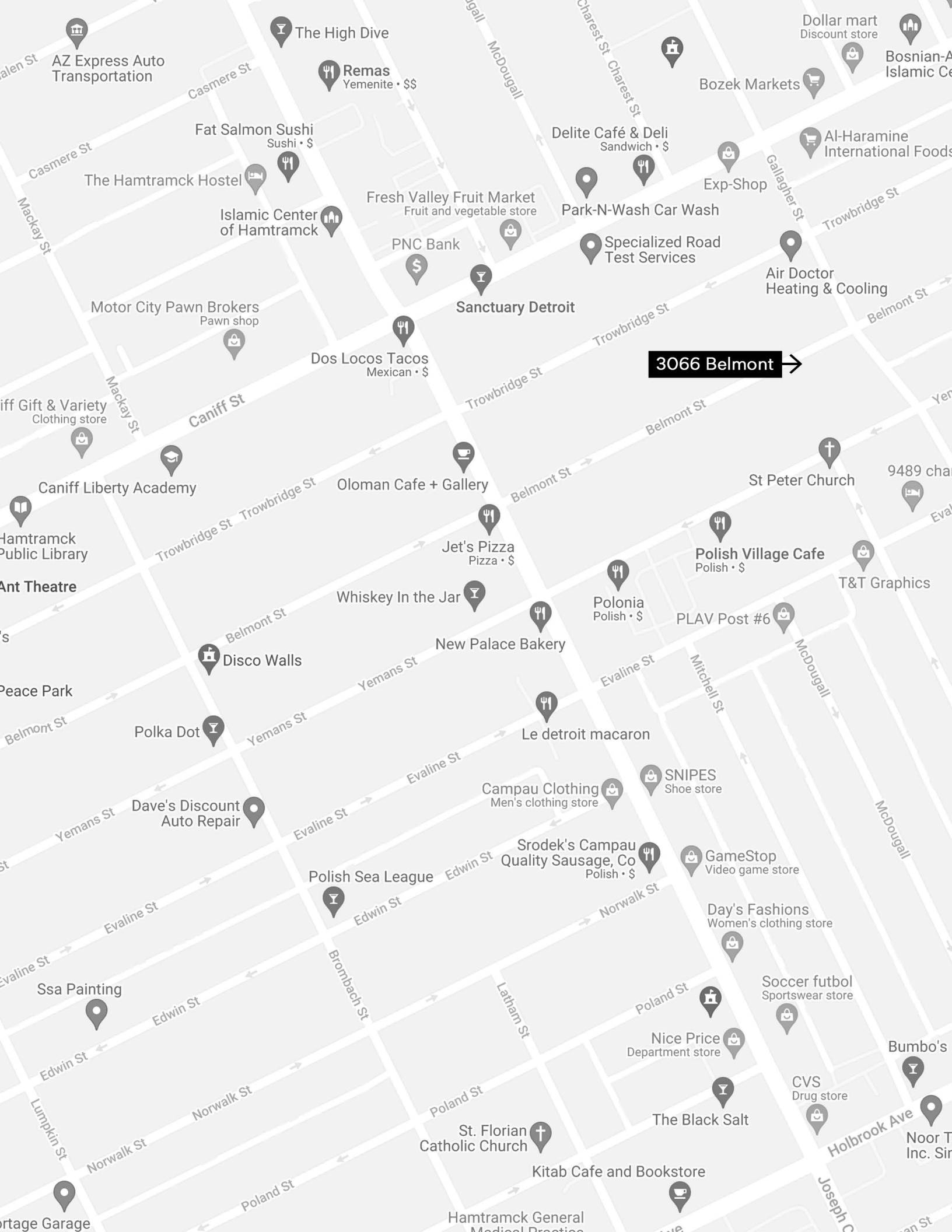
Unit	Unit Type	SF	Rent	Expiration
3066	2 Bed / 1 Bath	700	\$ 950	Month to Month
3068	2 Bed / 1 Bath	700	\$ 1,000	9/31/2023

Expenses

Gas	\$ 0 (Paid by tenants)
Electric	\$ 0 (Paid by tenants)
Insurance	\$ 1,000
Landscaping	\$ 118
Management	\$ 1,440
Repairs & Maintenance	\$ 984
Real Estate Taxes	\$ 1,556
Water	\$ 0 (Paid by tenants)

Totals

Scheduled Rent	\$ 23,400
Vacancy Loss (8%)	(\$1,872)
Total Expenses	\$ 5,098
NET Operating Income	\$ 16,430
Cap Rate	8.4%



3066 Belmont →

AZ Express Auto Transportation

The High Dive

Remas Yemenite • \$\$

Fat Salmon Sushi Sushi • \$

The Hamtramck Hostel

Fresh Valley Fruit Market Fruit and vegetable store

Delite Café & Deli Sandwich • \$

Bozek Markets

Dollar mart Discount store

Bosnian-Islamic Ce

Islamic Center of Hamtramck

Park-N-Wash Car Wash

Al-Haramine International Foods

PNC Bank

Specialized Road Test Services

Air Doctor Heating & Cooling

Motor City Pawn Brokers Pawn shop

Sanctuary Detroit

Dos Locos Tacos Mexican • \$

3066 Belmont →

Gift & Variety Clothing store

Caniff Liberty Academy

Oloman Cafe + Gallery

St Peter Church

Hamtramck Public Library

Jet's Pizza Pizza • \$

Polish Village Cafe Polish • \$

Ant Theatre

Whiskey In the Jar

Polonia Polish • \$

T&T Graphics

Disco Walls

New Palace Bakery

PLAV Post #6

Peace Park

Polka Dot

Le detroit macaron

Campau Clothing Men's clothing store

SNIPES Shoe store

Dave's Discount Auto Repair

Srodek's Campau Quality Sausage, Co Polish • \$

GameStop Video game store

Polish Sea League

Day's Fashions Women's clothing store

Ssa Painting

Soccer futbol Sportswear store

Nice Price Department store

Bumbo's

St. Florian Catholic Church

The Black Salt

CVS Drug store

Noor T Inc. Sir

Kitab Cafe and Bookstore

Hamtramck General Medical Practice

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MEMBER OF THE
COMMUNITY, O'CONNOR
REAL ESTATE BRINGS 20
YEARS OF EXPERIENCE AND
EXPERTISE TO THE
COMMERCIAL MARKET.

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