

NEIGHBORHOOD

LOCATION

SPACE TYPE

Located on the desirable border of Indian Village and West Village, this well-sited brick building is made up of four townhouse-style apartment units. With refinished original hardwood floors throughout, each three-bedroom/one-bath unit features a large living room, dining room, full private basement with separate HVAC, water heater and laundry. Three of the four units have been recently and completely rehabbed using high-end contemporary finishes for beautiful, modern kitchens and gleaming subway-tiled bathrooms. The fourth unit has below-market rents, allowing a future owner to add immediate value.

PRICE	UNITS
\$525,000	4
CAP RATE	BUILDING SIZE
7.35%	5,992 SF

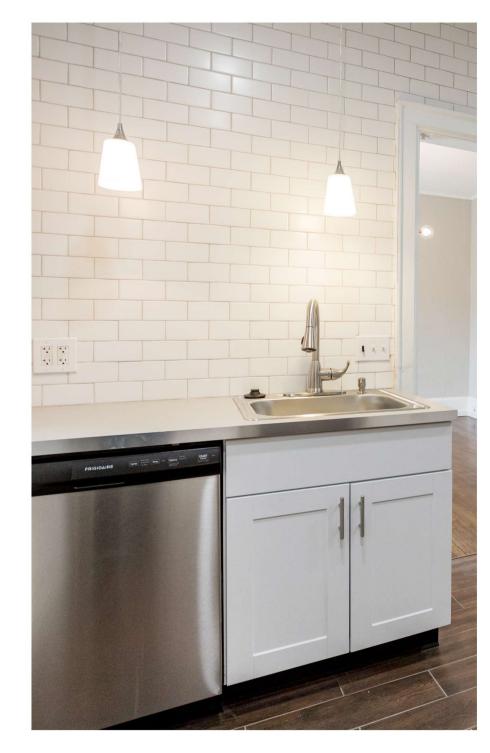
IN THE NEIGHBORHOOD

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.

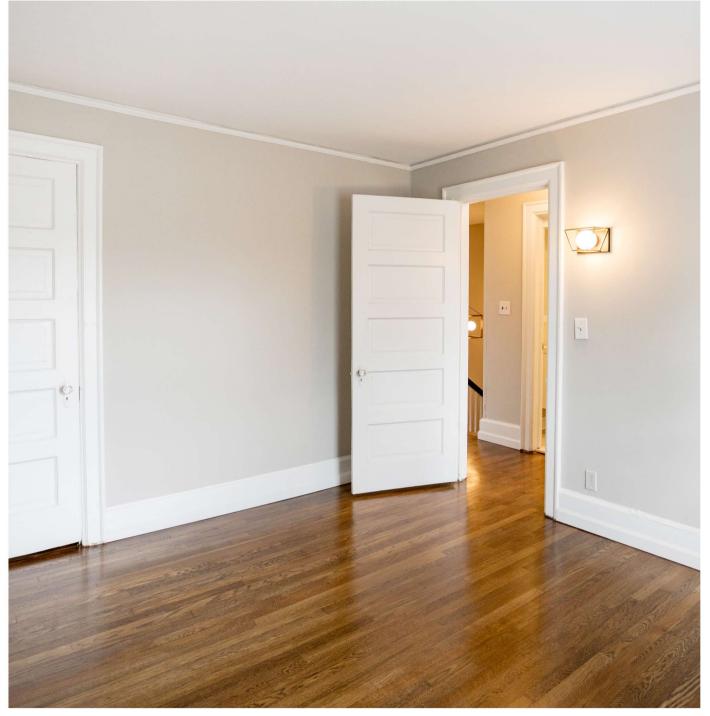


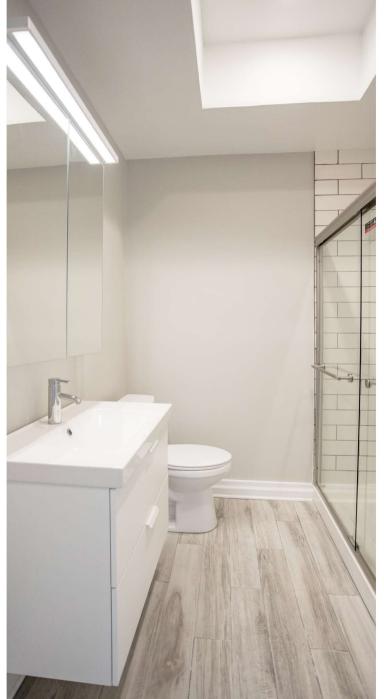














8126 E Vernor

INDIAN VILLAGE

Pro Forma

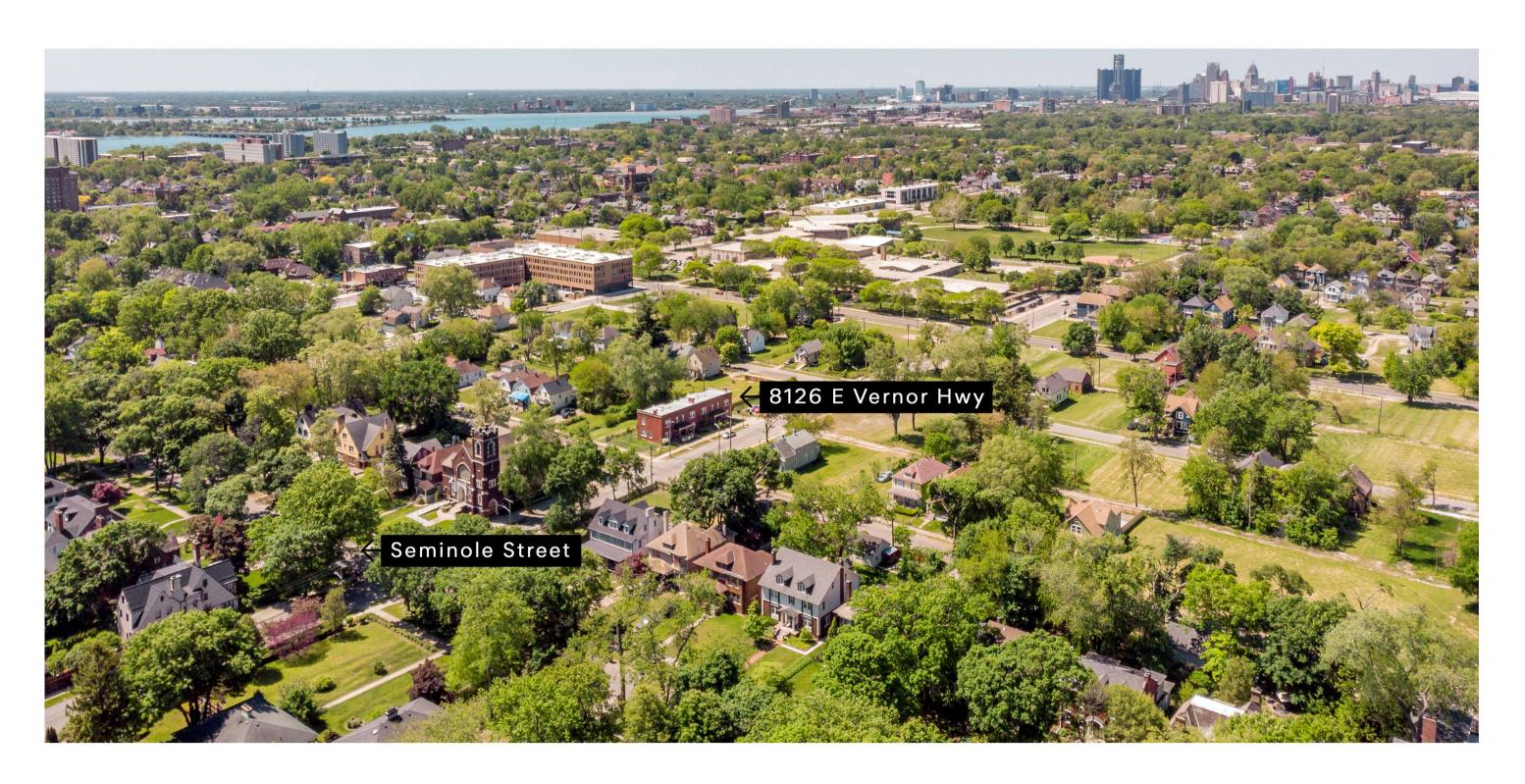
Apt #	Unit Type	SF	Current Rent	Lease Expiration
8126	3 Bed / 1 Bath	1,500	\$ 1,550	7/31/2023
8130	3 Bed / 1 Bath	1,500	\$ 750	Month to Month
8138	3 Bed / 1 Bath	1,500	\$ 1,395	Month to Month
8142	3 Bed / 1 Bath	1,500	\$ 1,400	Month to Month

|--|

Administrative	\$ 200
Advertising & Promotions	\$ 200
Contracted Services	\$ 900
Gas	\$ O (Tenant Paid)
Electric	\$ O (Tenant Paid)
Management Fee (8%)	\$ 4,499
Repairs	\$ 1,550
Payroll / Commissions	\$ 2,400
Insurance	\$ 2,522
Taxes	\$ 3,120
Water	\$ 2,258

Totals

Gross Income	\$ 61,140
Total Expenses	\$ 17,649
Less Vacancy (8%)	(\$ 4,891)
NET Operating Income	\$ 38,600
Cap Rate	7.35%



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

For more information about 8126 E Vernor Hwy, please contact O'Connor Real Estate

Vincent Mazzola + 313 704 2678 vincent@oconnordetroit.com

Melissa Price + 313 421 1557 melissa@oconnordetroit.com

O'Connor Real Estate

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.