



NEIGHBORHOOD

WEST VILLAGE

LOCATION

**SW CORNER OF VAN DYKE PLACE
AND VAN DYKE**

SPACE TYPE

MULTIFAMILY

Located in the heart of Historic West Village, this charming, historical duplex is nestled into the highly sought-after Van Dyke Place block. The first unit is a 1,940-square-foot four-bedroom/two-bathroom, and the second unit is a 1,500-square-foot three-bedroom with one bathroom. Improvements to the property include landscaping, newly poured patio, and exterior/interior painting. Original hardwood floors have been refinished, while exposed brick, historic built-in millwork, moldings and a fireplace add charm. Utilities are separately metered and directly billed to each tenant. This multi-family property can be viewed as both a cash flowing asset and/or live-plus-income opportunity. The building holds a City of Detroit Certificate of Rental Compliance. A short stroll to all the businesses of the Villages, including The Red Hook, Eugenie, Yum Village, the Metropolitan Bar + Kitchen, Sister Pie, and Marrow, plus easy walk-able access to Belle Isle and the Riverfront.

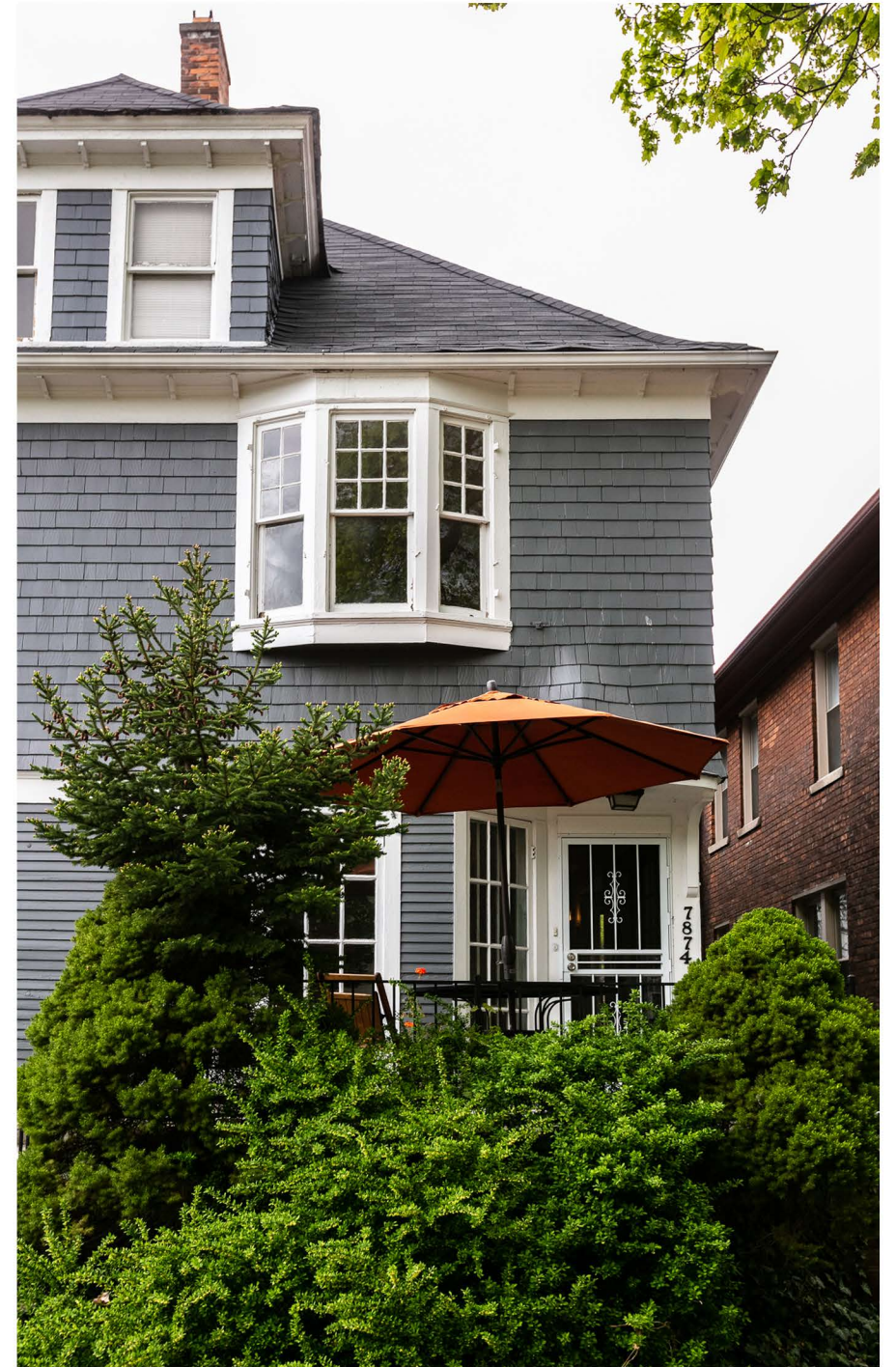
PRICE
\$420,000

UNITS
2

CAP RATE
8.4%

BUILDING SIZE
3,440 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.









7874 Van Dyke

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Pro Forma

Unit	Unit Type	SF	Current Rent
1	3 Bed / 1 Bath	1,500	\$ 1,875 (Delivered Vacant with long term rental history at \$1,875)
2	4 Bed / 2 Bath	1,940	\$ 2,100

Expenses

Gas	\$ 0 (Paid by tenants)
Electric	\$ 0 (Paid by tenants)
Insurance	\$ 1,307
Repairs & Maintenance	\$ 3,910
Real Estate Taxes	\$ 5,228
Water	\$ 0 (Paid by tenants)

Totals

Scheduled Rent	\$ 47,700
Vacancy Loss	(\$2,100)
Total Expenses	\$ 10,445
NET Operating Income	\$ 35,155
Cap Rate	8.4%



7874 Van Dyke Pl →

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O'Connor Real Estate

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