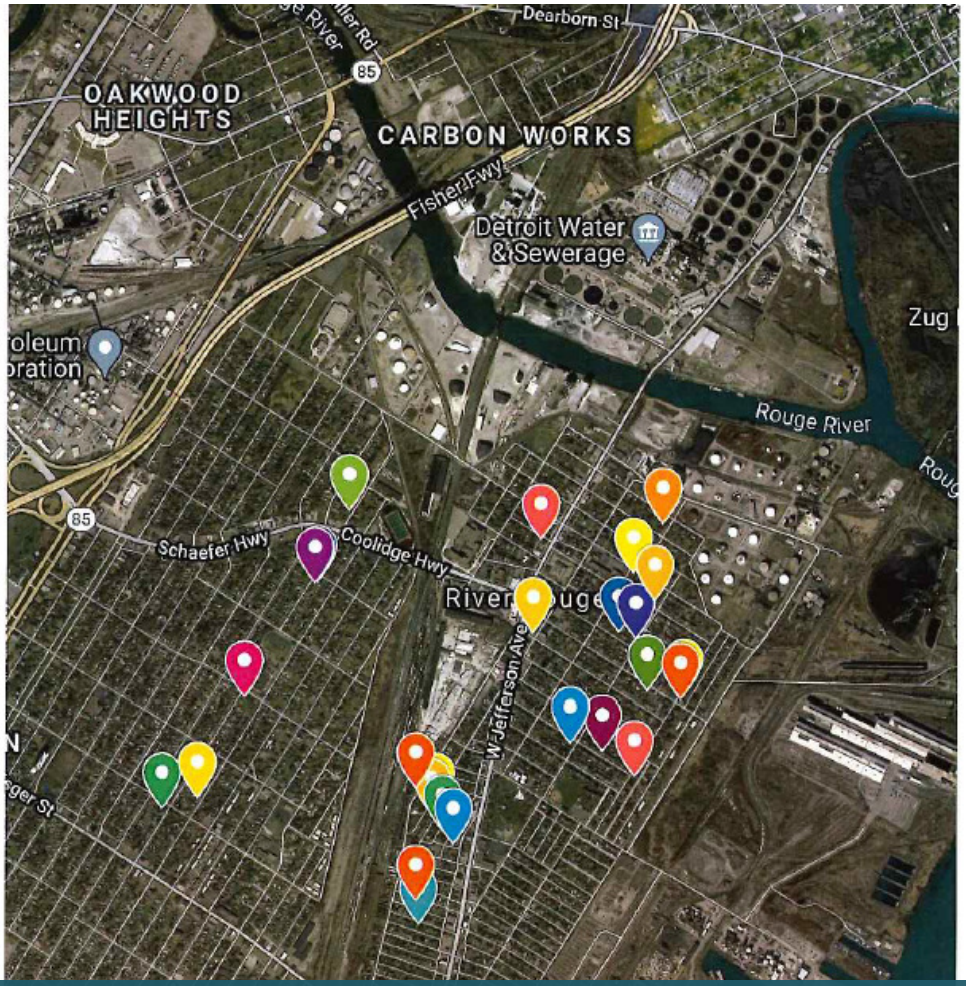
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

River Rouge Residential Portfolio

Michigan 48209

- 83 Batavia St
- 96 Brownlee St
- 228 Burke St
- 222 Campbell St
- 281 Campbell St
- 285 Campbell St
- 401 Campbell St
- 518 Campbell St
- 955 Coolidge Hwy
- 70 E Pleasant St
- 121 Elm St
- 208 Fairmont St
- 214 Fairmont St
- 35 Florence St
- 494 Frazier St
- 194 Genessee St
- 292 Genessee St
- 202 Haltiner St
- 41 Le Blanc St
- 95 Leroy St
- 9 Myrtle St
- 220 Summit St
- 225 Summit St
- 287 Richter St



FOR SALE

LISTED BY:
Frank Rakipi
Vice President
frakipi@thomasduke.com

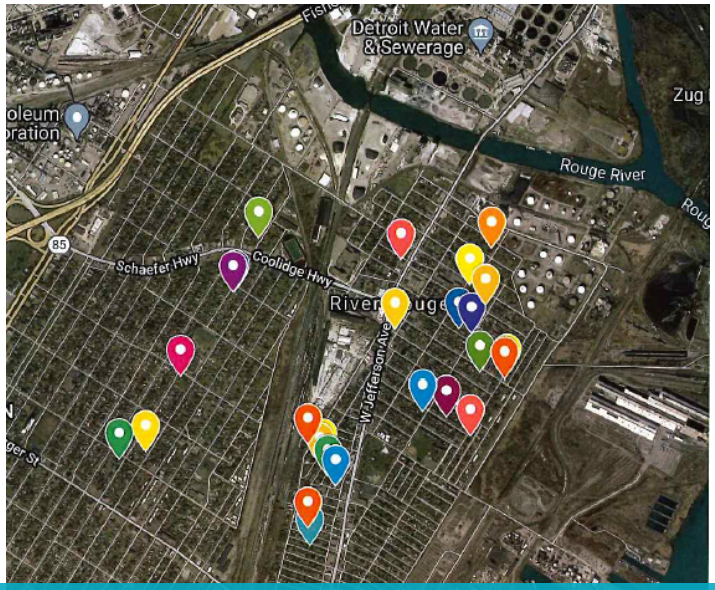
GetReal*quality*
248.476.3700

WWW.THOMASDUKE.COM

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209



Sale Price: $2,800,000.00

DESCRIPTION

21 Single Family Homes and 5 Multi- Family Buildings - 32 Units Combined

PROPERTY HIGHLIGHTS

- Turn- Key Single Family & Multi- Family Portfolio
- Fully- Rehabbed Rental Units
- 100% Occupied
- Strong Rental Rates
- All Located Nearby for Ease of Management
- All units are rental certified by the city of River Rouge
- NOI of $218,874
- 7.8% Cap Rate

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209

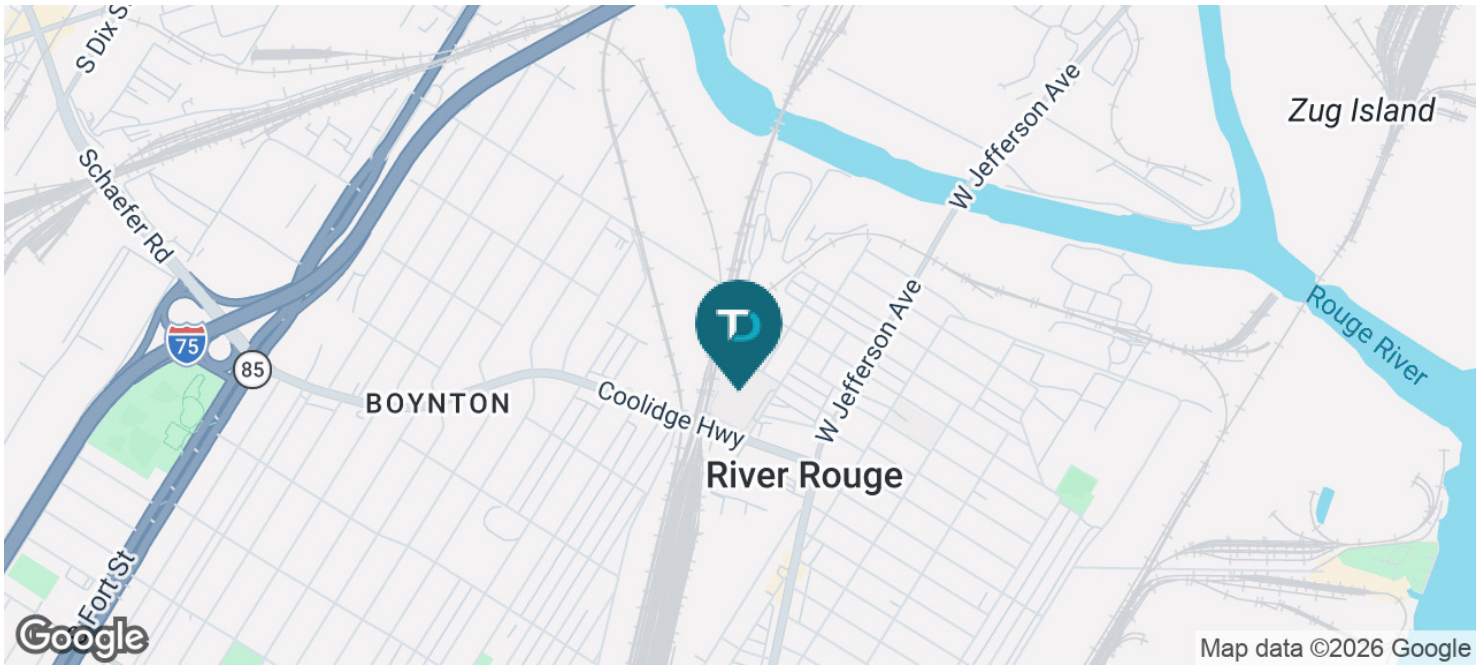
BUILDING INFORMATION

Price/SF:	2,800,000.00
Number of Units Combined:	32

PROPERTY INFORMATION

Property Type:	Multifamily

LOCATION INFORMATION



Income	
Scheduled Rental Income	$315,600
Total Annual Income:	**$315,600**
Expenses	
Insurance	$10,518.22
Property Taxes	$39,050.21
Routine Maintenance	$15,596.84
Management Fee 10%	$31,560.00
Total Expenses:	**$96,725.27**
Net Operating Income	**$218,874.73**

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209







194 GENESSE RR

- Size: 1056
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $950.00
-

211 RICHTER

- Size: 1056
- Bedrooms:
- Baths: 1
- Monthly Rent Amount: $950.00
-

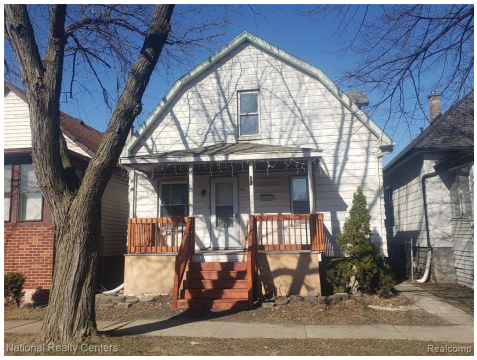
217 RICHTER

- Size: 2390
- Units: 3
- Monthly Rent Amount: $800.00
-

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209







83 BATAVIA

- Size: 1092
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $950.00
- Opportunity Zone

9 MYRTLE

- Size: 1920
- Units: 2
- Monthly Rent Amount: $875.00
- Opportunity Zone

79 E PLEASANT

- Size: 455
- Units: 2
- Monthly Rent Amount: $750.00
- Opportunity Zone

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209







95 LE ROY

- Size: 1368
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $925.00
- Opportunity Zone

96 BROWNLEE

- Size: 816
- Bedroom: 2
- Baths: 1
- Monthly Rent Amount: $850.00
- Opportunity Zone

955 COOLIDGE APT 1

- Size: 820
- Units: 2
- Monthly Rent Amount: $800.00

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209







121 ELM

- Size: 1232
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $650.00

202 HALTINER

- Size: 1070
- Bedrooms:
- Baths: 1
- Monthly Rent Amount: $800.00

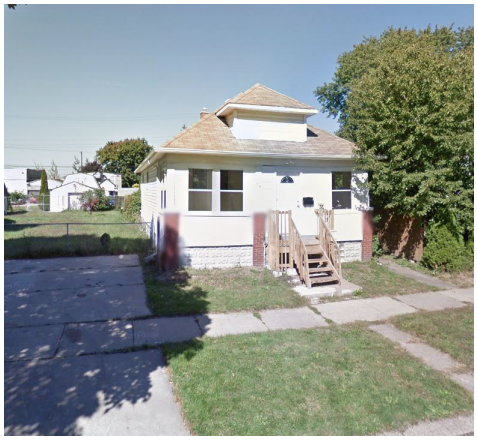
208 FAIRMONT

- Size: 1166
- Bedrooms: 4
- Baths: 1
- Monthly Rent Amount: $950.00

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209







214 FAIRMONT RR

- Size: 744
- Bedrooms: 2
- Baths: 1.1
- Monthly Rent Amount: $725.00

220 SUMMIT

- Size: 650
- Bedrooms: 1
- Baths: 1
- Monthly Rent Amount: $650.00

222 CAMPBELL RR

- Size: 950
- Bedrooms: 3
- Baths: 2
- Monthly Rent Amount: $750.00

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209



225 SUMMIT

- Size: 800
- Units: 2
- Monthly Rent Amount: $925.00



228 BURKE

- Size: 1070
- Bedrooms: 2
- Baths: 1
- Monthly Rent Amount: $850.00

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209







281 CAMPBELL

- Size: 1158
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $950.00

285 CAMPBELL RR

- Size: 1029
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $850.00

287 RICHTER

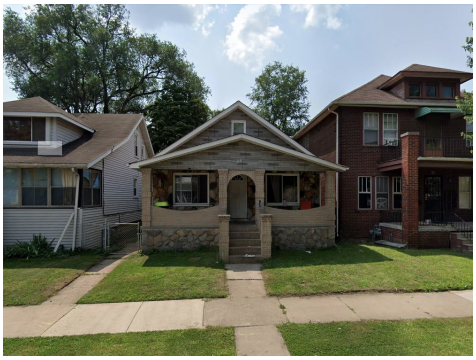
- Size: 1140
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $850.00

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209







292 GENESSEE

- Size: 1232
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $950.00

35 FLORENCE RR

- Size: 947
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $925.00

401 CAMPBELL

- Size: 1512
- Bedrooms: 4
- Baths: 1
- Monthly Rent Amount: $950.00

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209







41 LEBLANC

- Size: 1133
- Bedrooms: 3
- Baths: 1
- Monthly Rent Amount: $950.00

494 FRAZIER

- Size: 1021
- Bedrooms: 3
- Baths: 1.1
- Monthly Rent Amount: $950.00

518 CAMPBELL

- Size: 1622
- Bedrooms: 4
- Baths: 1.1
- Monthly Rent Amount: $1,100.00

NEWS > HOUSING

Wall Street is buying up family homes. The rent checks are too juicy to ignore



Wall Street is buying up family homes. This image shows an aerial photograph of single-family homes in San Diego, California, taken on September 1, 2020. (Bing Guan/Bloomberg/Getty Images)

By **CNN.COM WIRE SERVICE**

PUBLISHED: August 2, 2021 at 5:15 a.m. | UPDATED: August 2, 2021 at 5:17 a.m.

By Hanna Ziady | CNN Business

Housing markets are hotter than ever, and big money is getting in on the act.

CoStar™

Investors Raise Their Bets on the Growing Single-Family Home Rental Market

More Institutional Investors Chase Returns



Real estate investors are looking to bank on rising rents for single-family home rentals throughout the United States. (Getty Images)

By Candace Carlisle
CoStar News

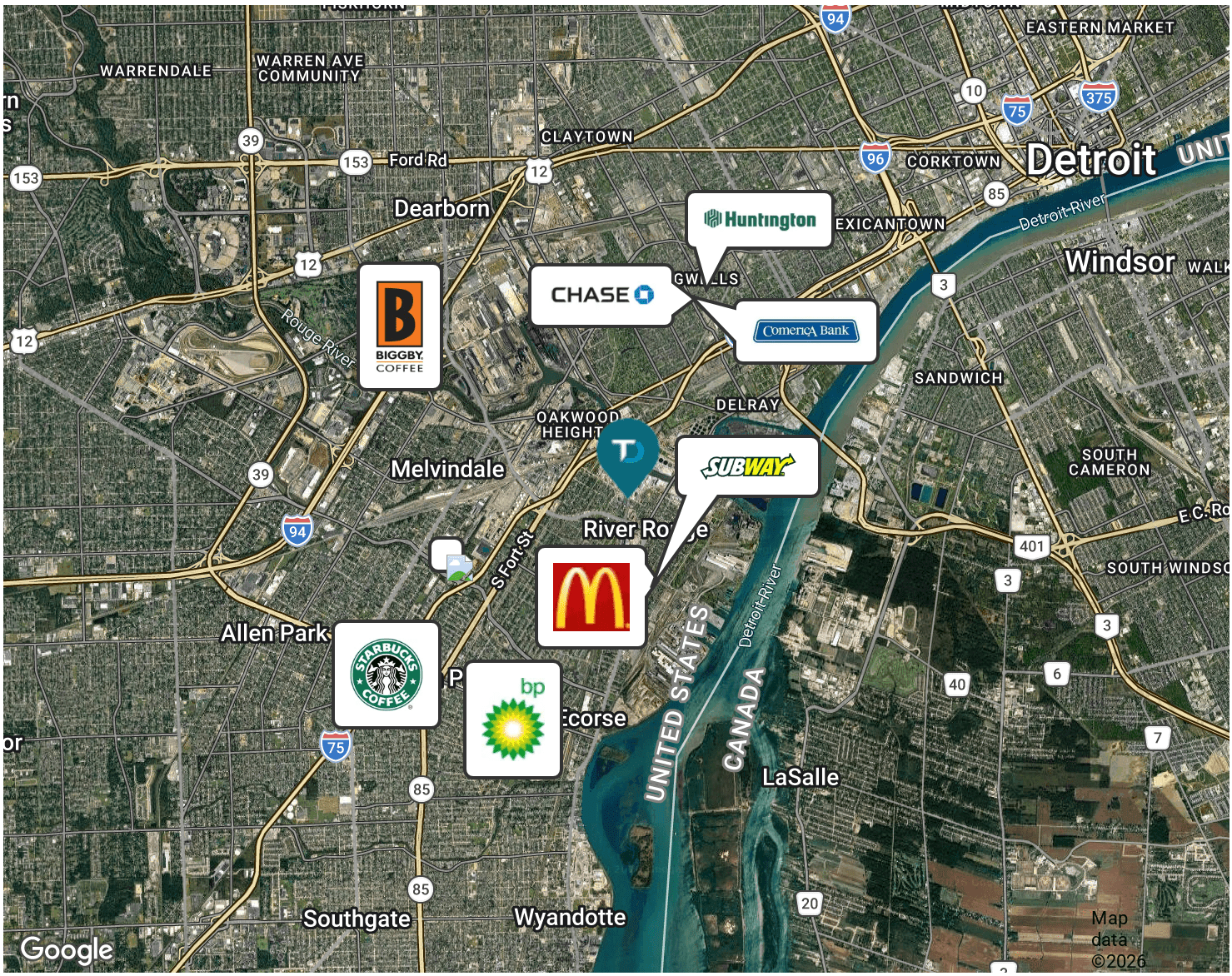
June 22, 2021 | 6:41 P.M.

More companies are entering the single-family home rental market as institutional investors clamor to expand their portfolios, setting up the relatively new industry for what is expected to be major consolidation.

FOR SALE

River Rouge Residential Portfolio

Located in River Rouge, Michigan River Rouge, MI 48209



DEMOGRAPHIC INFORMATION	1 MILE	2 MILES	3 MILES
Total population	14,138	37,615	84,886
Median age	36.0	34.7	32.4
Total households	5,098	13,150	28,777
Average HH income	$35,103	$36,799	$38,263
Average house value	$79,008	$76,927	$84,970