EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

18435 HOOVER ST

18435 Hoover St, Detroit, MI 48205



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

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OFFERING SUMMARY: 18435 Hoover St | Detroit, MI 48205



PROPERTY OVERVIEW

Sixteen (16) unit apartment complex for sale in Detroit, MI.

OFFERING SUMMARY

Sale Price:	$789,000
Building Size:	9,800 SF
Number of Units:	16
Price / UN:	$49,312.50
Cap Rate:	0.0%
NOI:	$0
Year Built:	1957
Zoning:	R3

PROPERTY HIGHLIGHTS

- Sixteen (16) unit apartment building
- Well maintained brick building
- Value add through lease up and rent increases
- Twelve 1BR units; Four 2BR units
- Contact Broker for financials
- Motivated seller

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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BUILDING/PROPERTY INFORMATION: 18435 Hoover St | Detroit, MI 48205

BUILDING INFORMATION

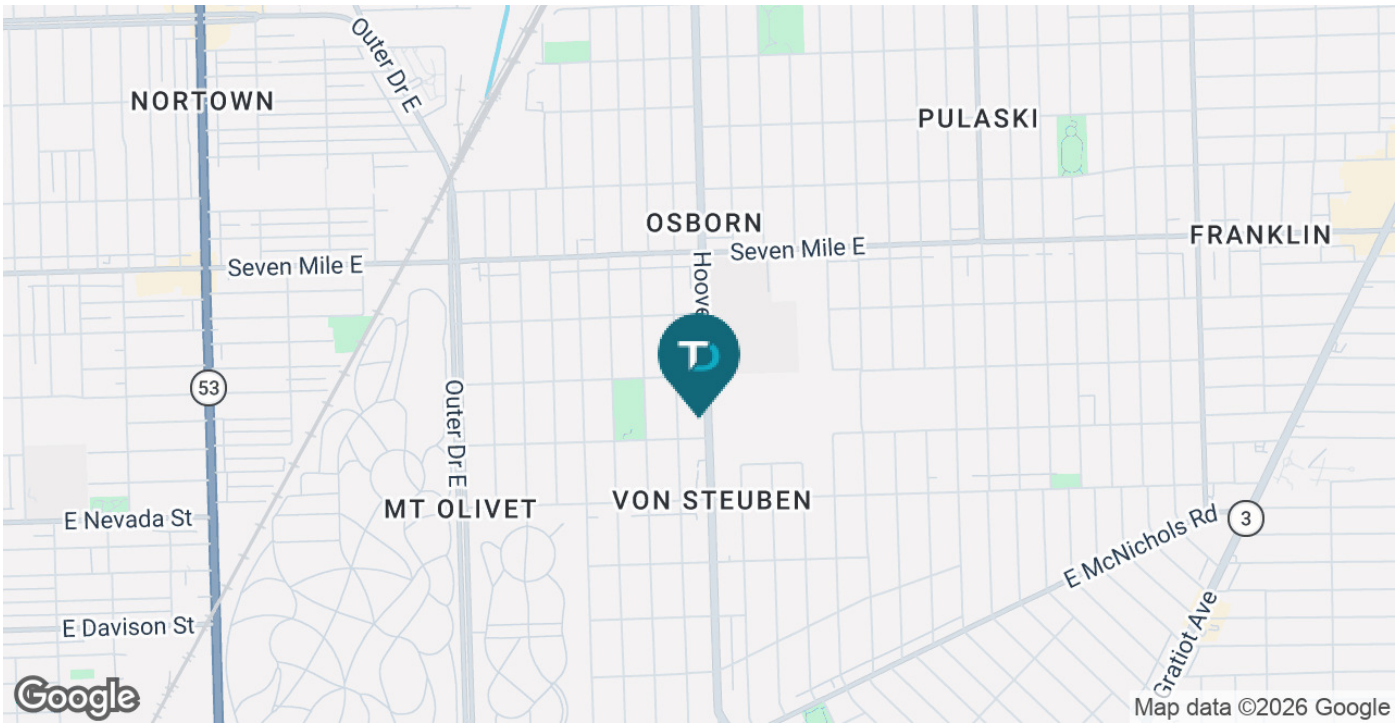
Price/UN:	$49,312.50
Building Size:	9,800 SF
Year Built:	1957
Number of Floors:	2
Utilities:	City water and sewer

PROPERTY INFORMATION

Lot Size:	0.28 AC
Property Type:	Multifamily
Property Subtype:	Mid-Rise
2025 Taxes:	$18,595
Zoning	R3
Traffic Count:	9,585 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	17-0139814

LOCATION INFORMATION

Located on the west side of Hoover Rd, three blocks south of E Seven Mile Rd.



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ADDITIONAL PHOTOS: 18435 Hoover St | Detroit, MI 48205









ADDITIONAL PHOTOS: 18435 Hoover St | Detroit, MI 48205









INCOME/EXPENSE: 18435 Hoover St | Detroit, MI 48205

18435 Hoover Street
Detroit, MI 48205
Annualized Profit and Loss (2025 Full Year)

Gross Rental Income:	$158,329.00
Other Income:	$1,335.00
Total Income:	**$159,664.00**

Expenses:

Property Taxes:	$22,356.00
Insurance:	$11,328.00
Electric:	$2,400.00
Gas:	$716.00
Water:	$5,585.00
Cleaning:	$1,200.00
Misc. Repairs:	$1,450.00
Supplies:	$175.00
Pest Control:	$900.00
Lawn and Snow:	$1,200.00
Trash Removal:	$1,500.00
Total Operating Expense:	**$48,810.00**

Net Operating Income:	**$110,854.00**

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2025 TRAILING 12: 18435 Hoover St | Detroit, MI 48205

PROPERTY 1 ADDRESS	18435 Hoover St. Detroit Mi 48205												
INCOME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YR TOTAL
MULTI-PROPERTY INCOME OVERVIEW	2026	2026	2026	2026	2025	2025	2025	2025	2025	2025	2025	2025	
RENTAL INCOME	$11,729.00	$ 10,729.00	$ 9,729.00	$ 8,786.00	$ 13,529.00	$ 13,525.00	$ 14,529.00	$ 14,529.00	$ 14,529.00	$ 13,529.00	$ 12,529.00	$ 11,729.00	
OTHER RENTAL INCOME – Late Fees, Etc.	$ 105.00	$ 85.00	$ 60.00	$ 145.00	$ 150.00	$ 125.00	$ 145.00	$ 110.00	$ 85.00	$ 125.00	$ 75.00	$ 95.00	$ 1,305.00
GROSS RENTAL INCOME	$11,834.00	$ 10,814.00	$ 9,789.00	$ 8,931.00	$ 13,679.00	$ 13,650.00	$ 14,674.00	$ 14,639.00	$ 14,614.00	$ 13,654.00	$ 12,604.00	$ 11,824.00	$ 150,706.00
EXPENSES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YR TOTAL
MULTI-PROPERTY EXPENSES OVERVIEW													
MARKETING / ADVERTISING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LISTING FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AGENT FEES / COMMISSIONS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
INSURANCE	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 944.00	$ 11,328.00
INTERIOR MAINTENANCE	$ -		$ -			$ -	$ -			$ -	$ -	$ -	$ -
INTERIOR REPAIRS					$ 241.00	$ 76.00	$ 24.00	$ -	$ 68.00	$ -	$ -	$ -	$ 409.00
HOUSEKEEPING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EXTERIOR MAINTENANCE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EXTERIOR REPAIRS	$ -	$ -	$ -	$ -	$ 250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250.00
GROUNDSKEEPING	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 1,200.00
WATER/SEWAGE	$ 468.00	$ 788.00	$ 125.00		$ 474.00	$ 442.00	$ 570.00	$ 501.00	$ 413.00	$ 656.00	$ 623.00	$ 525.00	$ 5,585.00
GAS	$ 65.00	$ 50.00	$ 56.00		$ 71.00	$ 62.00	$ 60.00	$ 80.00	$ 60.00	$ 70.00	$ 69.00	$ 73.00	$ 716.00
ELECTRIC	$ 297.00	$ 228.00	$ 239.00	$ -	$ 286.00	$ 223.00	$ 223.00	$ 122.00	$ 168.00	$ 194.00	$ 203.00	$ 268.00	$ 2,451.00
EXTERMINATOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 900.00	$ -	$ -	$ -	$ -	$ -	$ 900.00
REFUSE	$ -	$ -	$ -	$ -									$ -
CORRESPONDENCE - Postage, Stationery, Phone, Etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CARETAKER FEES / SALARY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TRAVEL EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EQUIPMENT / APPLIANCE PURCHASES	$ -	$ 250.00	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250.00
EQUIPMENT / APPLIANCE RENTAL FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LAND TAX	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,000.00	$ -	$ 22,000.00
BORROWING EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LOAN(S) INTEREST	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 4,429.00	$ 53,148.00
TRAVEL EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 230.00	$ 230.00
TURNOVER	$ 500.00	$ 500.00	$ 500.00	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
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OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENSES	$ 6,803.00	$ 7,289.00	$ 6,393.00	$ 6,473.00	$ 6,795.00	$ 6,276.00	$ 7,250.00	$ 6,176.00	$ 6,182.00	$ 6,393.00	$ 28,368.00	$ 6,569.00	$ 100,967.00
YEAR TO-DATE-INCOME LESS EXPENSES	$ 5,031.00	$ 3,525.00	$ 3,396.00	$ 2,458.00	$ 6,884.00	$ 7,374.00	$ 7,424.00	$ 8,463.00	$ 8,432.00	$ 7,261.00	$ (15,764.00)	$ 5,255.00	$ 49,739.00

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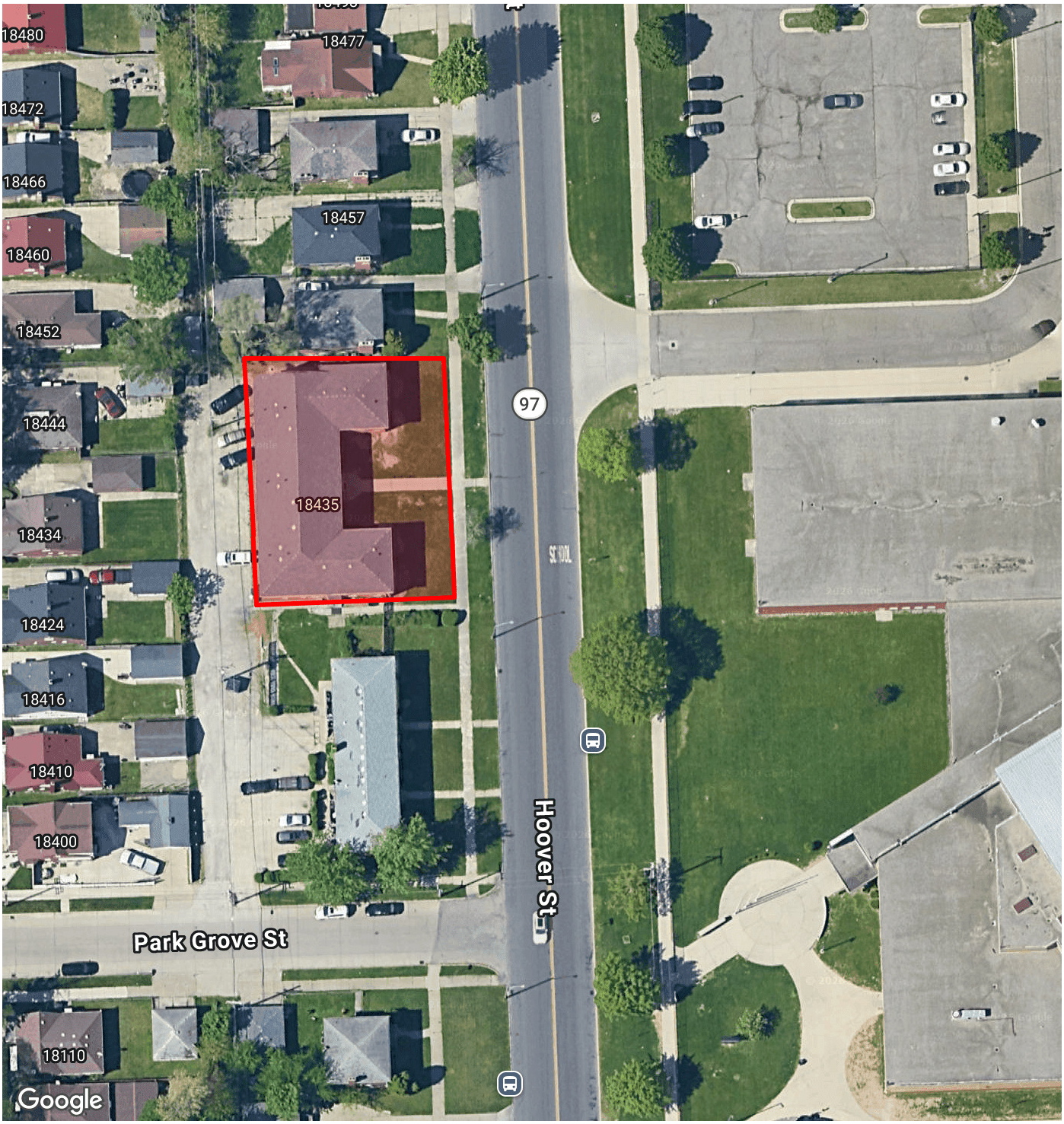
RENT ROLL: 18435 Hoover St | Detroit, MI 48205

		18435 Hoover St, Detroit Mi 48205							
	May	2026							
Apt	Tenants	Voucher	Size	Total Rent	Voucher Pay	Tenant Pay	Move-in	Sec Dep	Amount Rec
1	A. Smith/L.White	Hapi	2 Br	$1,084.00	$873.00	$203.00	5/24/2022	$1,626.00	$ 1,076.00
2	COTS	COTS	1 Br	$900.00	$900.00		5/8/2025	$900.00	$ 900.00
3	Kyna Pickens	NLSM	1 Br	$975.00	$695.00		7/1/2022	$1,462.50	$ 937.00
4	COTS	COTS	1 Br	$900.00	$900.00		8/8/2025	$900.00	$ 900.00
5									
6	Kimberly Smith	MSHDA	1 Br	$997.00	$997.00		6/12024	$1,500.00	$ 997.00
7	Ivy McCullen	Cash	1 Br		$950.00		4/25/1026	$950.00	$ 475.00
8	Adrienne Minter	Cash	2 Br	$975.00		$975.00	3/1/2025	$500.00	$ 975.00
9	Gary Grayson	Cash	2 Br	$1,025.00		$1,025.00	4/28/2026	$1,025.00	$ 513.00
10	COTS	COTS	1 Br	$900.00	$900.00		7/8/2025	$900.00	$ 900.00
11									
12	Christian Willis	MSHDA	1 Br	$1,005.00	$1,005.00		7/20/2022	$1,387.50	$ 1,005.00
13									
14									
16	Donyale Dew	Cash	2 Br	$1,050.00		$1,050.00	10/1/25	$1,200.00	$ 1,000.00
			Total	$9,811.00	$7,220.00	$3,253.00		$ 12,351.00	$ 9,678.00

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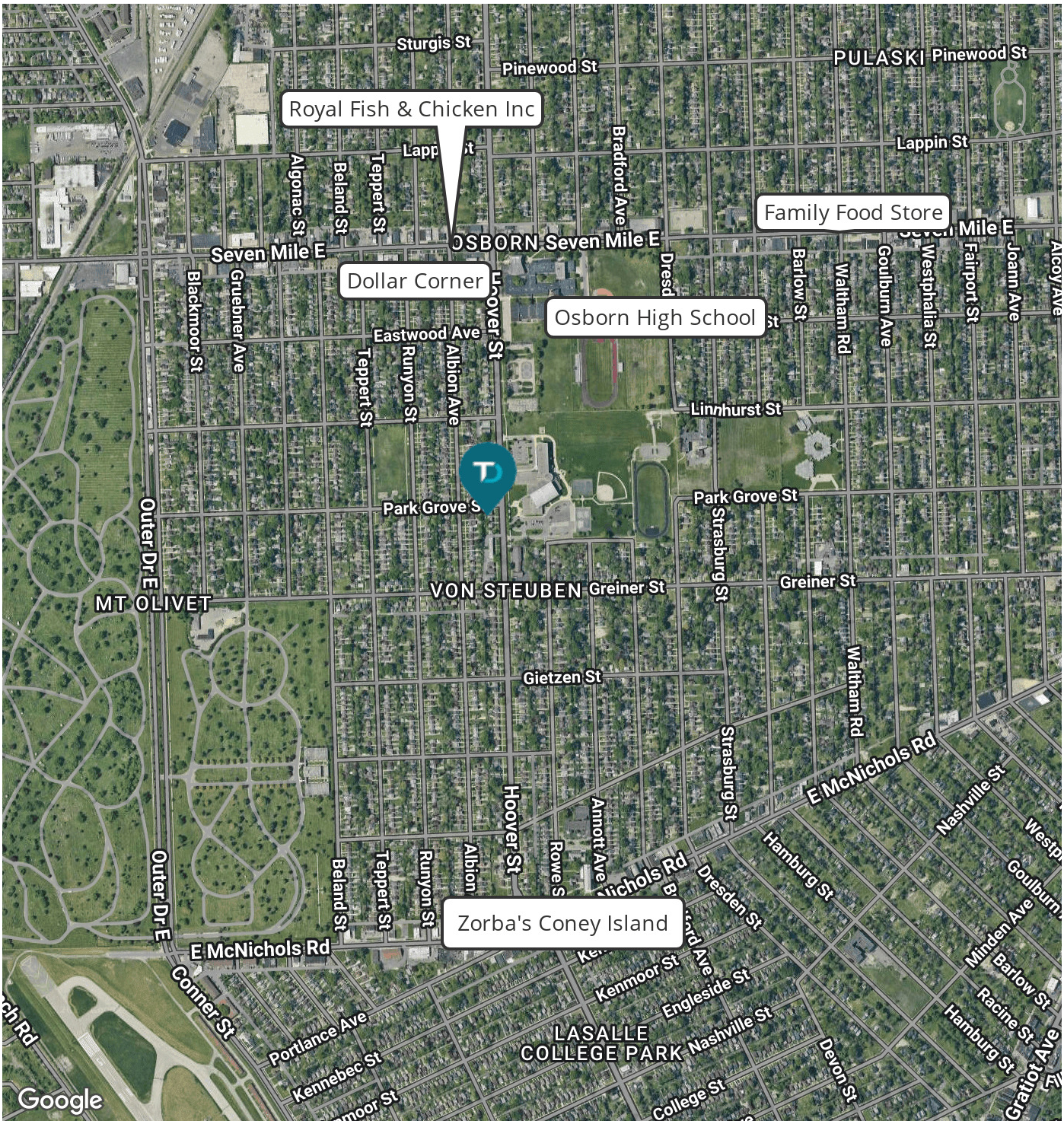
AERIAL MAP: 18435 Hoover St | Detroit, MI 48205



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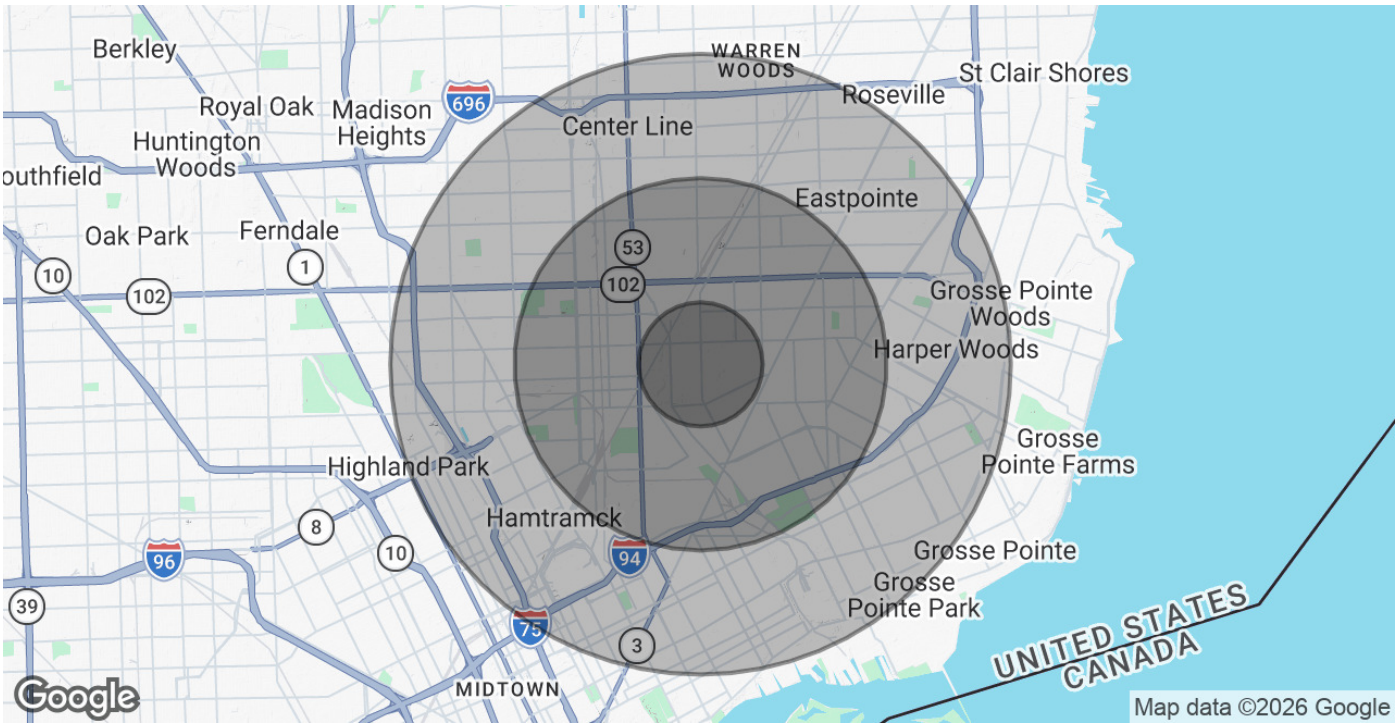
RETAILER MAP: 18435 Hoover St | Detroit, MI 48205



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DEMOGRAPHICS MAP & REPORT: 18435 Hoover St | Detroit, MI 48205



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,685	117,683	354,196
Average Age	32.2	33.4	35.6
Average Age (Male)	29.2	31.1	34.1
Average Age (Female)	34.4	35.6	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,441	43,279	131,586
# of Persons per HH	2.5	2.7	2.7
Average HH Income	$48,293	$53,082	$63,393
Average House Value	$68,558	$70,797	$118,321

2023 American Community Survey (ACS)