

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

320 KOCH AVE

320 Koch Ave, Ann Arbor, MI 48103



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:
JAMES PORTH
Partner
jporth@thomasduke.com

OFFERING SUMMARY: 320 Koch Ave | Ann Arbor, MI 48103

**PROPERTY OVERVIEW**

Well-positioned six-unit apartment complex offering an attractive investment opportunity in Ann Arbor's highly desirable Old West Side. Located near Michigan Stadium and the University of Michigan, the property benefits from strong and consistent demand for graduate student housing and quality residential rentals.

Its proximity to campus, major amenities, and the vibrant Old West Side neighborhood makes this a compelling location for investors seeking an established Ann Arbor multifamily asset with long-term rental demand and strong market appeal.

OFFERING SUMMARY

Sale Price:	\$1,690,000
Building Size:	4,248 SF
Lot Size:	0.152 Acres
Number of Units:	6
Price / SF:	\$397.83
Year Built:	1958
Renovated:	2023
Zoning:	R4B

PROPERTY HIGHLIGHTS

- Fully updated apartment building
- Great location near Michigan Stadium
- Currently rented to students
- 100% Leased



BUILDING/PROPERTY INFORMATION: 320 Koch Ave | Ann Arbor, MI 48103

BUILDING INFORMATION

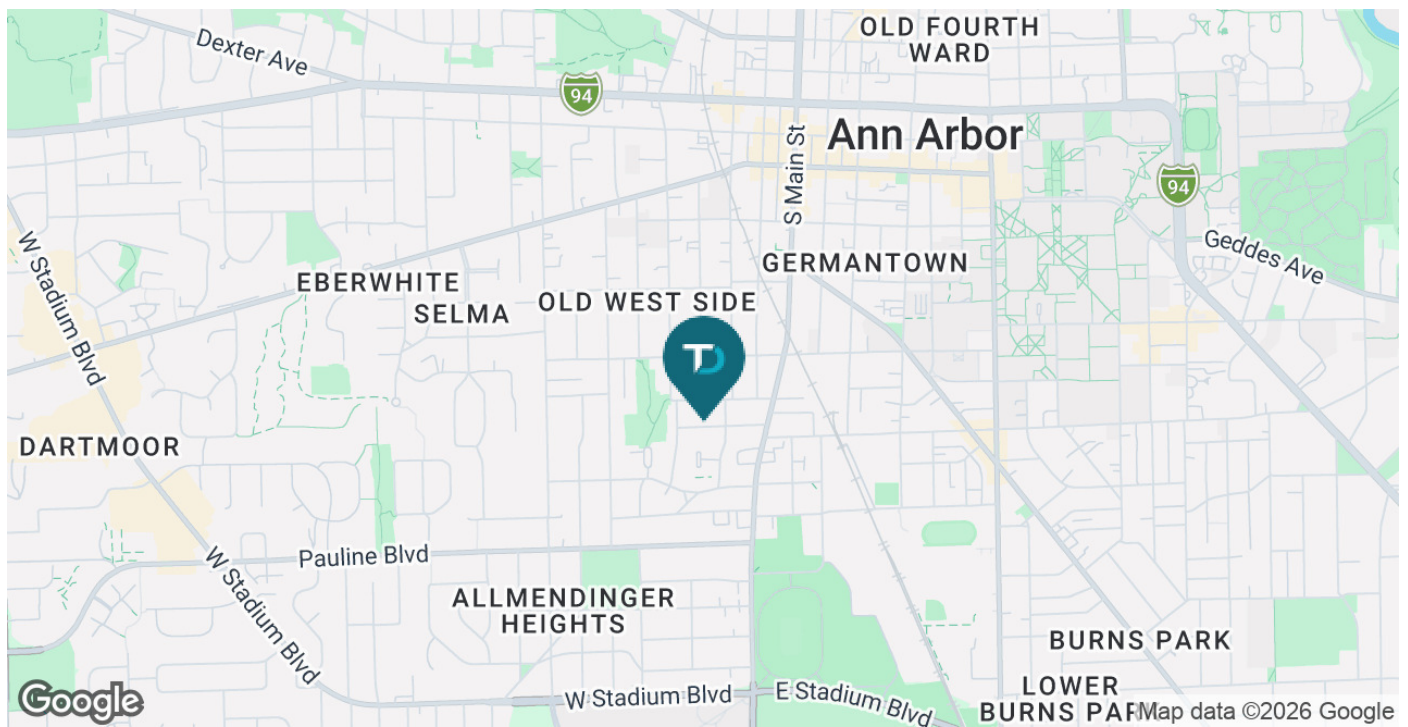
Price/SF:	\$397.83
Building Size:	4,248 SF
Year Built:	1958
Last Renovated:	2023
Number of Floors:	3
Utilities:	Sewer & Gas
Parking Spaces:	6

PROPERTY INFORMATION

Lot Size:	0.152 Acres
Property Type:	Multifamily
Property Subtype:	Mid-Rise
Taxes:	Summer: \$20,116.00 Winter: \$5,664.00
Zoning	R4B
Traffic Count:	17,352 VPD on S Main Costar, 2026)
School District:	Ann Arbor Schools
Legal Description:	LOT 15 & 16 JOHN KOCHS SUBDIVISION
APN:	09-09-29-335-005

LOCATION INFORMATION

Located on Koch Avenue between 3rd & S. Main Street



INTERIOR PHOTOS: 320 Koch Ave | Ann Arbor, MI 48103



AERIAL PHOTO: 320 Koch Ave | Ann Arbor, MI 48103



Income & Expenses: 320 Koch Ave | Ann Arbor, MI 48103

2025 INCOME & EXPENSES

Income Summary

Annual Rent Income	\$	169,800.00
Tenant Fees and Charges	\$	500.00
Gross Income	\$	170,300.00

Expenses Summary

Insurance	\$	3,496.00	*New 2026 Insurance Rate
Taxes	\$	25,180.00	
Turn Over Expense	\$	2,111.00	
Utilities	\$	5,914.00	
Legal/Professional Fees	\$	2,681.00	
Repairs	\$	11,404.00	
Cleaning/Maintenance	\$	11,980.00	
Operating Expenses	\$	62,766.00	

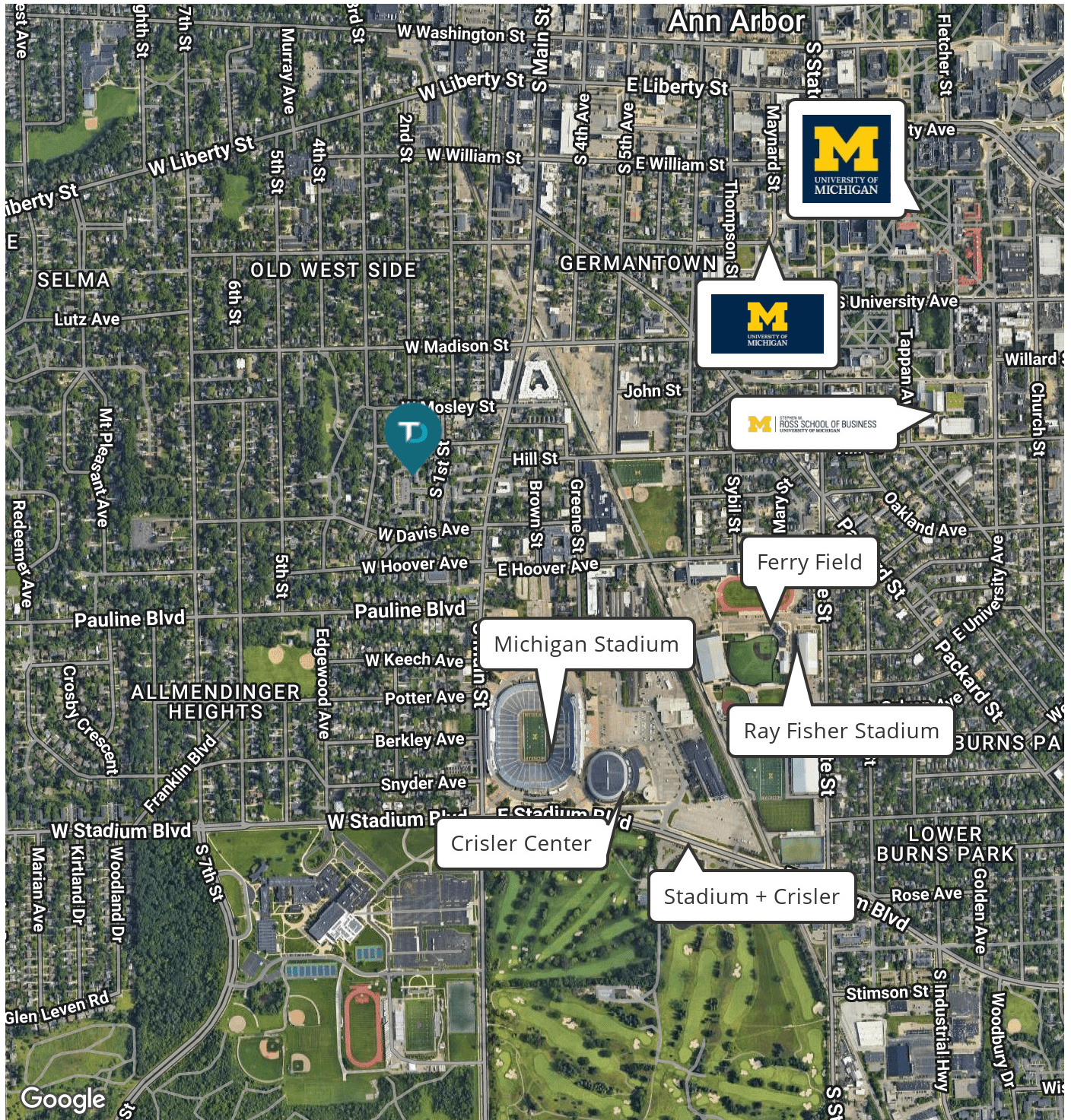
Net Operating Income	\$	107,534.00
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RENT ROLL: 320 Koch Ave | Ann Arbor, MI 48103

RENT ROLL

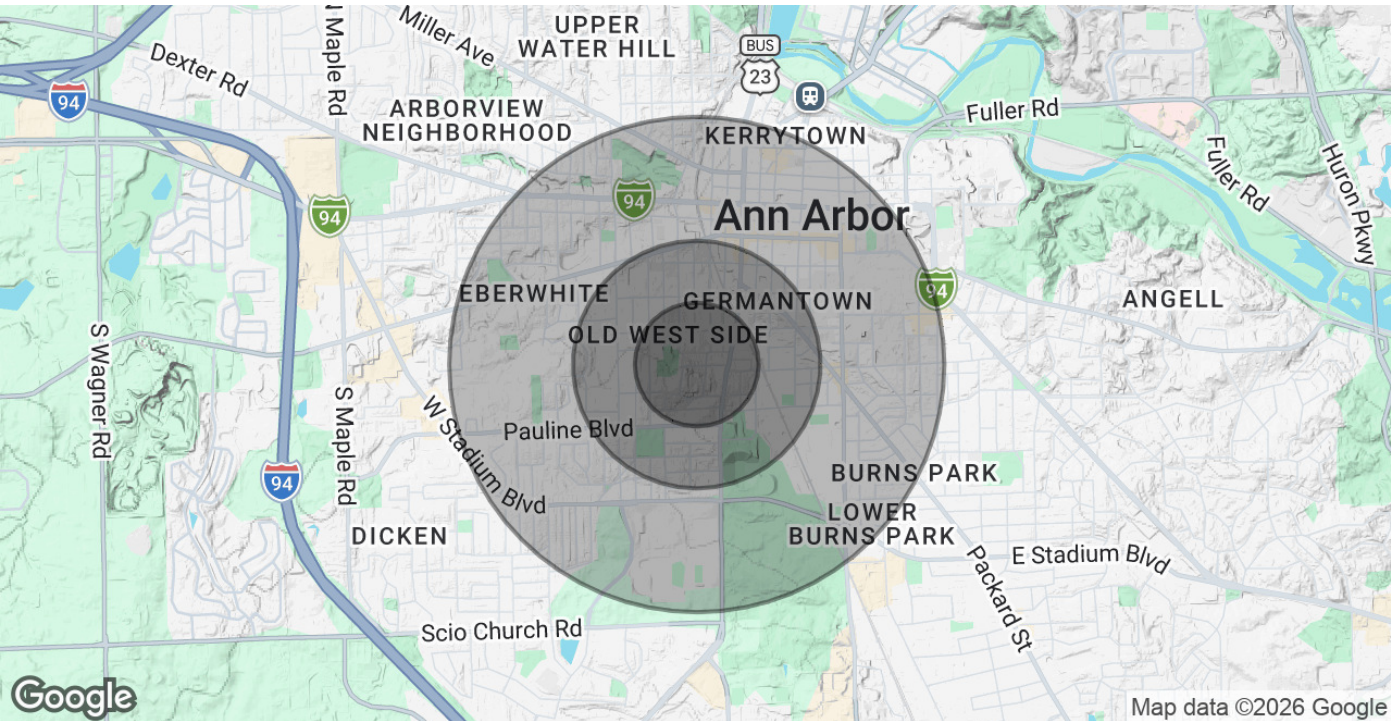
UNIT	BEDROOMS	BATHROOMS	SIZE	RENT	LEASE START	LEASE END
1	2	1	708 SF	\$2,400.00	5/1/2026	4/30/2027
2	2	1	708 SF	\$2,400.00	8/7/2025	7/31/2027
3	2	1	708 SF	\$2,150.00	4/1/2024	3/31/2027
4	2	1	708 SF	\$2,400.00	8/7/2025	7/31/2027
5	2	1	708 SF	\$2,400.00	7/1/2024	6/30/2027
6	2	1	708 SF	\$2,400.00	7/1/2023	6/30/2027
TOTALS	12	6	4,248 SF	\$14,150.00		

RETAILER MAP: 320 Koch Ave | Ann Arbor, MI 48103



DEMOGRAPHICS MAP & REPORT:

320 Koch Ave | Ann Arbor, MI 48103



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,752	6,946	27,802
Average Age	28.5	28.8	27.3
Average Age (Male)	28.1	28.9	27.4
Average Age (Female)	29.5	29.2	28.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	926	3,298	10,854
# of Persons per HH	1.9	2.1	2.6
Average HH Income	\$96,196	\$95,751	\$98,569
Average House Value	\$487,219	\$508,387	\$473,431
2023 American Community Survey (ACS)			