

An aerial photograph of a residential neighborhood. In the foreground, a large tan-colored house with a dark grey roof and a white garage is visible. Behind it, a blue house with a grey roof and a white picket fence is situated on a green lawn. To the left of the blue house is a white house with a brown roof. The area is surrounded by lush green trees and a paved street is visible at the bottom.

OFFERING MEMORANDUM

318 Blanche

318 Blanche St
Plymouth MI 48170

318 Blanche

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

Unit Mix Summary

318 BLANCHE

OFFERING SUMMARY

ADDRESS	318 Blanche St Plymouth MI 48170
COUNTY	Wayne
MARKET	Plymouth
SUBMARKET	Wayne County
BUILDING SF	2,200 SF
LAND SF	6,600 SF
LAND ACRES	0.15
NUMBER OF UNITS	4
YEAR BUILT	1972
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$750,000
PRICE PSF	\$340.91
PRICE PER UNIT	\$187,500
OCCUPANCY	100.00%
NOI (CURRENT)	\$46,680
NOI (Pro Forma)	\$48,240
CAP RATE (CURRENT)	6.22%
CAP RATE (Pro Forma)	6.43%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	9,656	69,953	189,937
2026 Median HH Income	\$101,861	\$113,754	\$108,459
2026 Average HH Income	\$144,563	\$150,954	\$144,209

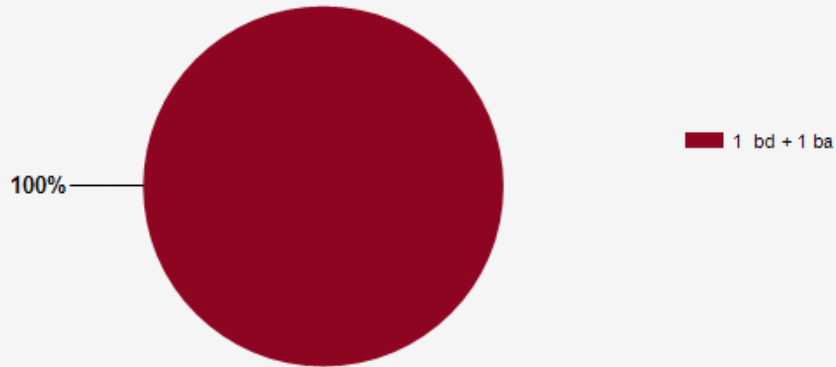


The Property

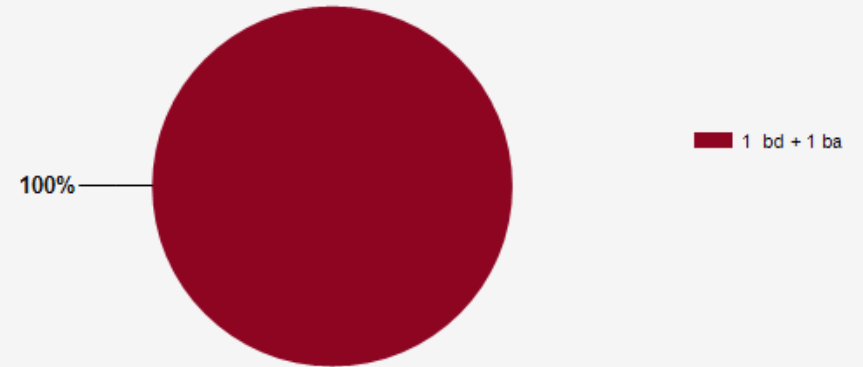
- 318 Blanche is a four-unit quadruplex built in 1972 and located in Plymouth's Historic Old Village neighborhood, just blocks from downtown Plymouth and Kellogg Park. The property is 100% leased with all four one-bedroom, one-bath units currently occupied, generating \$60,000 in in-place annual gross rent. Recent lease activity underscores meaningful embedded rent growth: the longest-tenured resident just renewed into a new 24-month lease at \$1,225 per month, a 31% increase over her prior \$935 rent, while a newly signed lease reflects a market-tested rent of \$1,325, the highest in the building. With two of the four units still priced below this recently achieved level, a new owner has a clear, low-capex path to mark remaining rents to market as leases turn.
- The property is self-managed, with a lean operating expense load of approximately \$13,300 annually covering real estate taxes, insurance, utilities, repairs and maintenance, and landscaping; a management fee has not historically been charged. Tenants are responsible for electric, while the owner covers water, sewer, trash, and natural gas heat. Construction features a durable slab foundation, vinyl exterior, and asphalt roof. The four-unit scale and simple, cost-efficient operating profile make this an ideal acquisition for a first-time investor, 1031 exchange buyer, or owner-operator seeking a turnkey, income-producing asset in one of western Wayne County's most desirable small-town markets.

			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	4	700	\$1,250	\$1.79	\$5,000	\$1,350	\$1.93	\$5,400
Totals/Averages	4	700	\$1,250	\$1.79	\$5,000	\$1,350	\$1.93	\$5,400

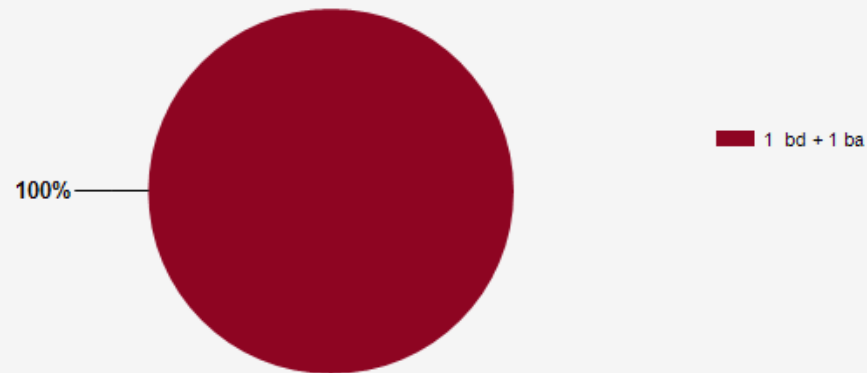
Unit Mix Summary



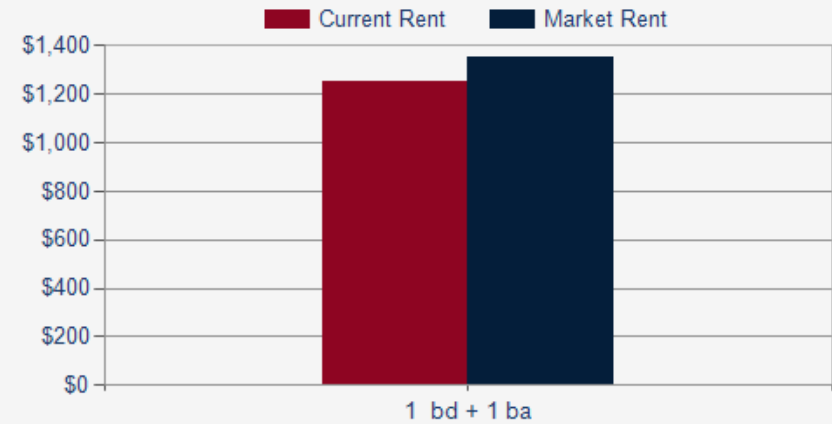
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

Location

Location Summary

Local Map

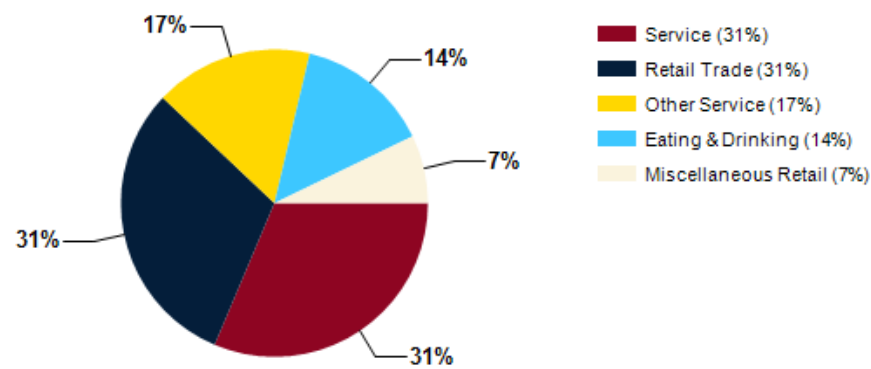
Regional Map

318 BLANCHE

Location

- 318 Blanche sits in Plymouth's Historic Old Village, one of the most walkable, character-rich neighborhoods in western Wayne County. Just blocks from downtown Plymouth and Kellogg Park, residents have immediate access to a vibrant mix of independent shops, award-winning restaurants, coffee houses, and year-round community events that have made downtown Plymouth a true regional destination. The neighborhood's tree-lined streets and century-old architecture give the area lasting curb appeal that continues to attract long-term renters.
- The City of Plymouth is one of Metro Detroit's most affluent and stable communities, with a median household income of roughly \$112,000, nearly 40% above the state average, and a poverty rate under 3.5%. The area is served by the well-regarded Plymouth-Canton Community Schools, a durable draw for long-term renters and families. Plymouth sits about 27 miles from downtown Detroit and 20 miles from Ann Arbor, with easy access via I-275 and M-14 to major regional employers including Adient, Brembo North America, and Varroc Lighting Systems. This combination of small-town charm, strong demographics, and connectivity to major job centers supports consistent rental demand and long-term rent growth for well-located multifamily assets like 318 Blanche.

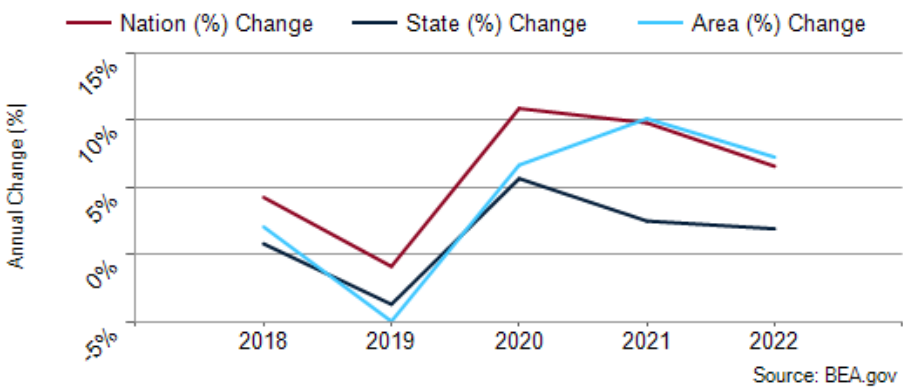
Major Industries by Employee Count

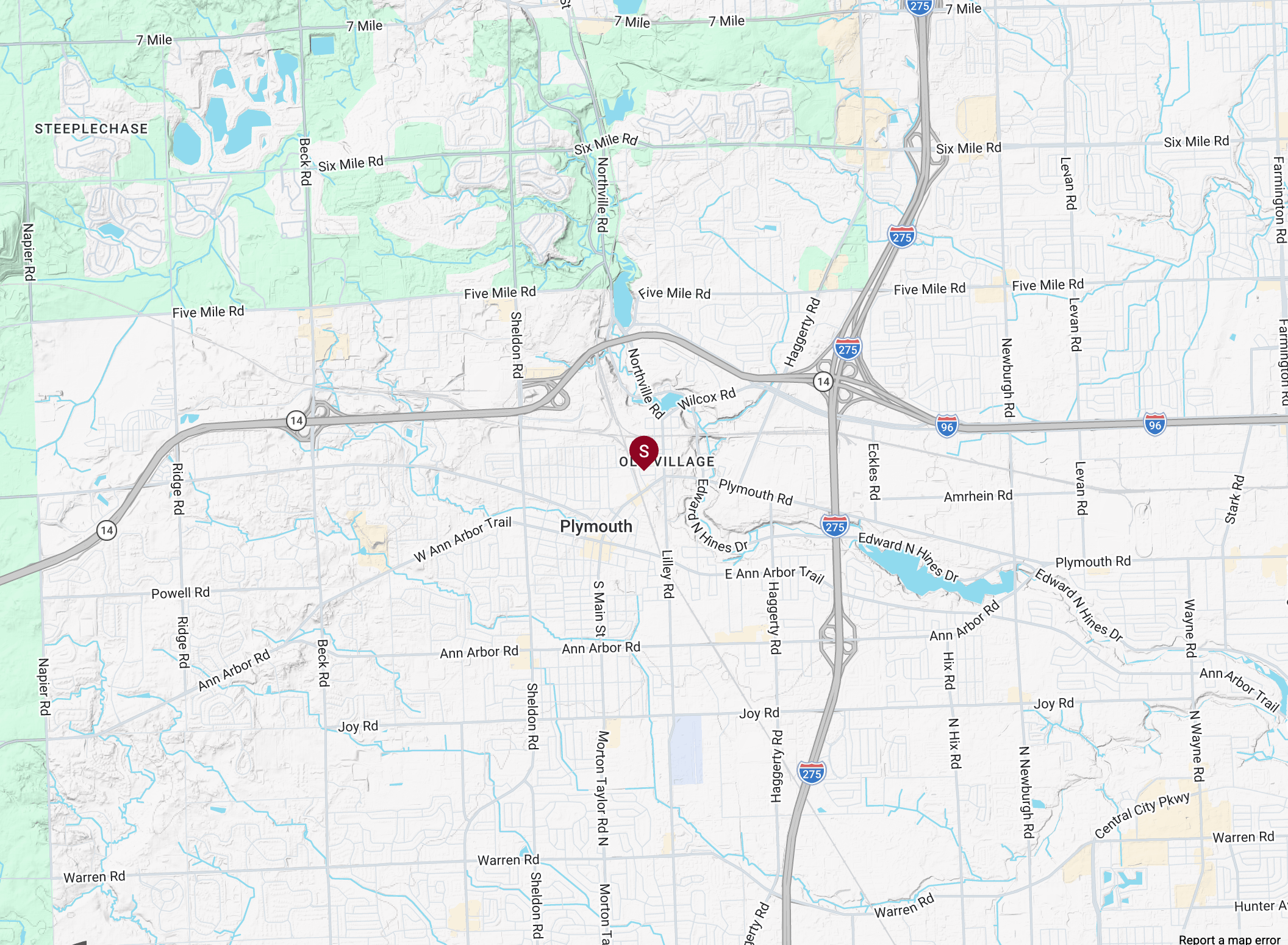


Largest Employers

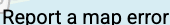
Adient US LLC	Major Employer
Brembo North America	Major Employer
Varroc Lighting Systems	Major Employer
Rivian (regional operations)	Major Employer
Isuzu Technical Center of America	Major Employer
Bosch	Major Employer

Wayne County GDP Trend





[Report a map error](#)





03

Property Description

Property Features

318 BLANCHE

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,200
LAND SF	6,600
LAND ACRES	0.15
YEAR BUILT	1972
ZONING TYPE	Multi-Family
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	50.00 x 132.00

MECHANICAL

HVAC	Natural Gas, Wall Furnace
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UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Landlord
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Vinyl
ROOF	Asphalt
STYLE	Quadruplex





04

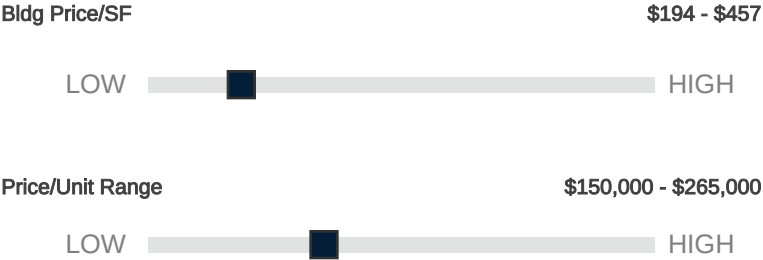
Sale Comps

- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

318 BLANCHE

1

TOTAL UNITS	2
BUILDING SF	1,560
YEAR BUILT	1962
SALE PRICE	\$380,000
PRICE/UNIT	\$190,000
PRICE PSF	\$243.59
CLOSING DATE	7/15/2025
DISTANCE	1.3 miles



Dewey
1200 Dewey St
Plymouth, MI 48170

2

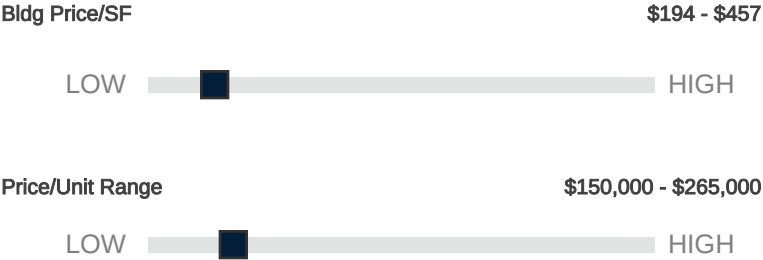
TOTAL UNITS	2
BUILDING SF	1,700
YEAR BUILT	1954
SALE PRICE	\$330,000
PRICE/UNIT	\$165,000
PRICE PSF	\$194.12
CLOSING DATE	11/12/2024
DISTANCE	0.7 miles



Parkview
400 Parkview Dr
Plymouth, MI 48170

3

TOTAL UNITS	3
BUILDING SF	2,218
YEAR BUILT	1982
SALE PRICE	\$508,800
PRICE/UNIT	\$169,600
PRICE PSF	\$229.40
CLOSING DATE	4/14/2026
DISTANCE	0.8 miles



Roe
346 Roe St
Plymouth, MI 48170

4

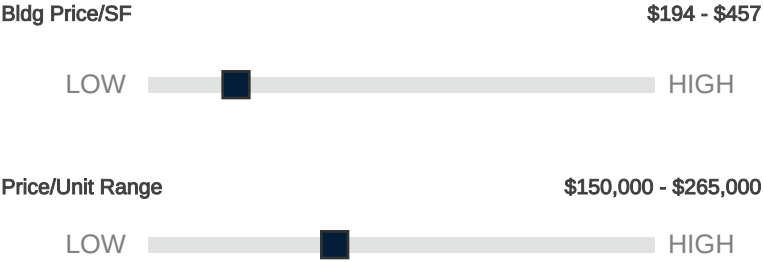
TOTAL UNITS	2
BUILDING SF	1,250
YEAR BUILT	1960
SALE PRICE	\$300,000
PRICE/UNIT	\$150,000
PRICE PSF	\$240.00
CLOSING DATE	7/16/2024
DISTANCE	0.6 miles



Pearl
259 E Pearl St
Plymouth, MI 48170

5

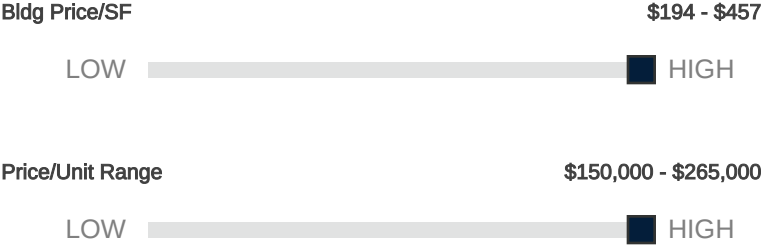
TOTAL UNITS	2
BUILDING SF	1,600
SALE PRICE	\$385,000
PRICE/UNIT	\$192,500
PRICE PSF	\$240.63
CLOSING DATE	4/10/2024
DAYS ON MARKET	1969
DISTANCE	0.8 miles



Arthur
890 Arthur St
Plymouth, MI 48170

6

TOTAL UNITS	2
BUILDING SF	1,160
YEAR BUILT	1989
SALE PRICE	\$530,000
PRICE/UNIT	\$265,000
PRICE PSF	\$456.90
CLOSING DATE	5/1/2026
DISTANCE	0.3 miles

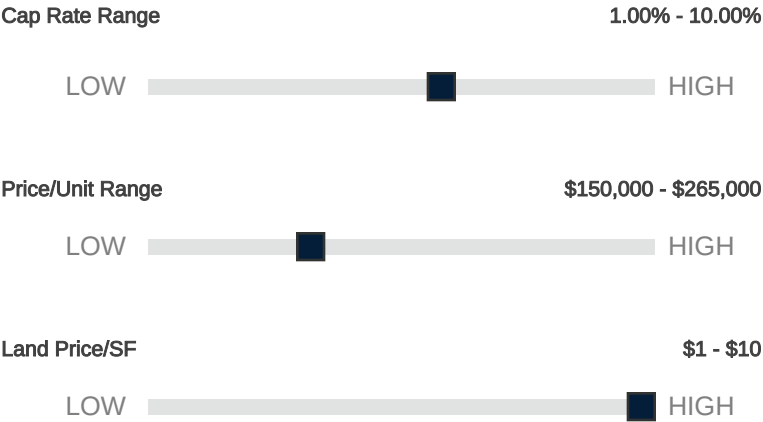


Karmada
677 Karmada St
Plymouth , MI 48170



318 Blanche
318 Blanche St
Plymouth, MI 48170

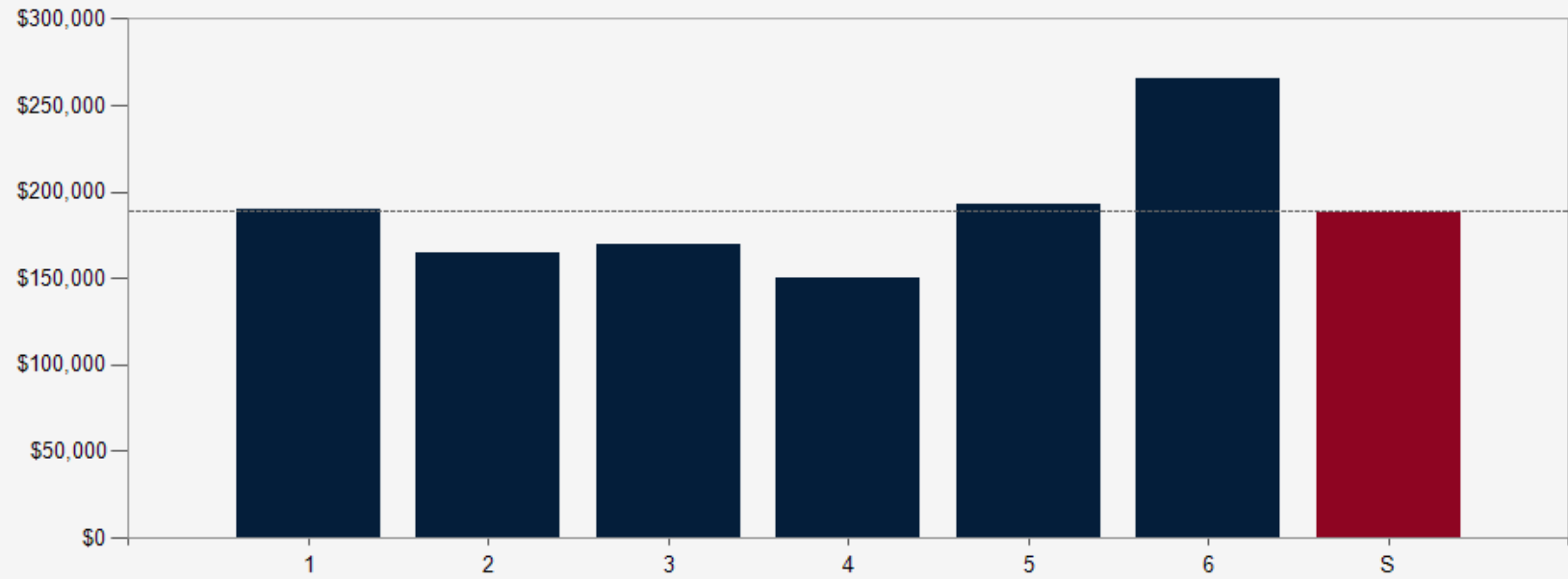
TOTAL UNITS	4
BUILDING SF	2,200
LAND SF	6,600
LAND ACRES	0.15
YEAR BUILT	1972
ASKING PRICE	\$750,000
PRICE/UNIT	\$187,500
PRICE PSF	\$340.91
CAP RATE	6.22%
OCCUPANCY	100%



	PROPERTY	UNITS	BUILT	SALE PRICE	PRICE/UNIT	PSF	CAP RATE	CLOSE DATE	DISTANCE (mi)
1	Dewey 1200 Dewey St Plymouth, MI 48170	2	1962	\$380,000	\$190,000.00	\$243.59		7/15/2025	1.30
2	Parkview 400 Parkview Dr Plymouth, MI 48170	2	1954	\$330,000	\$165,000.00	\$194.12		11/12/2024	0.70
3	Roe 346 Roe St Plymouth, MI 48170	3	1982	\$508,800	\$169,600.00	\$229.40		4/14/2026	0.80
4	Pearl 259 E Pearl St Plymouth, MI 48170	2	1960	\$300,000	\$150,000.00	\$240.00		7/16/2024	0.60
5	Arthur 890 Arthur St Plymouth, MI 48170	2		\$385,000	\$192,500.00	\$240.63		4/10/2024	0.80
6	Karmada 677 Karmada St Plymouth , MI 48170	2	1989	\$530,000	\$265,000.00	\$456.90		5/1/2026	0.30
	AVERAGES	2		\$405,633	\$188,683.00	\$267.44			
S	 318 Blanche 318 Blanche St Plymouth, MI 48170	4	1972	\$750,000	\$187,500.00	\$340.91	6.22%		

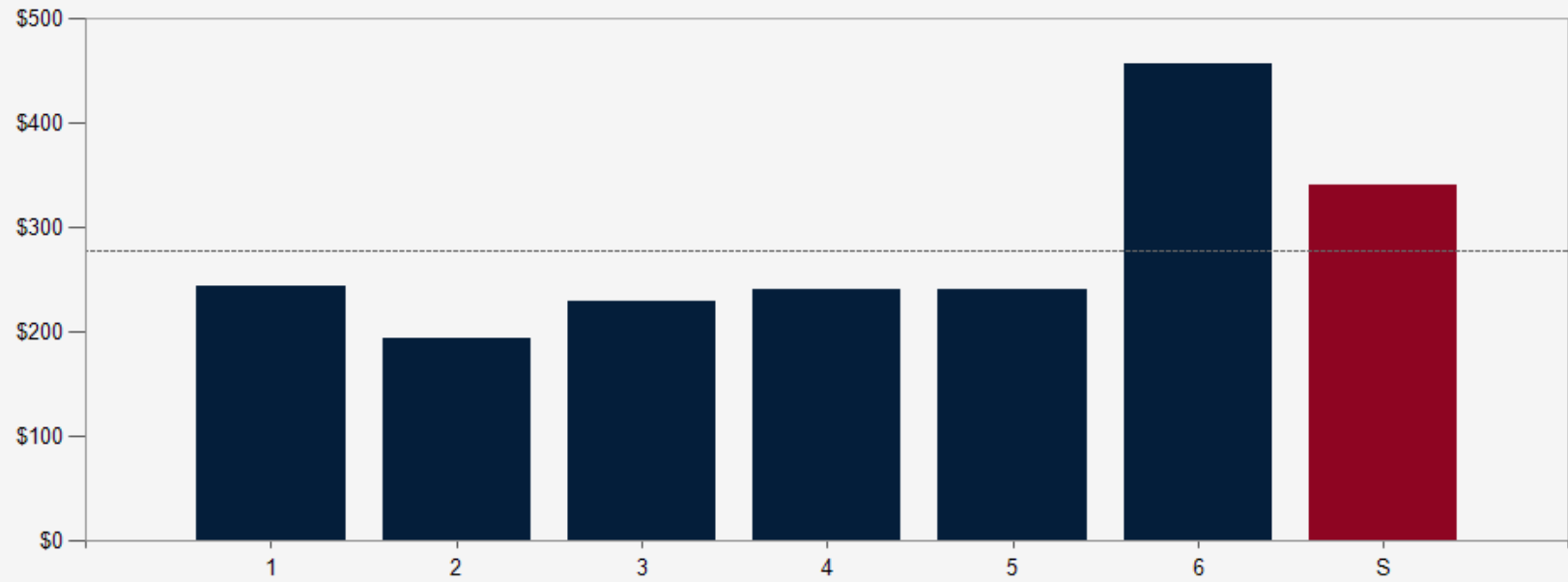
Price/Unit

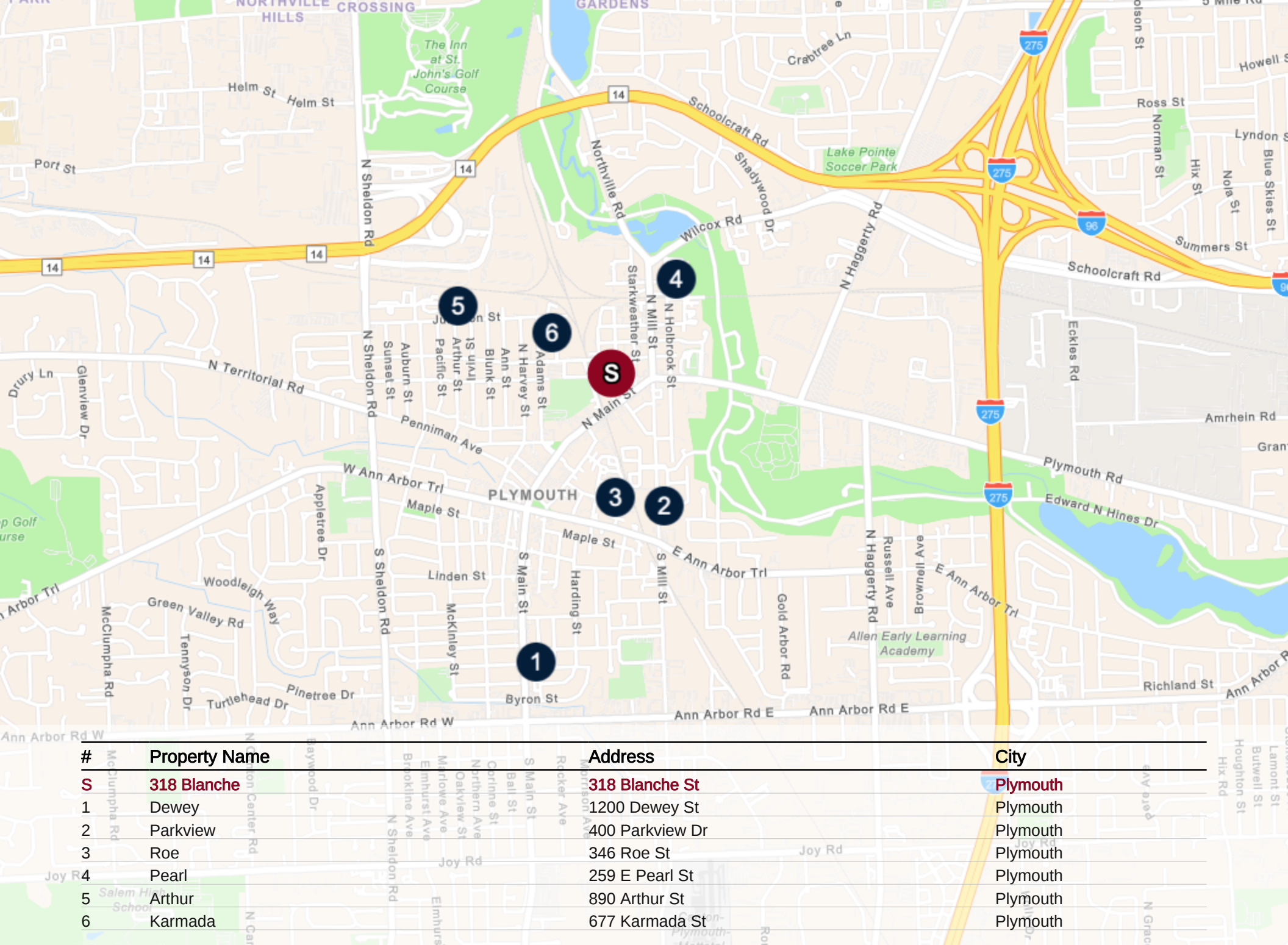
Average: \$188,514.29



Price/SF

Average: \$277.93





#	Property Name	Address	City
S	318 Blanche	318 Blanche St	Plymouth
1	Dewey	1200 Dewey St	Plymouth
2	Parkview	400 Parkview Dr	Plymouth
3	Roe	346 Roe St	Plymouth
4	Pearl	259 E Pearl St	Plymouth
5	Arthur	890 Arthur St	Plymouth
6	Karmada	677 Karmada St	Plymouth

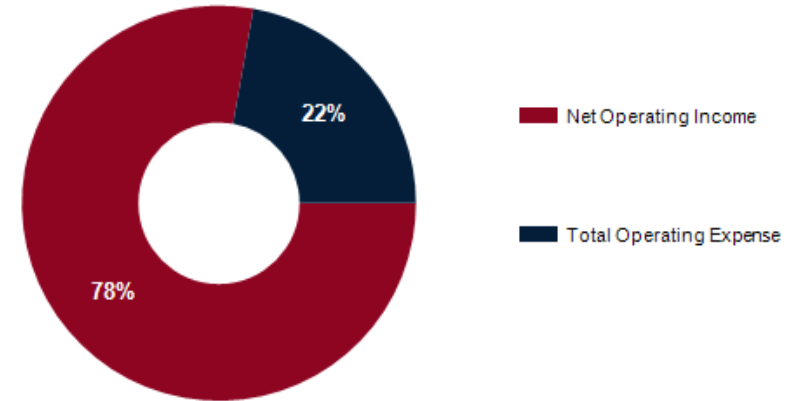
05 Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

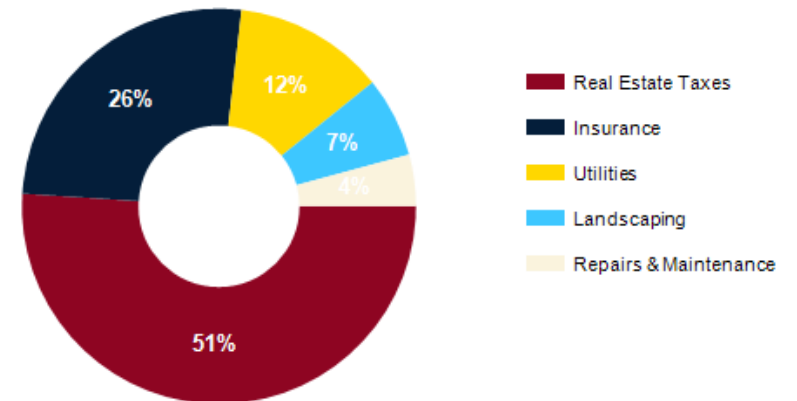
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$60,000	\$64,800
Gross Potential Income	\$60,000	\$64,800
General Vacancy		-5.00%
Effective Gross Income	\$60,000	\$61,560
Less Expenses	\$13,320 22.20%	\$13,320 21.63%
Net Operating Income	\$46,680	\$48,240



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$6,796	\$1,699	\$6,796	\$1,699
Insurance	\$3,437	\$859	\$3,437	\$859
Repairs & Maintenance	\$562	\$141	\$562	\$141
Utilities	\$1,650	\$413	\$1,650	\$413
Landscaping	\$875	\$219	\$875	\$219
Total Operating Expense	\$13,320	\$3,330	\$13,320	\$3,330
Expense / SF	\$6.05		\$6.05	
% of EGI	22.20%		21.63%	

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



06

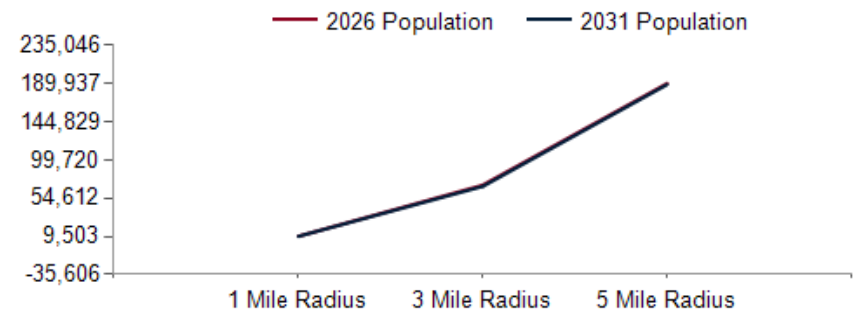
Demographics

General Demographics

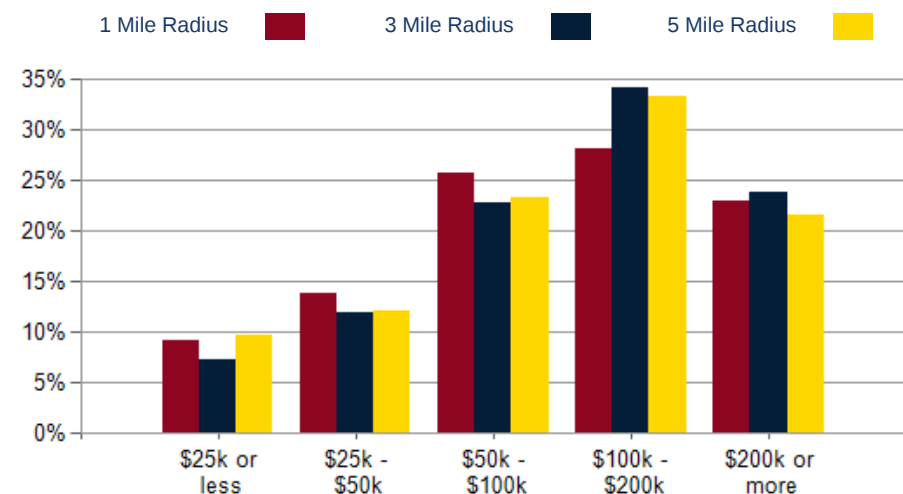
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,292	68,618	178,469
2010 Population	9,348	70,442	186,439
2026 Population	9,656	69,953	189,937
2031 Population	9,503	68,497	188,543
2026 African American	151	2,724	13,490
2026 American Indian	16	143	418
2026 Asian	315	5,316	22,486
2026 Hispanic	332	2,515	7,072
2026 Other Race	76	659	1,920
2026 White	8,493	56,808	139,964
2026 Multiracial	605	4,299	11,630
2026-2031: Population: Growth Rate	-1.60%	-2.10%	-0.75%

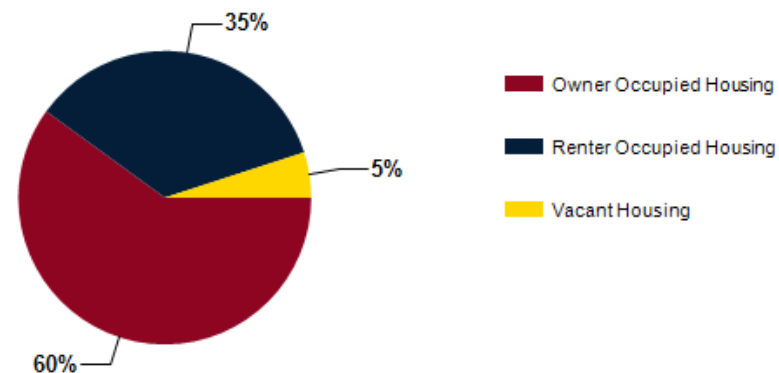
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	249	1,337	4,247
\$15,000-\$24,999	214	931	3,669
\$25,000-\$34,999	282	1,415	4,028
\$35,000-\$49,999	408	2,236	5,944
\$50,000-\$74,999	782	3,880	10,617
\$75,000-\$99,999	507	3,102	8,410
\$100,000-\$149,999	957	6,468	16,580
\$150,000-\$199,999	449	4,005	10,623
\$200,000 or greater	1,146	7,291	17,594
Median HH Income	\$101,861	\$113,754	\$108,459
Average HH Income	\$144,563	\$150,954	\$144,209



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

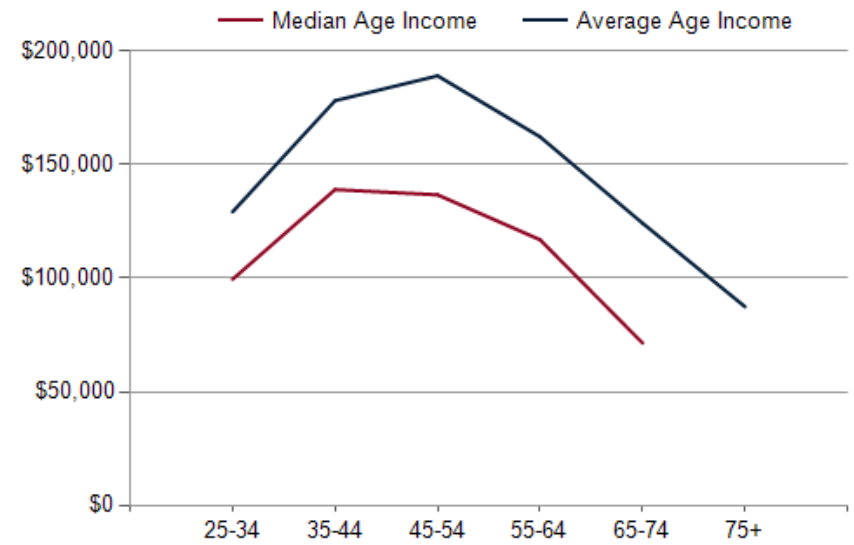
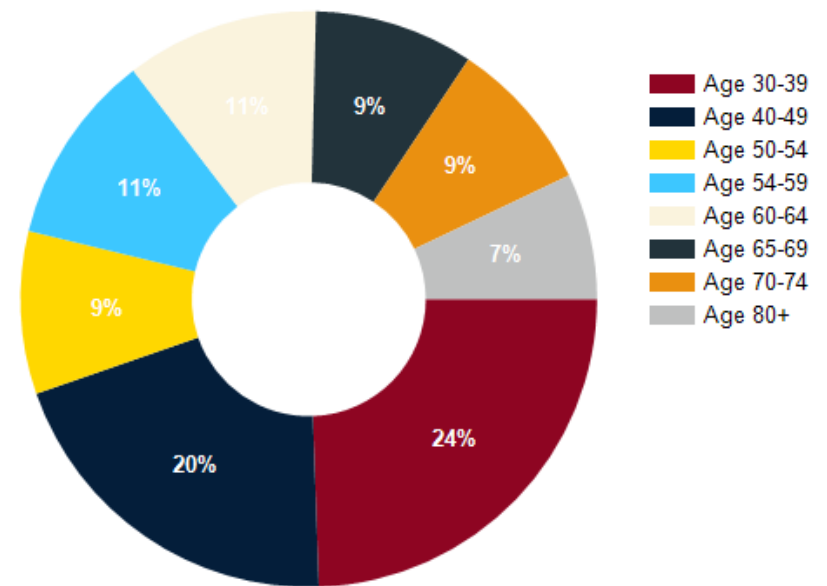


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	796	4,617	12,714
2026 Population Age 35-39	773	4,574	12,086
2026 Population Age 40-44	690	4,180	11,379
2026 Population Age 45-49	609	4,006	11,282
2026 Population Age 50-54	586	4,470	12,422
2026 Population Age 55-59	692	4,693	13,039
2026 Population Age 60-64	694	4,916	13,155
2026 Population Age 65-69	574	4,562	12,472
2026 Population Age 70-74	551	3,937	10,278
2026 Population Age 75-79	454	3,576	8,913
2026 Population Age 80-84	246	2,380	6,003
2026 Population Age 85+	254	2,346	5,421
2026 Population Age 18+	8,171	57,454	155,458
2026 Median Age	44	45	44
2031 Median Age	45	46	45

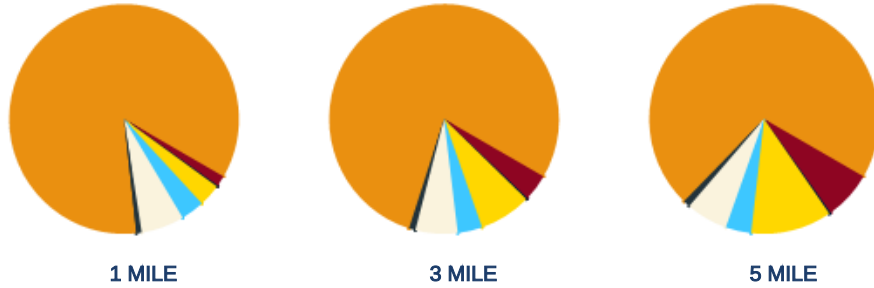
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,514	\$104,693	\$99,817
Average Household Income 25-34	\$129,229	\$138,408	\$131,395
Median Household Income 35-44	\$139,014	\$154,568	\$143,319
Average Household Income 35-44	\$178,181	\$185,283	\$174,126
Median Household Income 45-54	\$136,718	\$158,941	\$150,716
Average Household Income 45-54	\$189,150	\$197,753	\$186,335
Median Household Income 55-64	\$116,929	\$146,005	\$137,523
Average Household Income 55-64	\$162,261	\$173,295	\$167,009
Median Household Income 65-74	\$71,391	\$96,447	\$84,158
Average Household Income 65-74	\$124,238	\$128,258	\$122,478
Average Household Income 75+	\$87,415	\$96,511	\$89,632

Population By Age



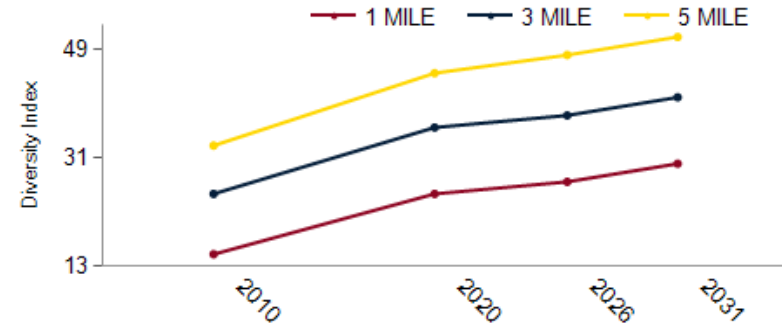
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	30	41	51
Diversity Index (current year)	27	38	48
Diversity Index (2020)	25	36	45
Diversity Index (2010)	15	25	33

POPULATION BY RACE



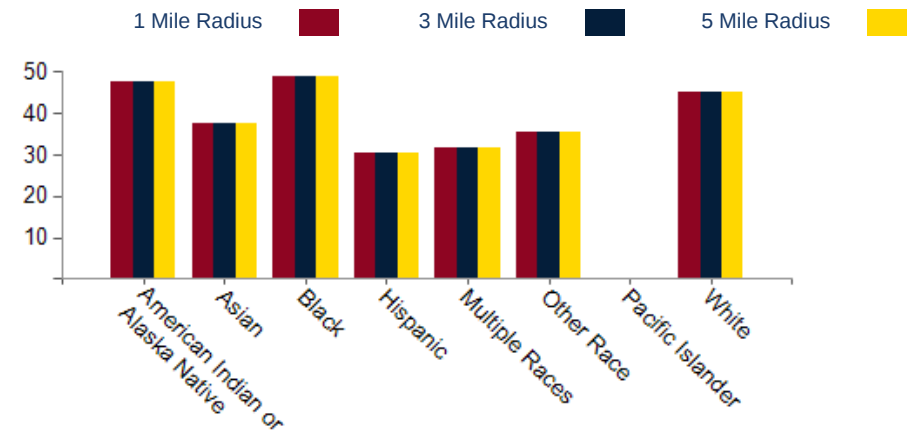
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	4%	7%
American Indian	0%	0%	0%
Asian	3%	7%	11%
Hispanic	3%	3%	4%
Multiracial	6%	6%	6%
Other Race	1%	1%	1%
White	85%	78%	71%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	48	48	46
Median Asian Age	37	38	37
Median Black Age	49	35	37
Median Hispanic Age	30	32	32
Median Multiple Races Age	32	29	29
Median Other Race Age	35	36	36
Median Pacific Islander Age	0	9	32
Median White Age	45	48	48

2026 MEDIAN AGE BY RACE



318 Blanche

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Greater Development LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Greater Development LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Greater Development LLC has not verified, and will not verify, any of the information contained herein, nor has Greater Development LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Brady Williams

Greater Development LLC

Sales Associate

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