

**MULTIFAMILY PROPERTY // FOR SALE**

# 100% OCCUPIED APARTMENT BUILDING INVESTMENT IN WALLED LAKE W/ ADDITIONAL LAND

1630 N PONTIAC TRL  
WALLED LAKE, MI 48390



- Nine-unit low-rise apartment building
- 100% Occupied / 7.79 CAP
- High-demand area for rental properties with excellent demographics
- Large lot allows room for expansion - additional 0.33 acres is included in the sale
- \$94,648 Average HH income within 3 miles
- Corner location between two popular all-sports lakes
- Many neighborhood amenities nearby

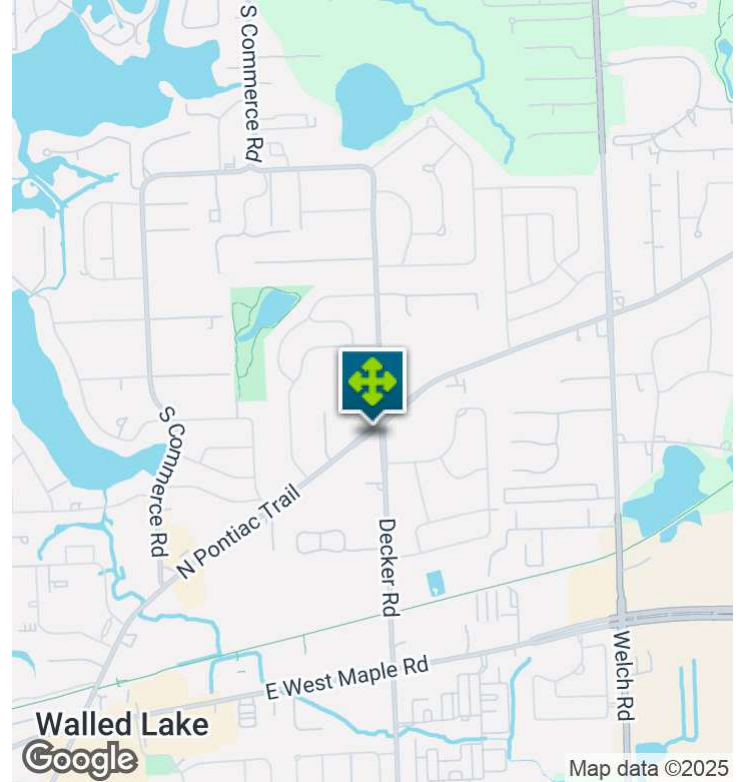


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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$1,100,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	5,954 SF
<b>Lot Size:</b>	0.93 Acres
<b>Number of Units:</b>	9
<b>Price / SF:</b>	\$184.75
<b>Cap Rate:</b>	7.79%
<b>Year Built:</b>	2000
<b>Zoning:</b>	AI
<b>Market:</b>	Detroit
<b>Submarket:</b>	Walled Lake
<b>Traffic Count:</b>	11,616

## PROPERTY OVERVIEW

This nine-unit multifamily property is located on the high-visibility corner of Walled Lake, a lively community in high demand for rental properties. This well-maintained property features one-bedroom/one-bathroom units, providing a great opportunity for rental income. Additionally, the sale includes the land next to the property, offering potential for expansion or development. With its prime location and included land, this multifamily property presents a unique investment opportunity in a desirable area.

## LOCATION OVERVIEW

This multifamily property is situated along N Pontiac Trail in Walled Lake, Michigan. This prime location with excellent demographics is a popular destination for recreational activities, including boating, fishing, and swimming. The city has parks and facilities that provide residents and visitors with opportunities for outdoor enjoyment. Many amenities surround his property including restaurants, shopping, business services, and major roadways.

## PROPERTY HIGHLIGHTS

- Nine-unit low-rise apartment building
- 100% Occupied / 7.79 CAP
- Large lot allows room for expansion - additional 0.33 acres is included in the



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## PROPERTY DETAILS

Sale Price	\$1,100,000
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### PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	AI
Lot Size	0.93 Acres
APN #	17-26-376-014 and 17-26-376-175
Corner Property	Yes
Traffic Count	11616
Traffic Count Street	N Pontiac Trl
Waterfront	No
Power	Yes

### LOCATION INFORMATION

Street Address	1630 N Pontiac Trl
City, State, Zip	Walled Lake, MI 48390
County	Oakland
Market	Detroit
Sub-market	Walled Lake
Cross-Streets	N Pontiac Trl and Decker Rd
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	M-5

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	12

### BUILDING INFORMATION

Building Size	5,954 SF
NOI	\$85,695.59
Cap Rate	7.79
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Year Built	2000
Construction Status	Existing
Condition	Good
Free Standing	Yes

### UTILITIES & AMENITIES

Restrooms	9
Gas / Propane	Yes

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# ADDITIONAL PHOTOS



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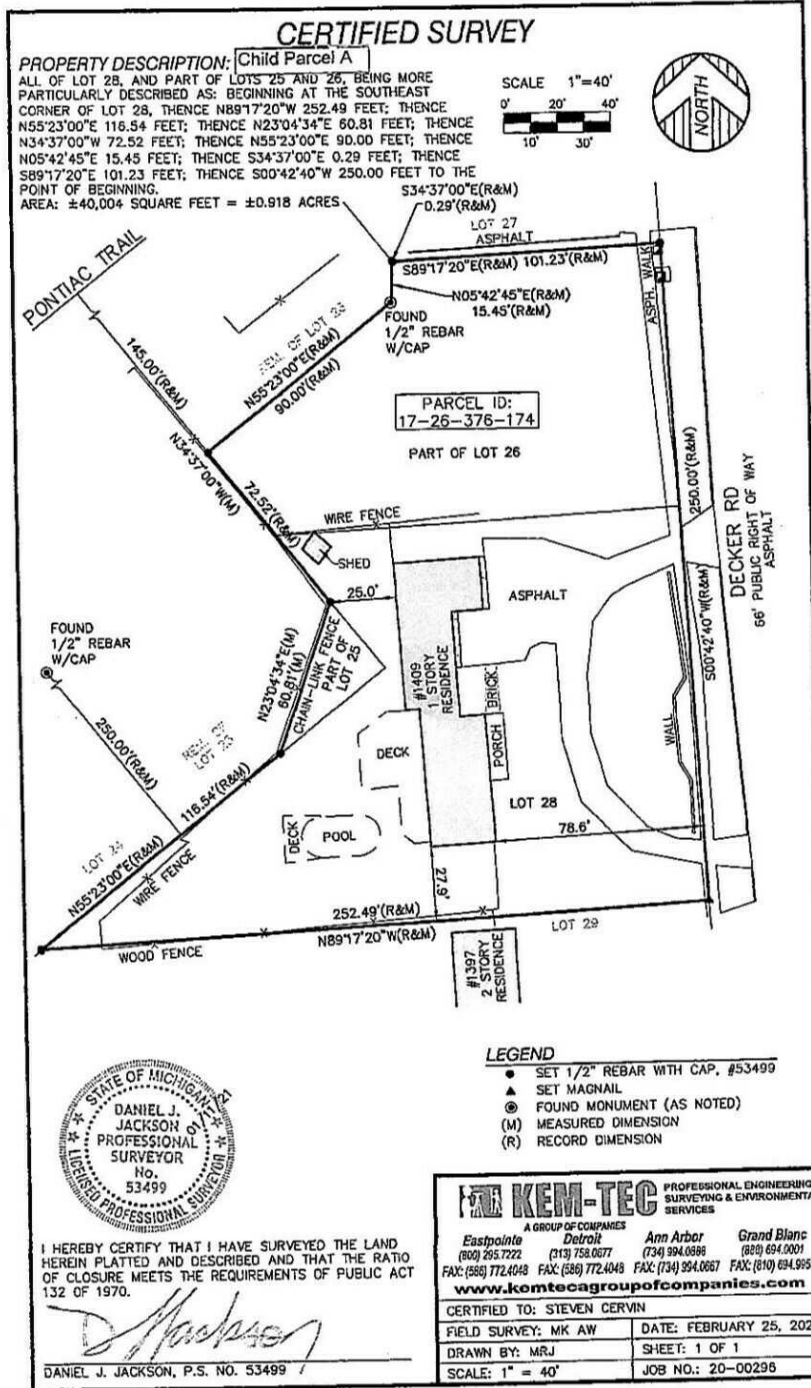


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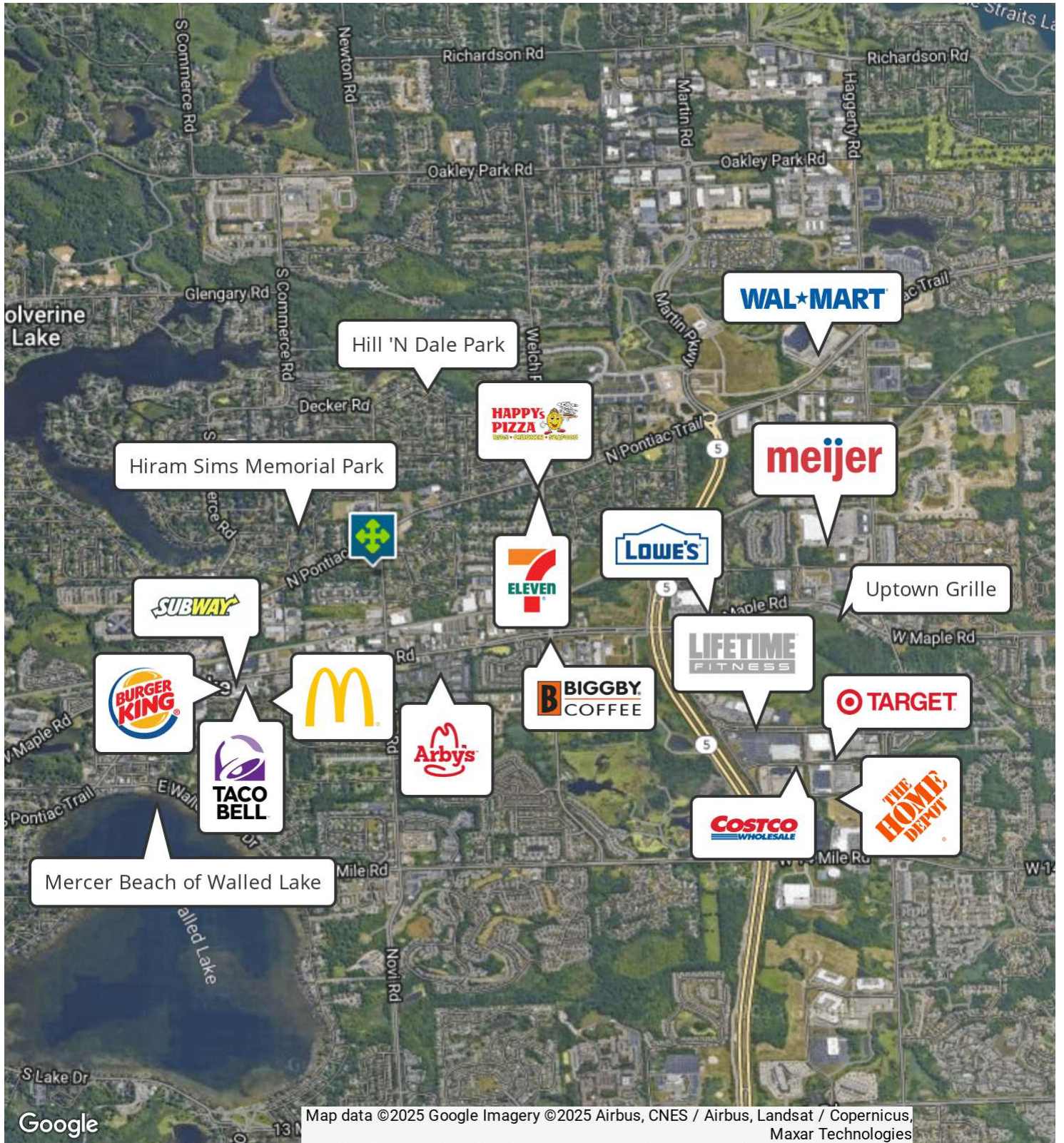
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SITE PLANS



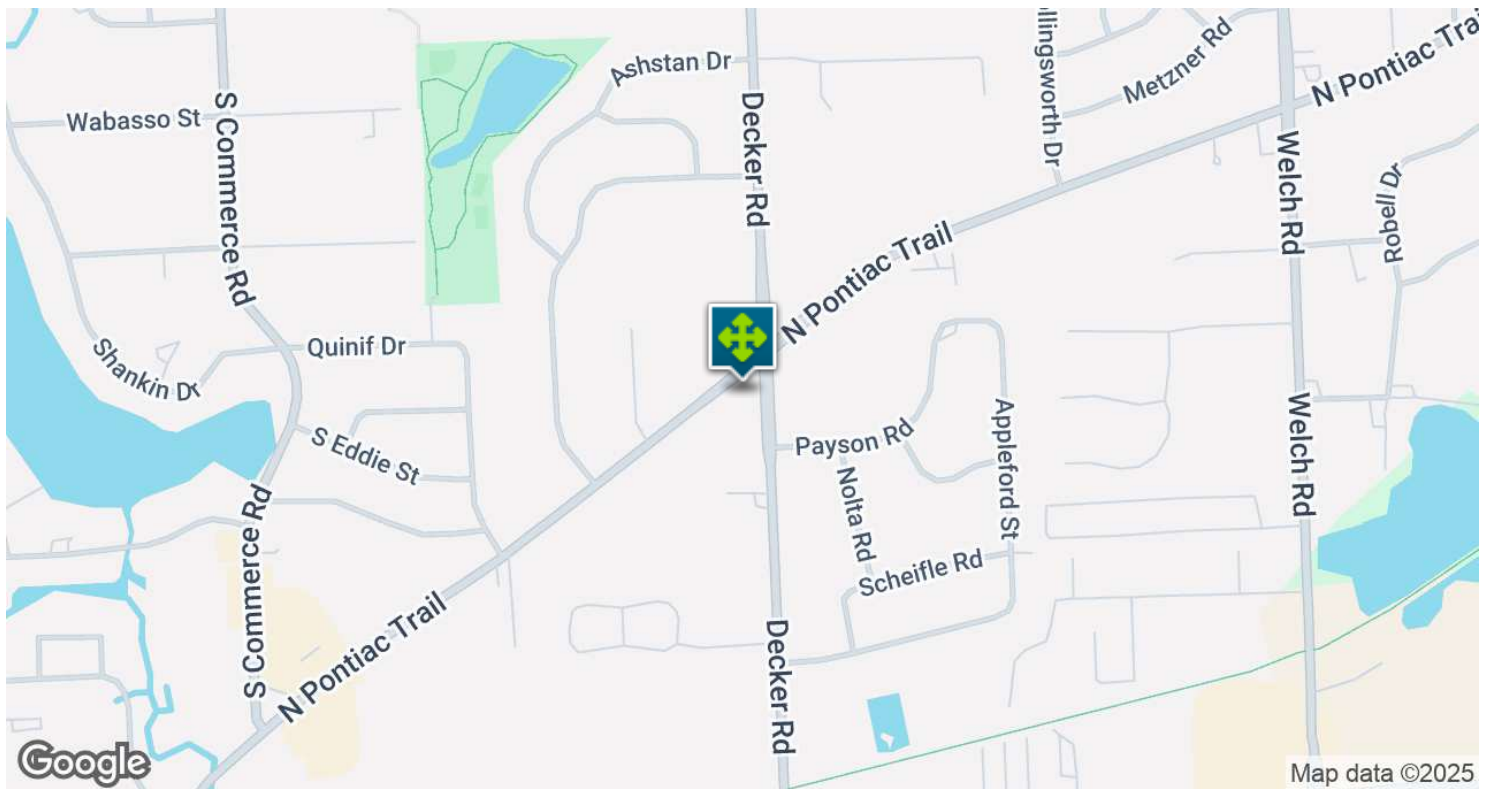
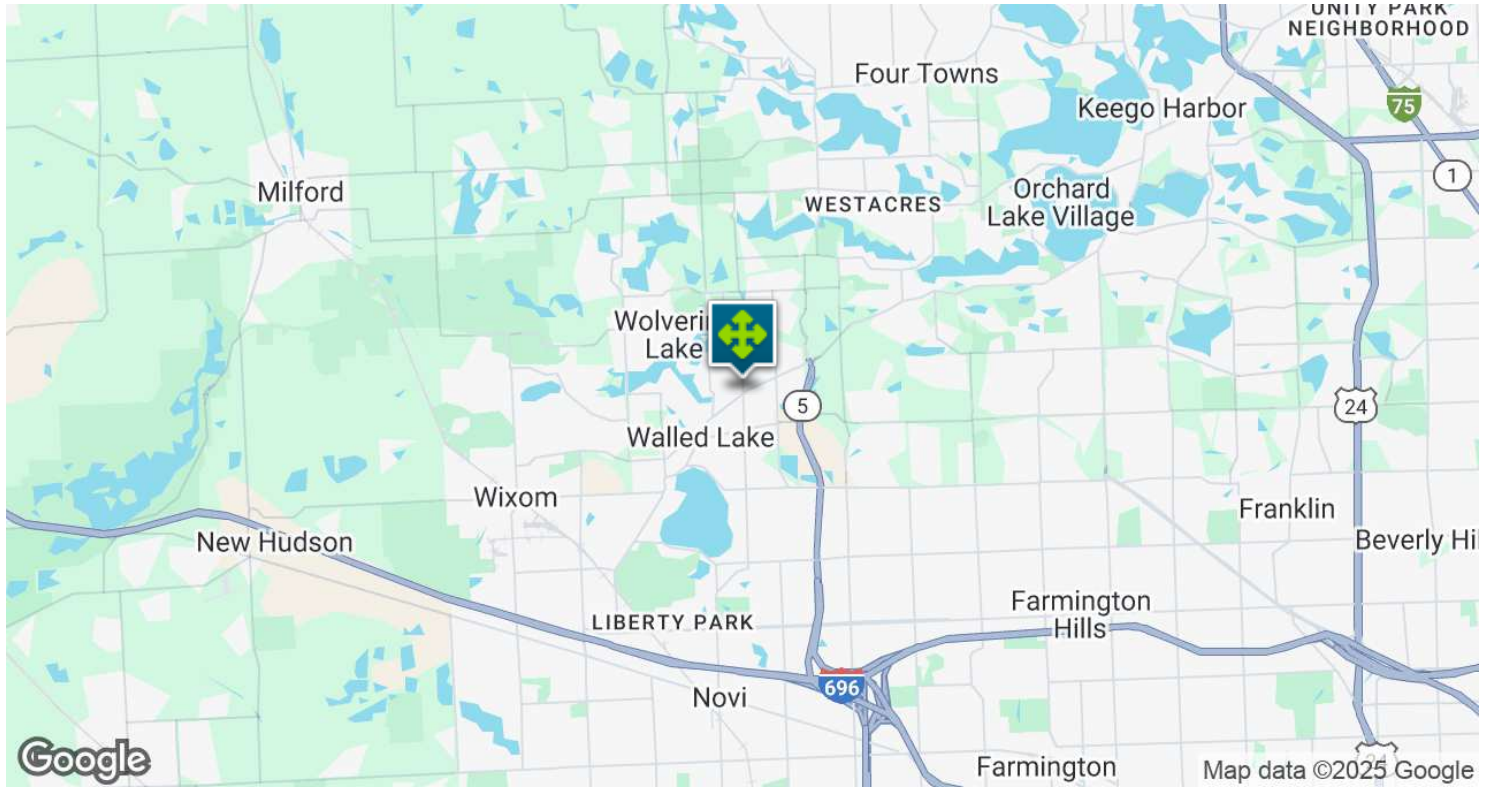
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# RETAILER MAP



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# LOCATION MAP

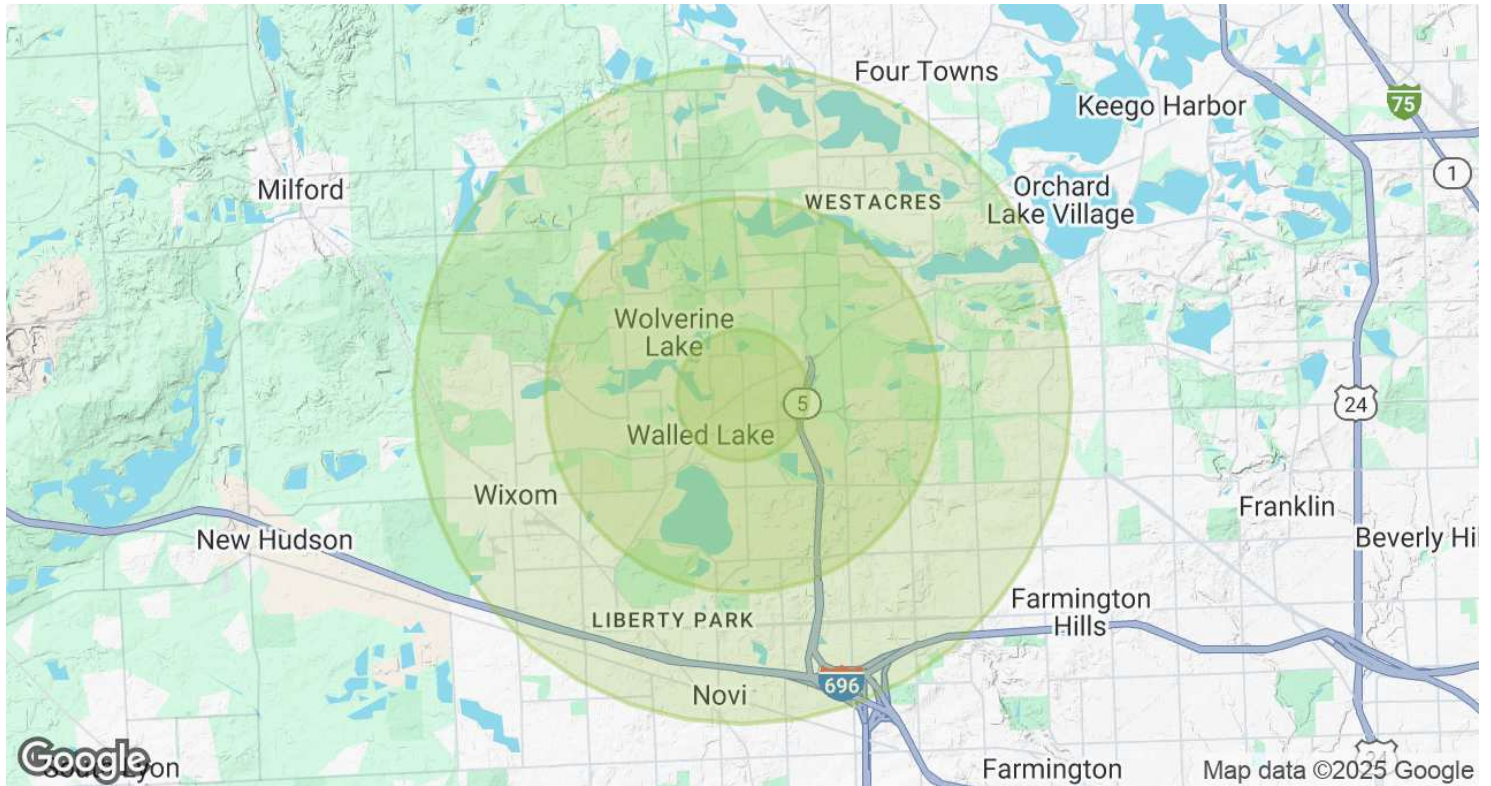


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,763	59,040	139,019
Average Age	42.6	42.7	43.8
Average Age (Male)	42.6	42.0	43.2
Average Age (Female)	42.3	42.9	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,621	26,843	59,452
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$84,134	\$94,648	\$108,769
Average House Value	\$205,515	\$239,247	\$264,281

2020 American Community Survey (ACS)

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FOR MORE INFORMATION, PLEASE CONTACT:



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