

MULTIFAMILY PORTFOLIO

2086 S ROCHESTER ROAD, ROCHESTER, MI 48307



PROPERTY DESCRIPTION

This offering is comprised five single family homes located in Rochester Hill, Rochester, Macomb Twp and a six Unit apartment building located in St. Clair Shores. An excellent opportunity to acquire assets all leased to a single care provider. Currently all properties are leased to RDP Rehabilitation until November 2026 with tenant options to renew.

LOCATION DESCRIPTION

1401 E Buell Rd, Rochester, MI 48306 5 Acres 1,821 SF Ranch
 2086 S Rochester Rd., Rochester Hills, MI 48307 .551 Acres 3,060 SF Ranch
 2104 S Rochester Rd. Rochester Hills, MI 48307 .551 Acres 2,877 SF Ranch
 22091 21 Mile Rd. Macomb, MI 48044 .252 Acres 4,351 SF Ranch
 22133 21 Mile Rd. Macomb, MI 48044 .429 Acres 3,727 SF Ranch
 29255 Hughes, St Clair Shores, MI 48081 .437 Acres 6,750 SF 6 Unit Apartments.

PROPERTY HIGHLIGHTS

- Excellent post lease value.
- All properties well maintained.

OFFERING SUMMARY

Sale Price:	\$3,000,000
Number of Units:	1
Building Size:	22,586 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	435	1,431	4,726
Total Population	1,032	3,375	11,705
Average HH Income	\$125,745	\$127,890	\$134,319

PASQUALE (LINO) SCAMARDELLA

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ROBERT DREWEK

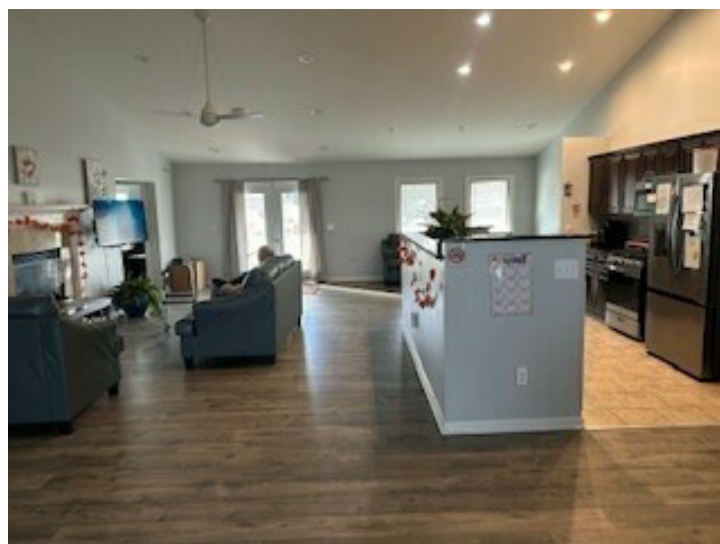
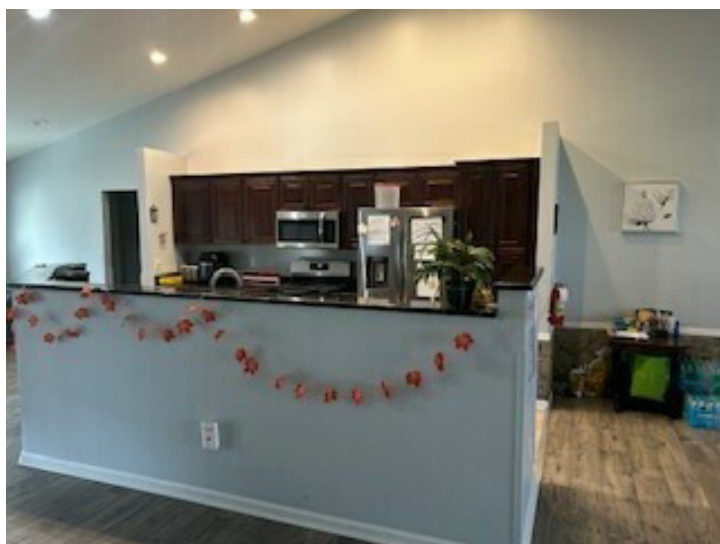
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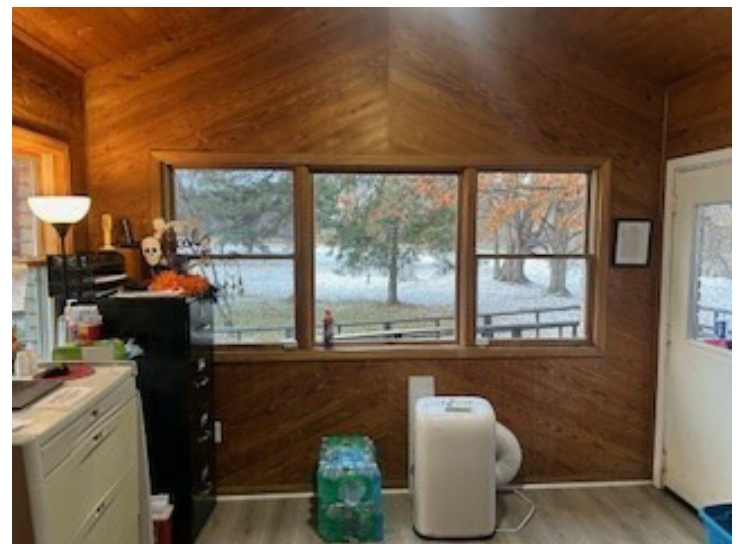
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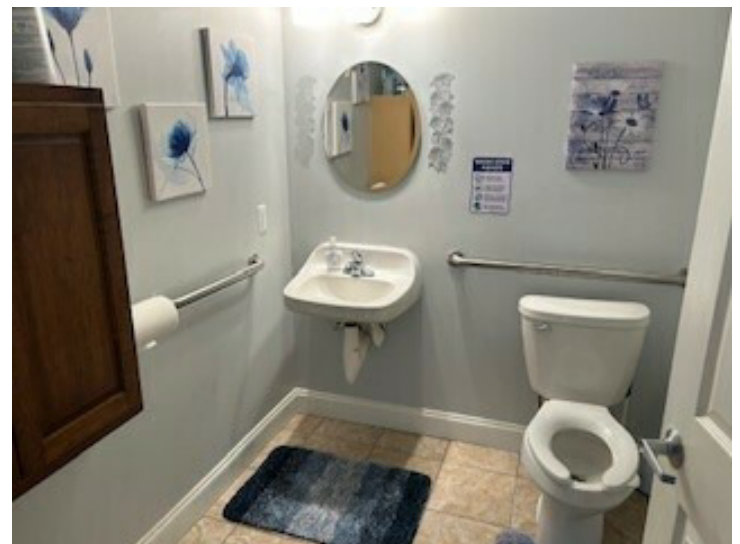
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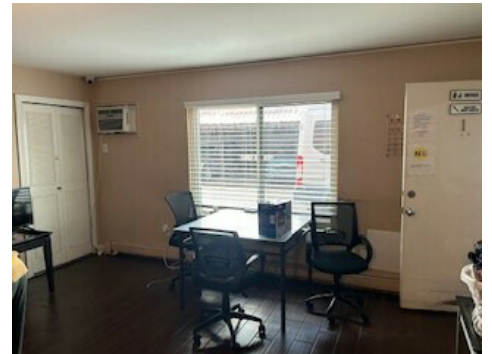
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MULTIFAMILY PORTFOLIO

29255 HUGHES, ST CLAIR SHORES, MI 48081 6 UNIT APARTMENTS.



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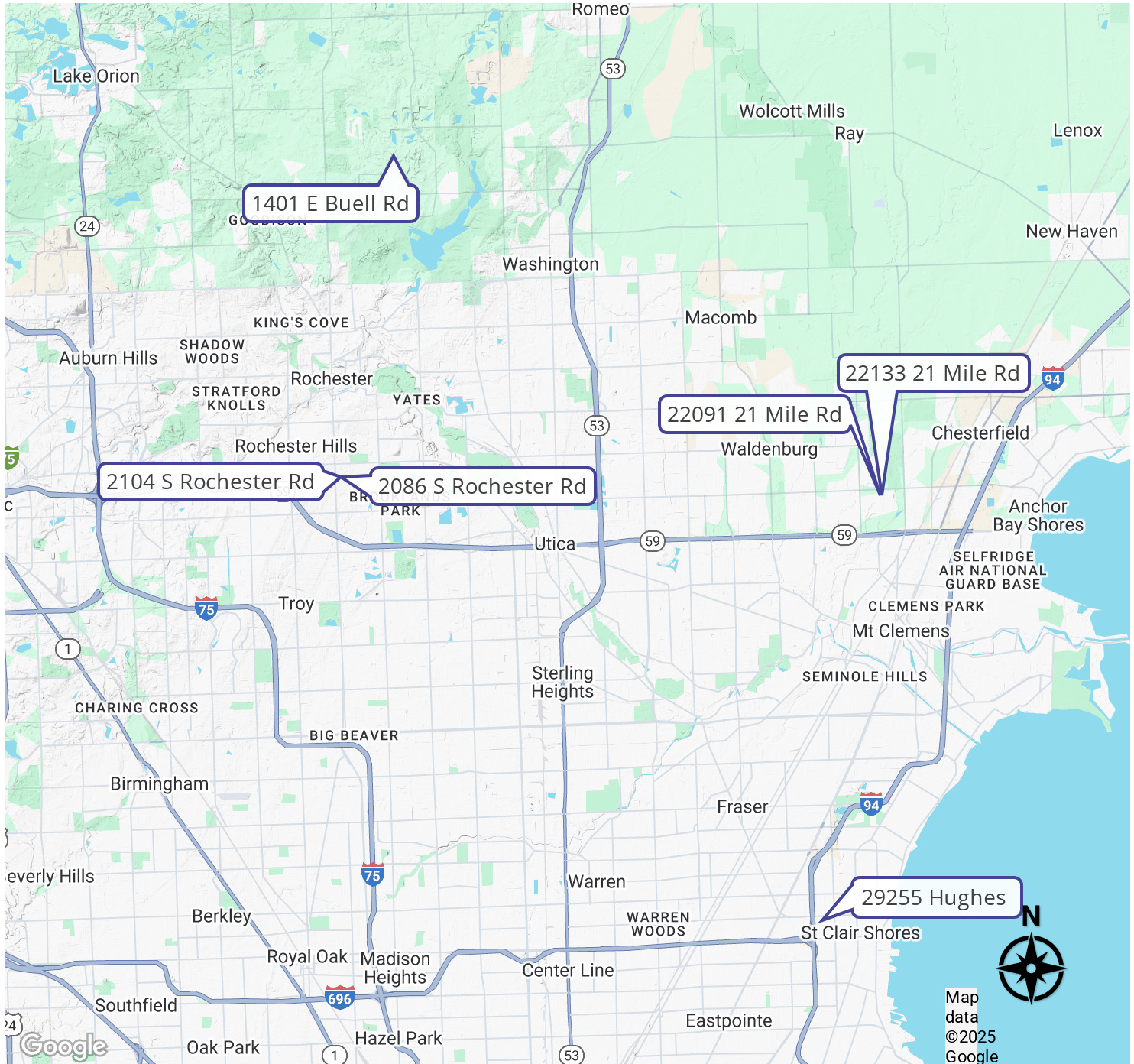
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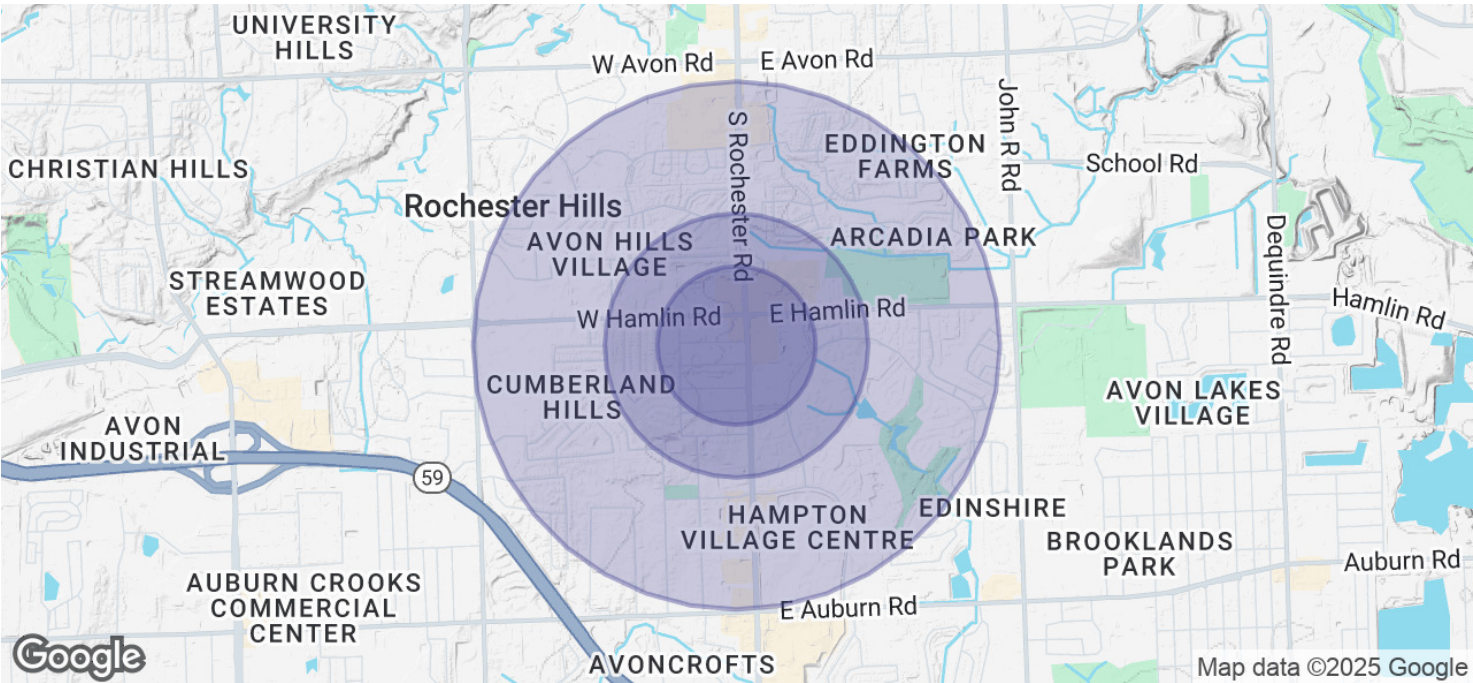
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,032	3,375	11,705
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	435	1,431	4,726
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$125,745	\$127,890	\$134,319
Average House Value	\$356,870	\$347,359	\$350,068

Demographics data derived from AlphaMap

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