

509 LINDEN STREET

ANN ARBOR, MI 48104

STUDENT RENTAL | NEAR U OF M CAMPUS

FOR SALE

\$765,000



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ALTITUDE
COMMERCIAL REAL ESTATE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by

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PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in beautiful Ann Arbor, MI, the area surrounding the property is a vibrant and diverse community ideal for attracting top talent and businesses. Home to the renowned University of Michigan, the area offers a rich pool of skilled professionals and a dynamic atmosphere for innovation. Within close proximity, you'll find a range of amenities, including popular dining and entertainment options on Main Street, as well as picturesque parks such as Nichols Arboretum. The proximity to key employers, a strong support system for startups, and a thriving arts scene make this location an attractive investment for office building opportunities.

OFFERING SUMMARY

Sale Price:	\$765,000
Number of Units:	1
Lot Size:	4,356 SF

PROPERTY HIGHLIGHTS

- Student rental near the prestigious University of Michigan
- Amongst top student rental market in the country
- Consistent annual rental increases
- Multiple students interested every year
- Well maintained for tenant experience
- 1 Unit- 4 beds & 2.5 baths

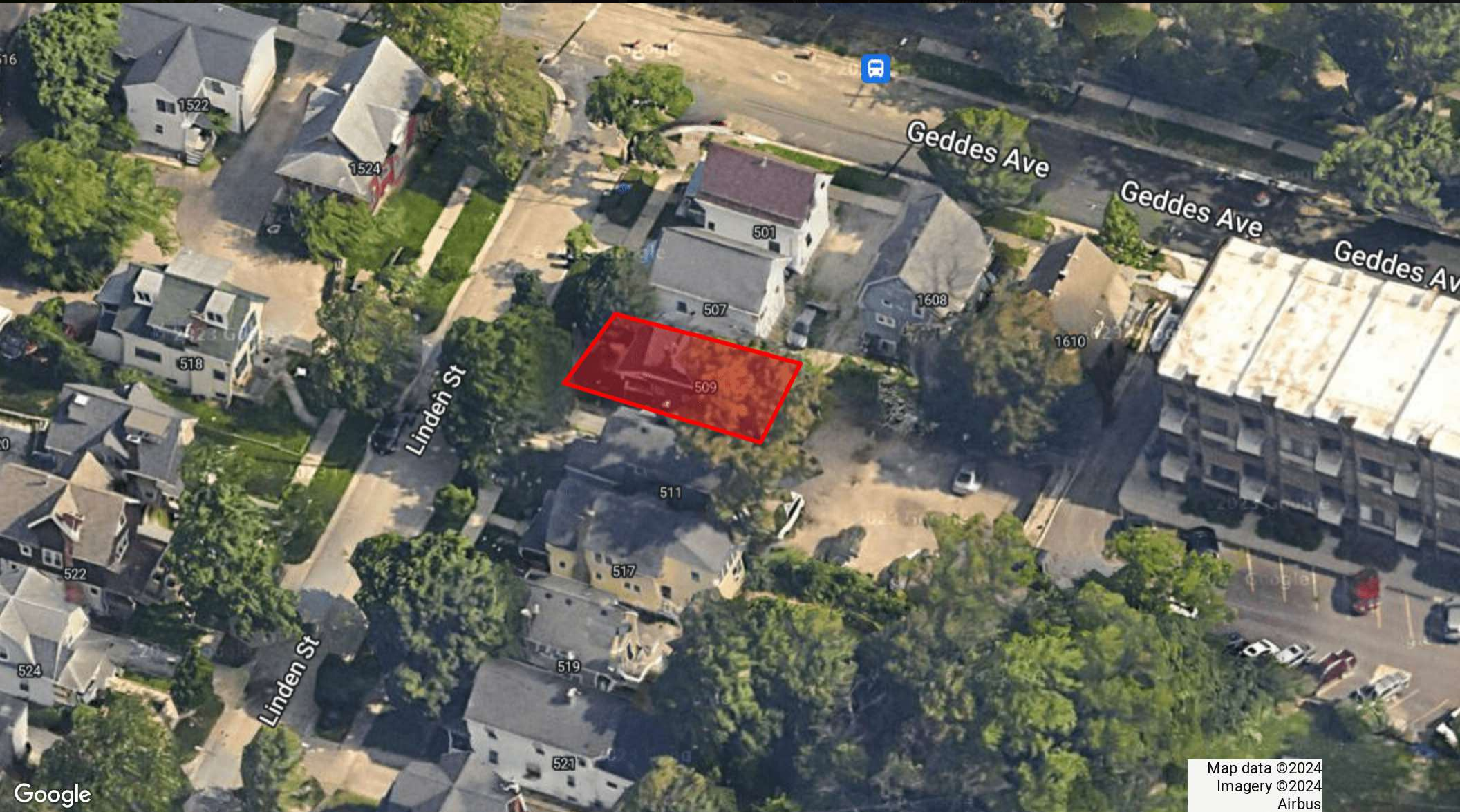
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LOCATION INFORMATION

SECTION 2

AERIAL MAP



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FINANCIAL ANALYSIS

SECTION 3

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
1	4	2.5	927 SF	\$4,900	\$5.29
TOTALS			927 SF	\$4,900	\$5.29

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GEORGE ABRO

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PROFESSIONAL BACKGROUND

George is a principal at Altitude Commercial Real Estate. Specializing in investment sales, he is focused on representing landlords and implementing strategies that assure sellers are not leaving money on the table. George has closed on notable deals across the country including representing clients on multiple 8 figure transactions. He is a Certified Commercial Investment Member with the CCIM institute, an active member of ICSC, and Chaldean Chamber of Commerce. George is passionate about the industry and his love for commercial real estate has helped his clients make decisions that produce long term success.

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