

3387-3399 EWALD CIRCLE

3387 Ewald Circle, Detroit, MI 48238



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

abattersby@thomasduke.com

OFFERING SUMMARY: 3387 Ewald Circle | Detroit, MI 48238



PROPERTY OVERVIEW

Three (3) unit townhome style building for sale in Detroit, MI.

OFFERING SUMMARY

Sale Price: \$449,000
Building Size: 5,926 SF
Number of Units: 3
Year Built: 2005
Zoning: R2

PROPERTY HIGHLIGHTS

- Three (3) unit townhome style building
- All 3 bedroom, 2.5 bath units
- Newer construction - built in 2005
- All certificates of compliance available
- Contact Broker for financials

BUILDING/PROPERTY INFORMATION: 3387 Ewald Circle | Detroit, MI 48238

BUILDING INFORMATION

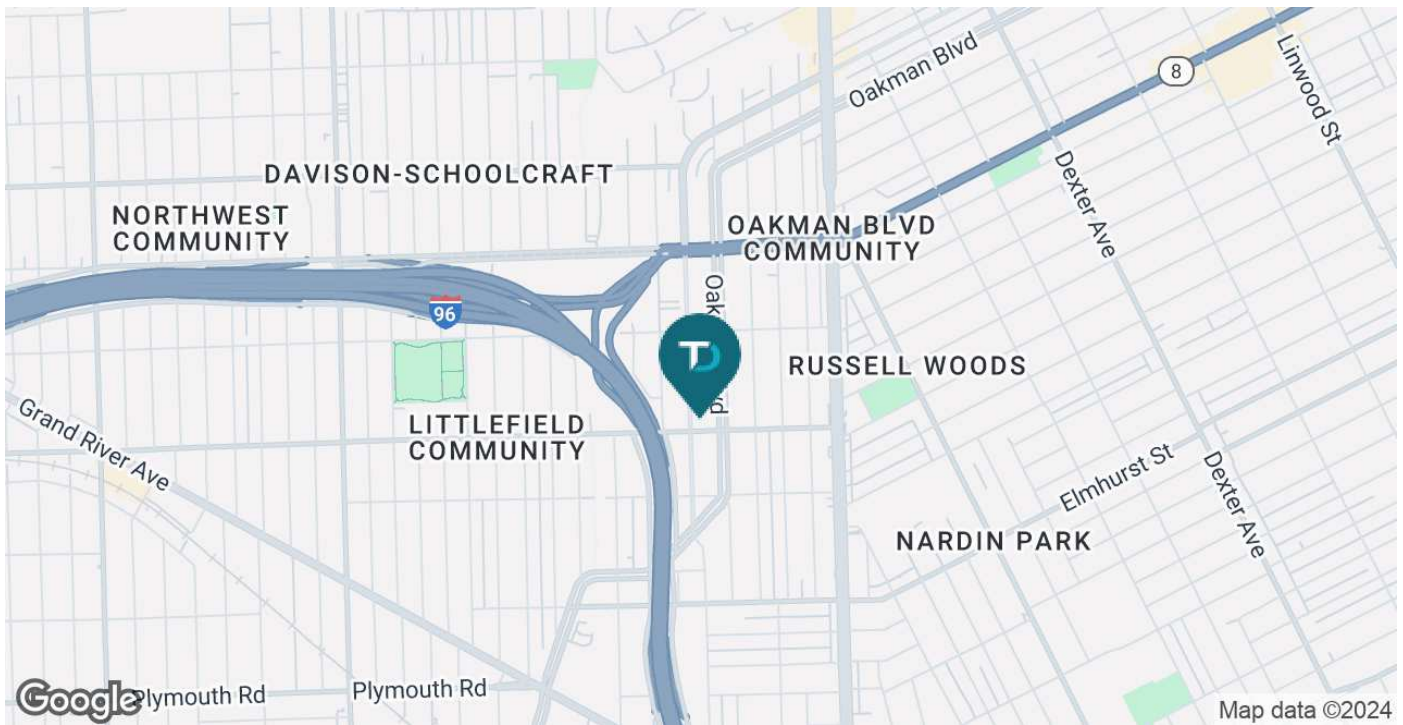
Price/UN: \$149,666.67
Building Size: 5,926 SF
Year Built: 2005
Number of Floors: 2
Utilities: City water and sewer

PROPERTY INFORMATION

Property Type: Multifamily
Property Subtype: Mid-Rise
Zoning: R2
Legal Description: Available upon request
APN: 16-023878-9; 16-023876-7; 16-023875-0

LOCATION INFORMATION

Located on the east side of Ewald Circle, directly north of Fullerton St.



ADDITIONAL PHOTOS: 3387 Ewald Circle | Detroit, MI 48238



: 3387 Ewald Circle | Detroit, MI 48238



RENT ROLL: 3387 Ewald Circle | Detroit, MI 48238

3387-3399 Ewald Circle
Detroit, MI 48238
Rent Roll – 11.04.2024

UNIT	TENANT	BR/BA	SQUARE FEET	RENT
3387	██████████	3BR/2.5BA	1,926 SF	\$1,100.00
3393	██████████	3BR/2.5BA	1,926 SF	\$1,025.00
3399	██████████	3BR/2.5BA	1,926 SF	\$1,175.00
TOTAL:				\$3,300.00

P&L: 3387 Ewald Circle | Detroit, MI 48238

**3387-3399 Ewald Circle
Detroit, MI 48238
Profit and Loss**

Gross Rental Income:	\$39,600.00
Late Fees:	\$450.00
Other Income:	\$0.00

Total Income:	\$40,500.00
----------------------	--------------------

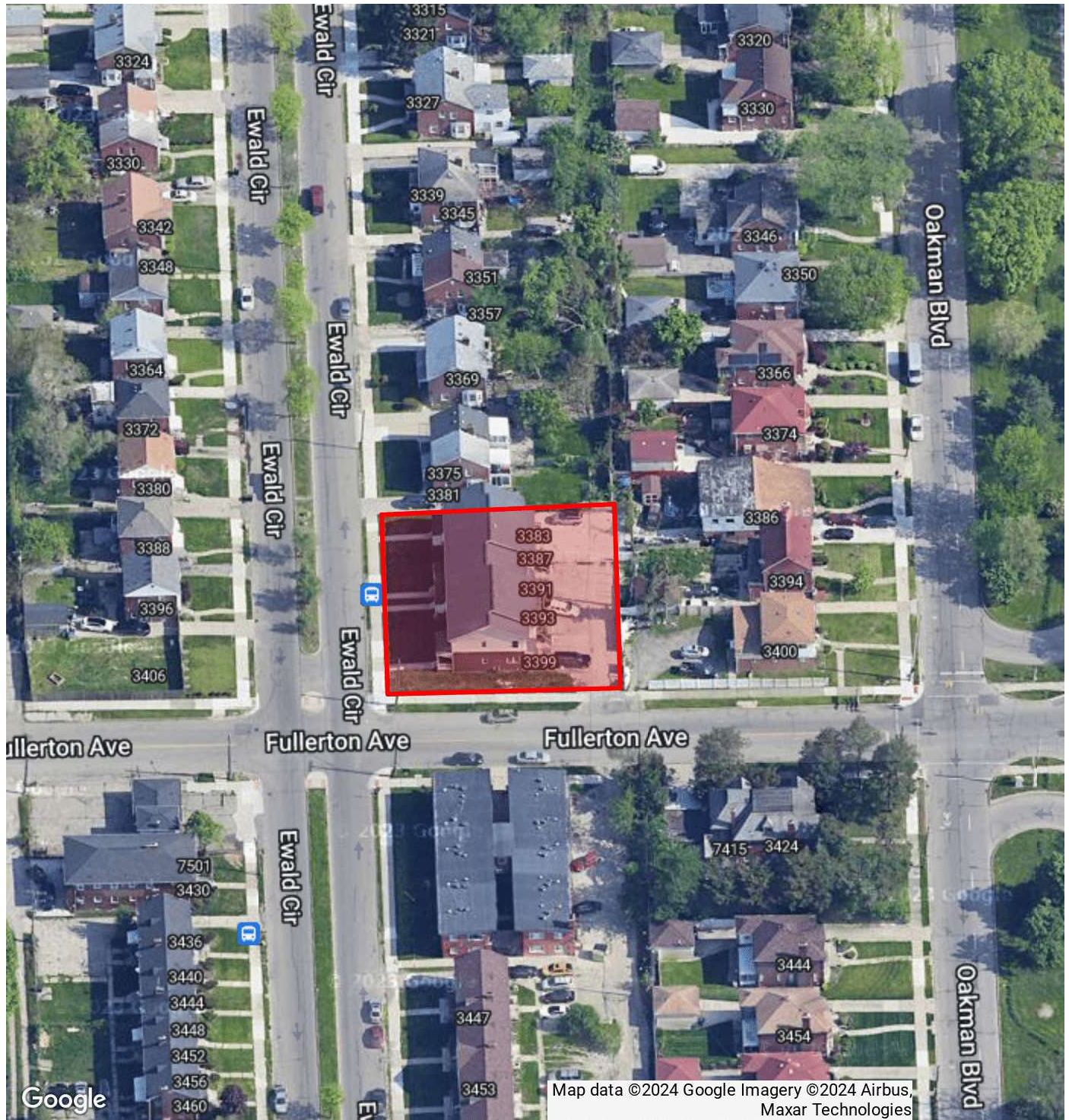
Expenses:

Leasing Fees:	\$0.00
Legal/Professional:	\$450.00
Property Taxes:	\$3,442.00
Insurance:	\$537.00
Lawn and Snow:	\$488.00
Water:	\$720.00
Management (5%):	\$1,980.00

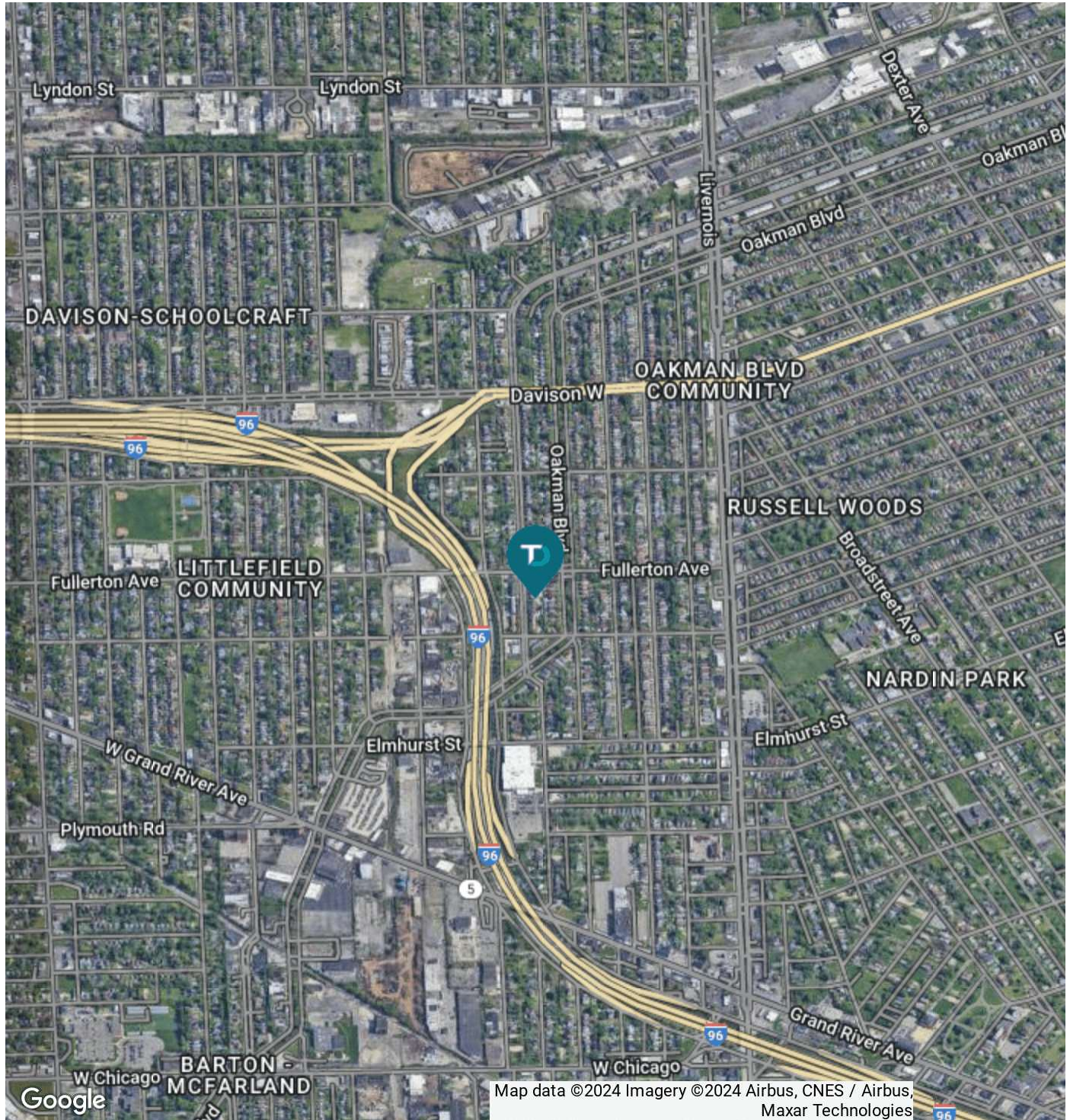
Total Operating Expense:	\$7,617.00
---------------------------------	-------------------

Net Operating Income:	\$32,883.00
------------------------------	--------------------

RETAILER MAP: 3387 Ewald Circle | Detroit, MI 48238

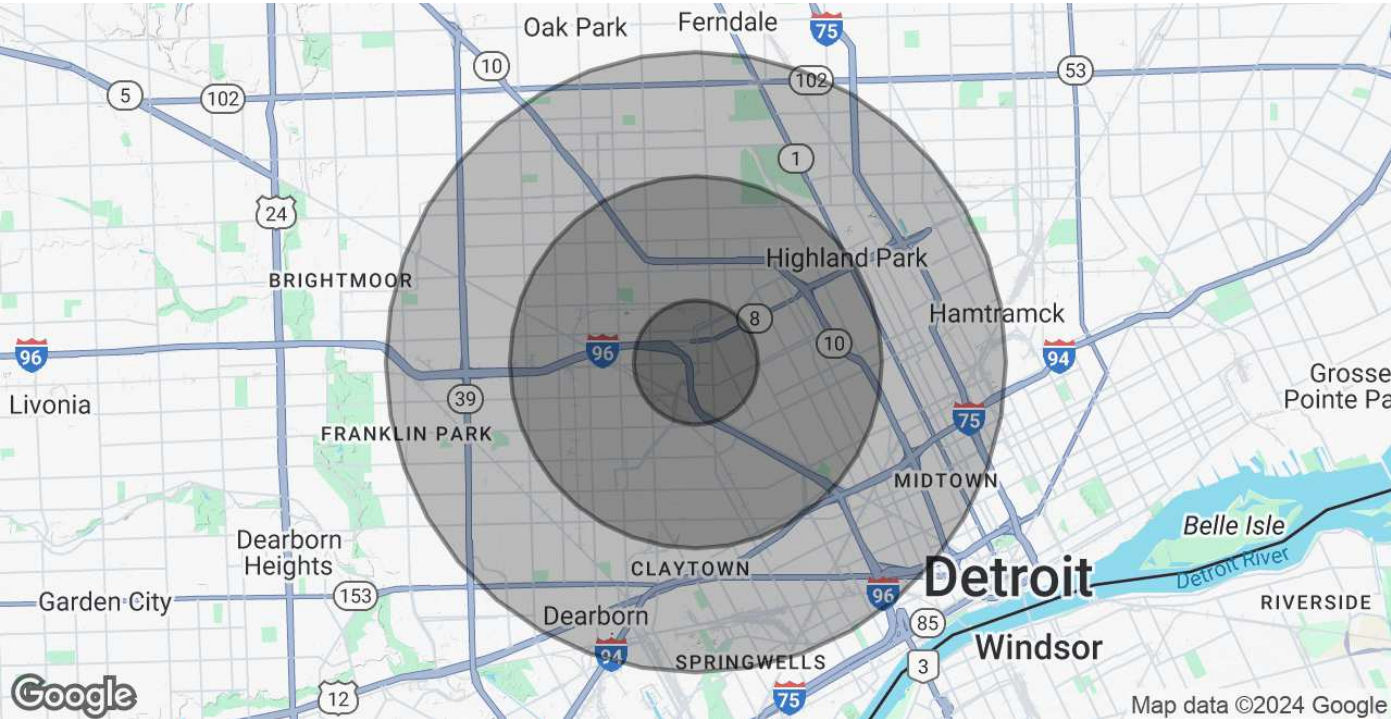


RETAILER MAP: 3387 Ewald Circle | Detroit, MI 48238



DEMOGRAPHICS MAP & REPORT:

3387 Ewald Circle | Detroit, MI 48238



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,052	140,129	431,468
Average Age	39	38	37
Average Age (Male)	37	37	36
Average Age (Female)	40	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,986	55,218	164,169
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$44,434	\$48,988	\$55,622
Average House Value	\$137,244	\$134,981	\$156,324

Demographics data derived from AlphaMap