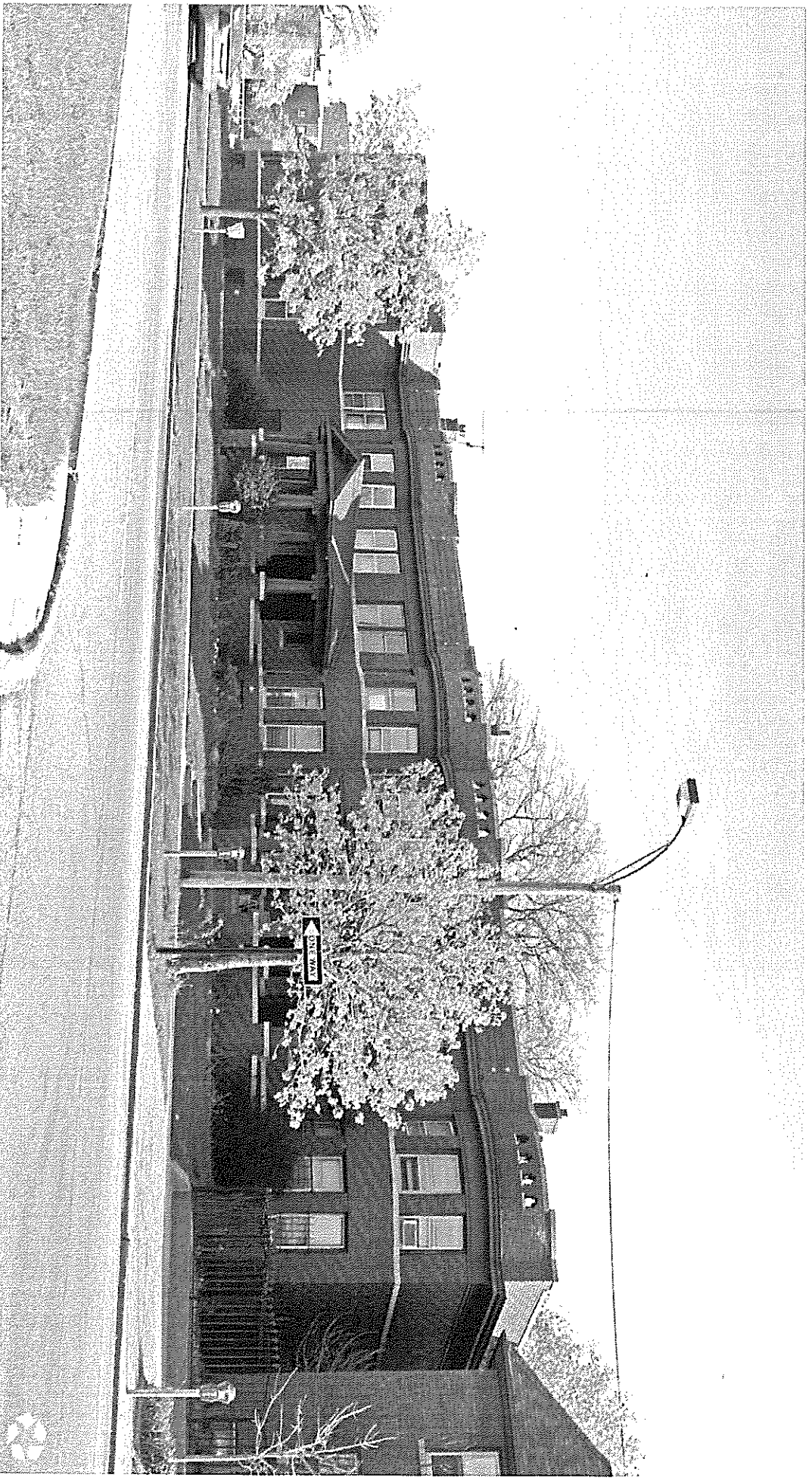


4742-4754 Anthony Wayne Dr
4742-4754 Anthony Wayne Dr, Detroit, MI 48201

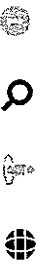
Presented By:
ReMax Dream Properties



City of Detroit Parcel Viewer



Parcel Viewer



This site is experiencing errors in Chrome on the city's internal network.

Please use the Base Unit Tools site instead for parcel information.

<https://base-unit-tools.netlify.app/map?id=04003418.&type=parcel&mode=parcel>

4742 anthony

Search by: address

Parcel ID: 04003418.

Address: 4742 THIRD

Usage & Classification

Property Class

201 - COMMERCIAL-IMPROVED

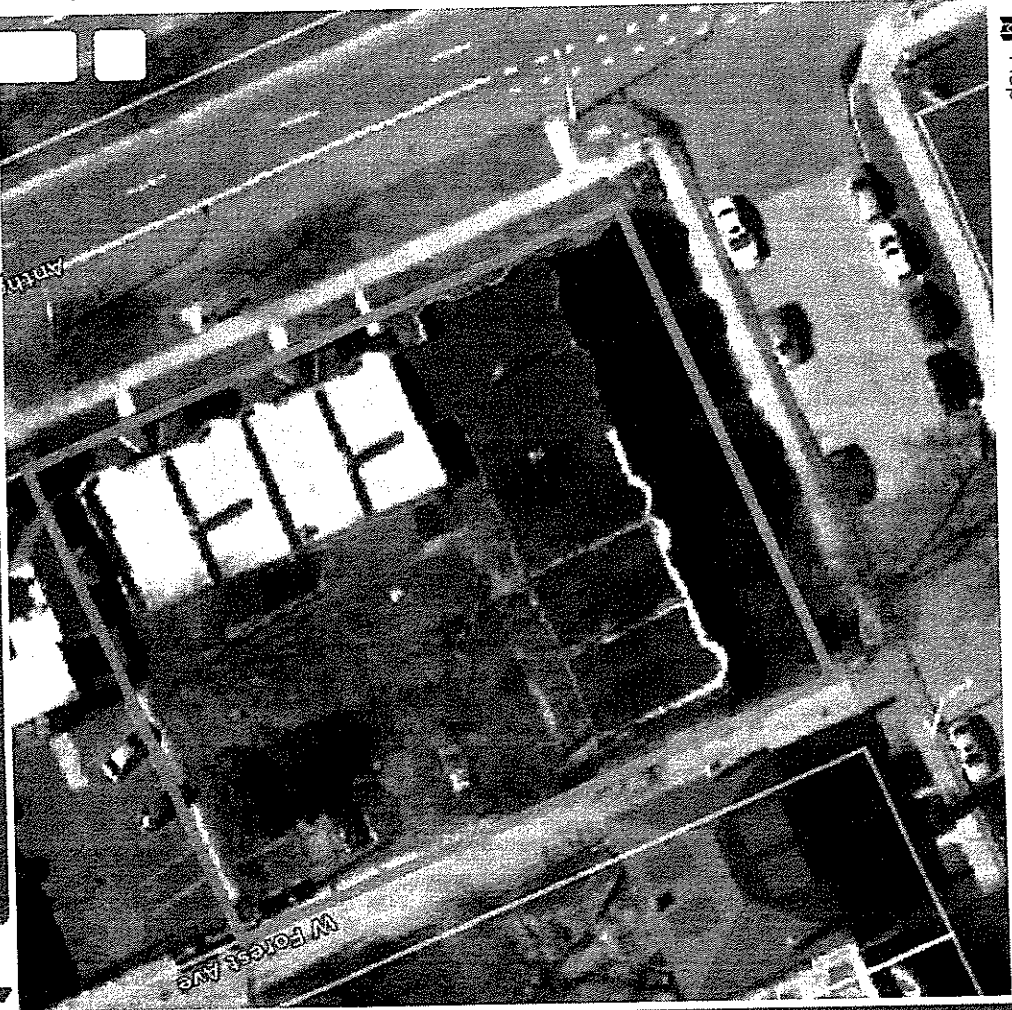
Property Use

41330 - ROW HOUSE

Zoning

R5

of Buildings



Map

City of Detroit Parcel Viewer



Parcel Viewer



Map

This site is experiencing errors in Chrome on the city's internal network.

Please use the Base Unit Tools site instead for parcel information

<https://base-unit-tools.netlify.app/map?id=04003418.&type=parcel&mode=parcel>

4742 anthony

Search by: address

Parcel ID: 04003418.

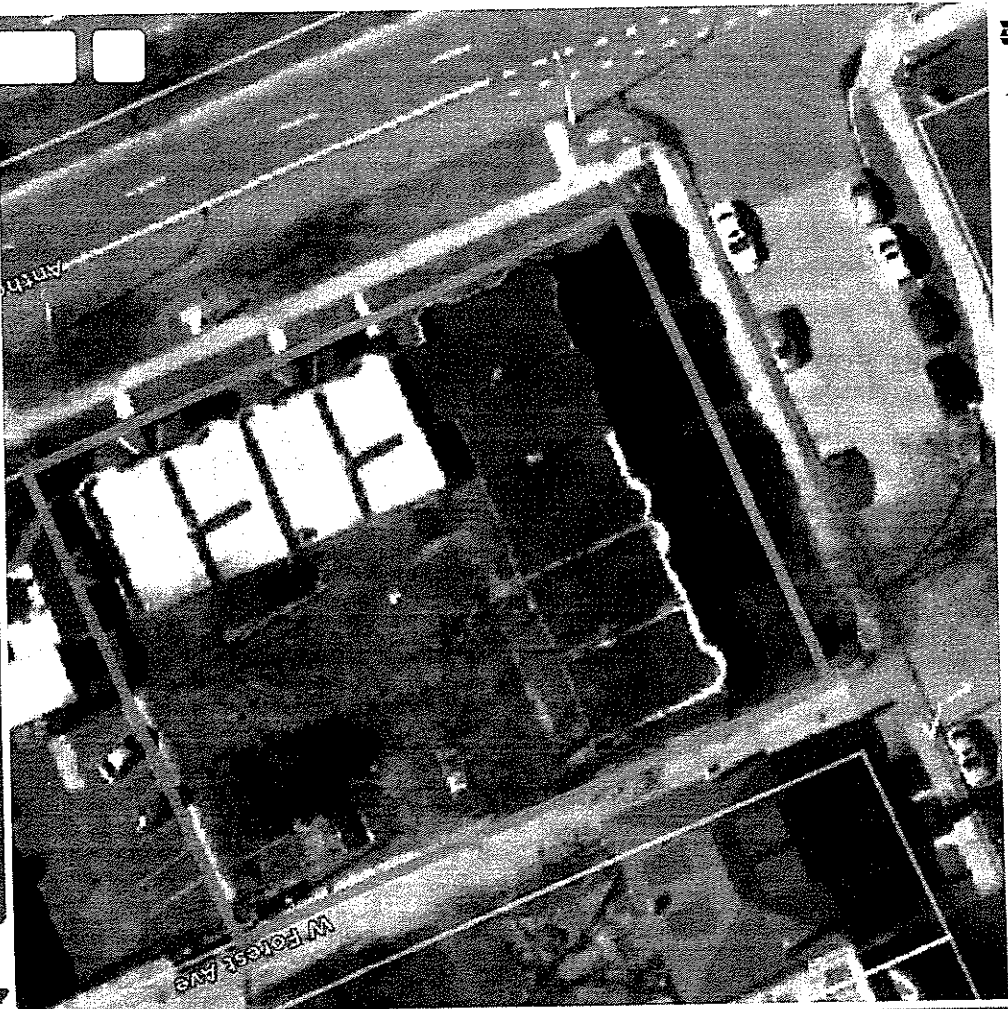
Address: 4742 THIRD

Taxation

Tax Status	TAXABLE
Assessed Value	\$668,700
Taxable Value	\$208,321

Dimensions

TA 0.449 ac
T 38 ft 19575 sq ft
North x Frontage (ft) 125 x 157



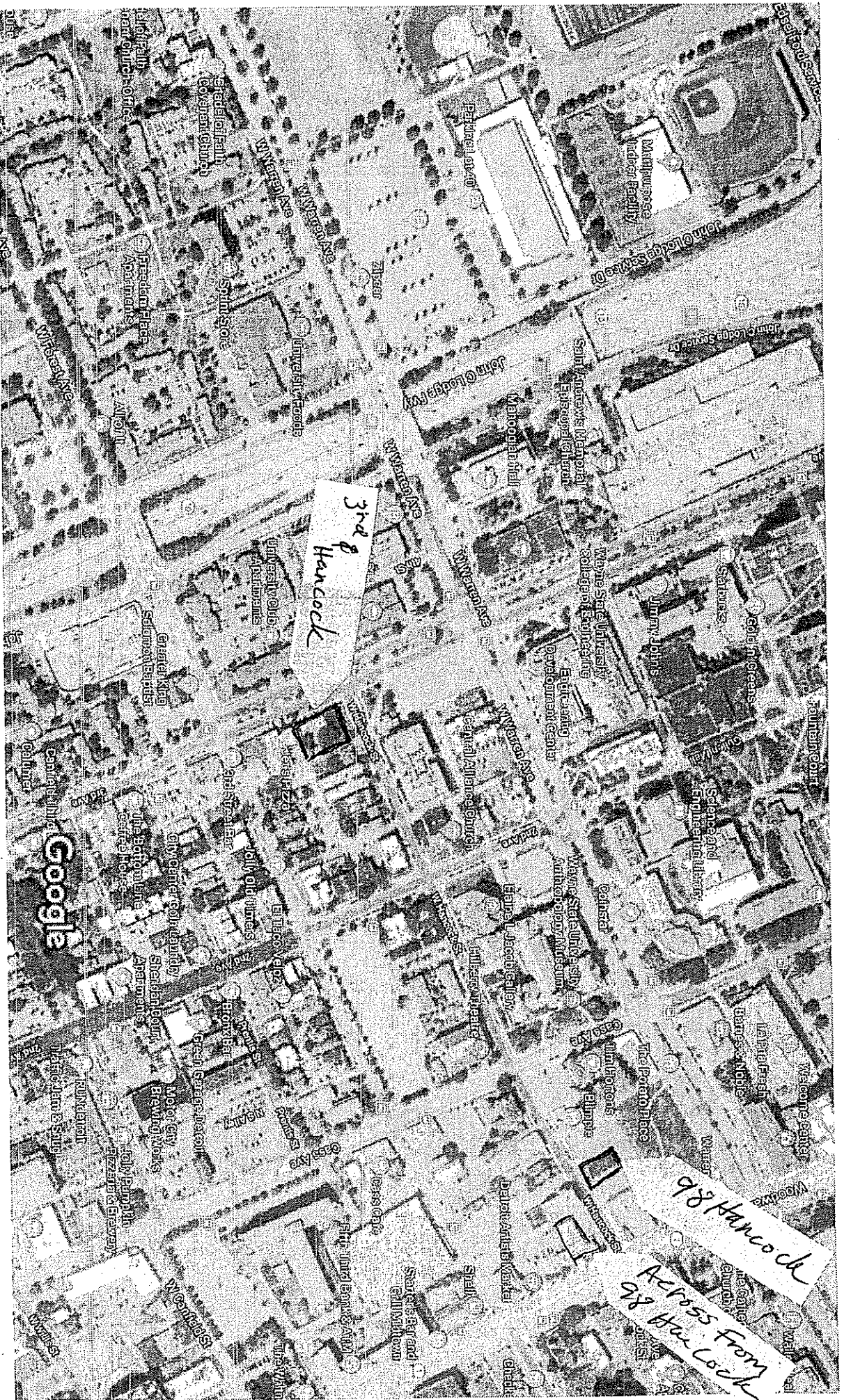
Image/Sketch for Parcel: 04003418.



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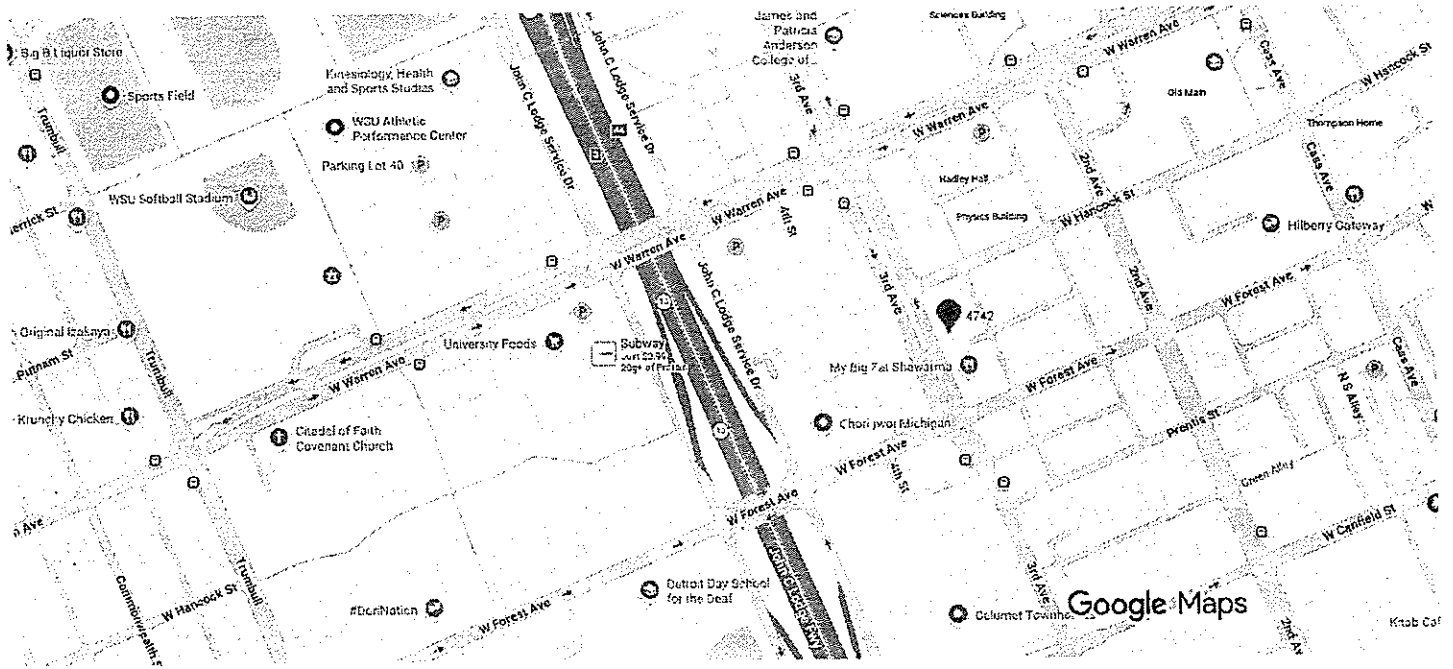
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Google Maps Woodward Ave & E Hancock St



Google Maps

4742 Anthony Wayne Dr



Imagery ©2026, Map data ©2026 Google 200 ft



4742 Anthony Wayne Dr



Directions



Save



Nearby



Send to
phone



Share

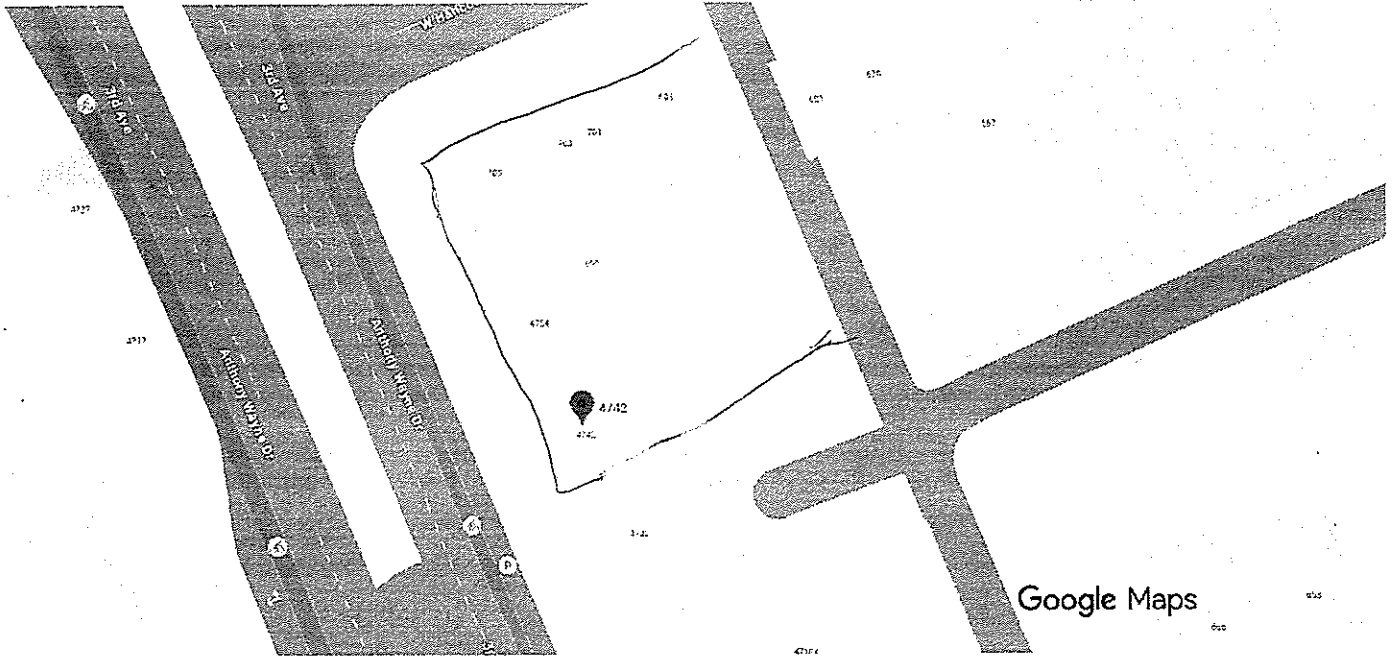


4742 Anthony Wayne Dr, Detroit, MI 48201

Photos

Google Maps

4742 Anthony Wayne Dr



imagery ©2026, Map data ©2026 Google 50 ft



X.

 Signature DATE

4742 Anthony Wayne Dr



Directions



Save



Nearby



Send to phone



Share



4742 Anthony Wayne Dr, Detroit, MI 48201

Photos

Income and Expense for Hancock Row LLC 2025

#693	\$1500.		
#695	\$1650..		
#701	\$1600.		
#703	\$1500.		
#709	\$2000.		
#4754	\$1400.		
#4752	\$1575.		
#4744	\$1800.		
#4742	\$1600.		
Total Rent	\$14625	month	\$175500. Year

Expenses

Property tax	\$17500.
Property Insurance	\$6200.
Maintenance	\$6000.
Water bill	\$1800.
Total Expenses	\$ 31500.
Total net income	\$145800.

unit# 4744 is vacant.

Upgrade and Renovation for each units

- #693 Bathroom feb 2025
New plumbing , electrical
- #695 Kitchen, Bathroom june 2022
New ceramic floor, plumbing, electric
- #701 Bathroom may2023
New floor, plumbing, electric
Kitchen new floor march 2024
- #703 Kitchen, Bathroom july 2023
New floor, cabinet, plumbing, electric
- #709 Kitchen, Bathroom august 2022
New floor, cabinet, plumbing,electric
- #4754 Kitchen, Bathroom may 2020
New floor
- #4752 Kitchen, Bathroom may 2019
New floor
- #4744 Kitchen, Bathroom august 2015
New floor,cabinet,plumbing,electric
- #4742 Kitchen, bathroom october 2018
New floor, plumbing, electric,new cabinet
- Front porches Renovated in august 2022
- New roof put in july 2017

Annual Property Operating Data

Property Name Hancock Row
 Location _____
 Type of Property _____
 Size of Property _____ (Sq. Ft./Units)
 Purpose of analysis _____
 Assessed/Appraised Values
 Land _____
 Improvements _____
 Personal Property _____
 Total _____
 Adjusted Basis as of: _____

Purchase Price _____
 Plus: Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period
1st	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	%	of GOI	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME				175,500					
2 Less: Vacancy & Cr. Losses			% of PRI	0					
3 EFFECTIVE RENTAL INCOME				175,500					
4 Plus: Other Income (collectable)				0					
5 GROSS OPERATING INCOME									
OPERATING EXPENSES:									
7 Real Estate Taxes			17,500						
8 Personal Property Taxes			0						
9 Property Insurance			6,200						
10 Off Site Management			0						
11 Payroll			0						
12 Expenses/Benefits			0						
13 Taxes/Worker's Compensation			0						
14 Repairs and Maintenance			6,000						
Utilities:									
15 Water service - owner			1,800						
16									
17									
18									
19 Accounting and Legal									
20 Licenses/Permits									
21 Advertising									
22 Supplies									
23 Miscellaneous Contract Services:									
24									
25									
26									
27									
28									
29 TOTAL OPERATING EXPENSES				31,500					
30 NET OPERATING INCOME				145,800					
31 Less: Annual Debt Service									
32 Less: Participation Payments									
33 Less: Leasing Commissions									
34 Less: Funded Reserves									
35 CASH FLOW BEFORE TAXES									

Prepared for: _____

Prepared by: _____

Annual Property Operating Data

Property Name Hancock Row
 Location _____
 Type of Property _____
 Size of Property _____ (Sq. Ft./Units)

Purchase Price _____
 Plus: Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

Purpose of analysis _____

Assessed/Appraised Values

Land _____
 Improvements _____
 Personal Property _____
 Total _____

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period
1st	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____

Adjusted Basis as of: _____

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME	_____	_____	175,500	_____
2 Less: Vacancy & Cr. Losses	_____	(5. %	8,775	_____
3 EFFECTIVE RENTAL INCOME	_____	% of PRI	166,725	_____
4 Plus: Other Income (collectable)	_____	_____	166,725	_____
5 GROSS OPERATING INCOME	_____	_____	_____	_____
OPERATING EXPENSES:				
7 Real Estate Taxes	_____	_____	17,500	_____
8 Personal Property Taxes	_____	_____	0	_____
9 Property Insurance	_____	_____	6,200	_____
10 Off Site Management	_____	_____	0	_____
11 Payroll	_____	_____	0	_____
12 Expenses/Benefits	_____	_____	0	_____
13 Taxes/Worker's Compensation	_____	_____	0	_____
14 Repairs and Maintenance	_____	_____	6,000	_____
Utilities:				
15 Water service - owner	_____	_____	1,800	_____
16 _____	_____	_____	_____	_____
17 _____	_____	_____	_____	_____
18 _____	_____	_____	_____	_____
19 Accounting and Legal	_____	_____	_____	_____
20 Licenses/Permits	_____	_____	_____	_____
21 Advertising	_____	_____	_____	_____
22 Supplies	_____	_____	_____	_____
23 Miscellaneous Contract Services:	_____	_____	_____	_____
24 _____	_____	_____	_____	_____
25 _____	_____	_____	_____	_____
26 _____	_____	_____	_____	_____
27 _____	_____	_____	_____	_____
28 _____	_____	_____	_____	_____
29 TOTAL OPERATING EXPENSES	_____	_____	31,500	_____
30 NET OPERATING INCOME	_____	_____	135,225	_____
31 Less: Annual Debt Service	_____	_____	_____	_____
32 Less: Participation Payments	_____	_____	_____	_____
33 Less: Leasing Commissions	_____	_____	_____	_____
34 Less: Funded Reserves	_____	_____	_____	_____
35 CASH FLOW BEFORE TAXES	_____	_____	_____	_____

Prepared for: _____

Prepared by: _____

Annual Property Operating Data

Property Name Hancock Row LLC
 Location 4742-4754 Anthony Wayne Det MI
 Type of Property Apartments-Townhouse
 Size of Property 9 units (Sq. Ft./Units)

Purchase Price _____
 Plus: Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

Purpose of analysis _____

Assessed/Appraised Values
 Land _____
 Improvements _____
 Personal Property _____
 Total _____

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	_____	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____	_____

Adjusted Basis as of: _____

ALL FIGURES ARE ANNUAL				COMMENTS/FOOTNOTES	
	S/SQ FT or S/Unit	% of GOI			
1	POTENTIAL RENTAL INCOME			256,800	8-\$2,300/1-\$3,000mo \$21,400mo
2	Less: Vacancy & Cr. Losses	(5.0%	% of PRI	12,840	low vacancy area
3	EFFECTIVE RENTAL INCOME			243,960	
4	Plus: Other Income (collectable)			0	no laundry income
5	GROSS OPERATING INCOME			243,960	
OPERATING EXPENSES:					
7	Real Estate Taxes			26,852	10.5% ERI Industry avg
8	Personal Property Taxes			1,800	\$200/per unit
9	Property Insurance			19,180	7.5% ERI Industry avg
10	Off Site Management			12,787	5% ERI Industry avg
11	Payroll			0	
12	Expenses/Benefits			0	
13	Taxes/Worker's Compensation			0	
14	Repairs and Maintenance			9,206	3.6% EF
Utilities:					
15	Water			4,603	1.8% based on owner history
16	Electric				
17	Gas				
18					
19	Accounting and Legal			500	
20	Licenses/Permits			200	
21	Advertising			200	
22	Supplies			2,557	1% of ERI
23 Miscellaneous Contract Services:					
24	Snow Removal			600	
25	Trash Removal				
26	Lawn Service			600	
27					
28					
29	TOTAL OPERATING EXPENSES			79,085	
30	NET OPERATING INCOME			164,875	
31	Less: Annual Debt Service				
32	Less: Participation Payments				
33	Less: Leasing Commissions				
34	Less: Funded Reserves				
35	CASH FLOW BEFORE TAXES				

Prepared for: _____

Prepared by: _____

Research multi family market analysis for the area centered around Wayne state university and midtown located in Detroit mi. Rent rates for 1, 2 and 3 bedroom units. Do a multi family sales analysis and lease tenant analysis. Provide cap rates and per square foot prices.

Thought for 7m 36s

Below is a **Midtown / Wayne State University–centered multifamily market snapshot** (best aligned to **Midtown + ZIP 48201** and the **Downtown/Midtown/Rivertown** apartment submarket used by RealPage/Berkadia).

1) Rental rates (asking/market) — 1, 2, 3 BR

Midtown “headline” averages (marketwide)

Apartments.com reports these **average asking rents for Midtown Detroit: 1BR \$1,474, 2BR \$2,062, 3BR \$2,298** (studio avg \$1,169).

Competitive rent band (what tenants actually see in Midtown near WSU)

A Berkadia offering memorandum's **Midtown/48201 comparable-set** shows a clear split between **newer Class A/B product** and **renovated historic walk-ups** (examples below are within/near Midtown/WSU addresses in the comp set):

Unit type	“Core Midtown” typical band (based on comps)	Examples from comp set (illustrative)
1BR	~\$1,250 – \$2,100	Sheridan Court \$1,251; Rainer Court \$1,315–\$1,350; The Auburn \$1,385; Woodward West \$1,475–\$2,081; The Hamilton \$1,643
2BR	~\$1,450 – \$3,250	Rainer Court \$1,450; Sheridan Court \$1,463; Studio One \$1,965–\$2,100; The Hamilton \$2,329; Woodward West \$2,285–\$3,250
3BR	~\$1,900 – \$2,300+ (thin supply; many are townhouse/loft-style)	Midtown headline avg \$2,298

Rent per SF underwriting lens (helpful for Midtown pro formas): HR&A's Detroit Housing Market Study uses rent assumptions around **\$1.80–\$2.25/SF** for mid-rise/low-rise multifamily typologies (development feasibility benchmarks).

2) Lease + tenant (renter) analysis (Midtown/WSU-oriented)

Demand drivers (why Midtown performs differently than “Detroit City”)

- Midtown is anchored by **Wayne State University** plus the broader Midtown employment base (healthcare, research, cultural institutions). Apartments.com explicitly notes Midtown as home to Wayne State and a large student presence.
- The broader **Downtown/Midtown/Rivertown** apartment submarket shows **effective rent ~\$1,532** and **occupancy ~92.8%** (Q2 2024), with **rent up ~2.9% YoY**.

What this means for tenant mix & leasing

- **Likely renter segments (practical leasing reality):**
 - **Students (grad/upperclass), visiting faculty**, and university staff
 - **Medical district** employees/residents
 - **Young professionals** prioritizing walkability + transit access
(Supported directionally by Midtown’s “student-heavy” positioning and the small-household/younger profile below.)
- **Turnover / leasing tempo:** ZIP 48201 shows **high mobility** (about **21.6% moved in the past year**) and a small average household size (~**1.7 persons/HH**), consistent with a renter-heavy, young-professional/student-leaning base.
- **Concessions are part of the game (especially in lease-up waves):** In **Downtown/Midtown/Rivertown**, Berkadia notes **~25.7% of units offering concessions** in Q2 2024 while inventory expanded, yet demand stayed strong.

Practical lease-structure takeaways for Midtown assets

- Expect **12–15 month lease terms** to be common (operators use them to manage seasonality and turnover around academic cycles).
- Concessions (1–2 months free / reduced effective rent) tend to appear **when new supply delivers**, then tighten as absorption catches up—Berkadia shows absorption strength even with concessions in place.

3) Multifamily sales analysis (cap rates + pricing metrics)

Detroit metro context (transaction-based)

Berkadia (MSCI/RCA, \$2.5M+ deals) reports 2024 YTD multifamily sales for the Detroit market: **\$86.5M volume, 5 transactions, avg price/unit ~\$115,100, avg cap rate ~6.9%**.

Midtown-specific pricing signals (listing-based, useful for “today’s asks”)

Crexi’s Midtown market overview shows (from its marketplace data) an **average price per SF ~\$191** and a **median cap rate ~9%** (note: this reflects **listed/marketed** deals more than closed-only comps).

Underwriting benchmark cap rates (development feasibility references)

HR&A’s Detroit Housing Market Study uses benchmark stabilized cap rates of **~5.5% (mid-rise new construction)** and **~6.5% (low-rise rehab / mid-rise rehab)** in its feasibility assumptions.

Example “price per SF” datapoint inside 48201 (illustrative)

A LoopNet offering in **48201** shows an asking **price per SF of \$49.56** (example: “Kings Arms”).

How to interpret the spread (important):

- Midtown **\$PSF can swing massively** depending on (a) true Midtown core vs fringe, (b) historic walk-up vs elevator mid/high-rise, (c) unit condition/renovation level, and (d) whether the deal is stabilized vs value-add.
- Cap rates similarly bifurcate: **lower caps** tend to align with newer/stabilized product (HR&A feasibility benchmarks **~5.5–6.5%**) while **higher caps** often show up in marketplace listings/value-add (Crexi Midtown median **~9%**).

Hancock Row LLC Rent Roll 2023 Jan-Feb

Unit	Rent per Month	Total Rent (Jan-Feb)
693	1150	2300
695	1550	3100
701	1425	2850
703	1400	2800
709	1700	3400
4754	1400	2800
4752 vacant		
4744	1515	3030
4742 vecant		
Total	10140	20280

Expenses 2022	
Property Tax	
Insurance	
Utilities	325
Maintanance	875
Repair	967
Total	2167

Hancock Row LLC Rent Roll 2022

Income 2022		
Unit	Rent per Month	Total Rent (2022)
693	1150	13800
695	1550	18600
701	1425	17100
703	1400	16800
709	1700	20400
4754	1400	16800
4752	1325	15900
4744	1515	18180
4742	1300	15600
Total	12765	153180

Expenses 2022	
Property Tax	17136
Insurance	5950
Utilities	2725
Maintanance	7500
Repair	9325
Total	42636

\$309,000 unit

Hancock Row LLC

2019

Income by Unit	
Address	Monthly Rent
4742 Anthony Wayne Drive	\$1,100.00
4744 Anthony Wayne Drive	\$1,375.00
4752 Anthony Wayne Drive	\$1,375.00
4754 Anthony Wayne Drive	\$1,300.00
693 W. Hancock Street	\$1,100.00
695 W. Hancock Street	\$1,300.00
701 W. Hancock Street	\$1,300.00
703 W. Hancock Street	\$1,300.00
709 W. Hancock Street	\$1,200.00
Monthly Total Income	\$11,350.00
est. Annual Total Income	\$136,200.00

Summary Annual Income & Expenses	
Income	\$136,200.00
Expenses:	
Utilities	Tenants pay for all utilities
Property Tax	\$16,500.00
Maintenance	\$5,000.00
Total Expenses	\$21,500.00
Net Income	\$114,700.00

HANCOCK ROW APARTMENTS DETROIT MI

Profit & Loss Stmt year 2021 YTD
INCOME

Rental Income	\$108,225.00
Vacancy	0
Bad Debt	0
Parking Income	0
Laundry Income	0
Fees	0
Pet Income	0
Miscellaneous	0

Total Rental Income

\$108,225.00

EXPENSE

Administrative	0
Marketing	0
Management Fee	0
Payroll	0
Maintenance	\$3,750.00
Turnover	0
Contract Services	0
Utilities	0
Insurance	\$4,875.00
Property Taxes	\$12,375.00

Total Operating Expenses

\$21,000.00

NET INCOME

\$87,225

Multi-Family Rent Roll

09/01/2020 Property Address: 4742, 4744, 4752 & 4754 Anthony Wayne Dr/ 693, 695, 701, 703 & 709 W. Hancock Street
 Total Units: 9 Total Vacant: One Unit

Unit #	Tenant Name	Unit Type	Square Footage	Security Deposit	Monthly Rent	Date of Occupancy	Date of Expiration	Last Rent Increase	Number of Rooms	Number of Bedrooms	Lease or Tenant at Will	Subsidized (Y/N)
4742			1200	\$1,350.00	\$1,350.00	10/01/20	09/30/2020	n/a	7	3	Lease	n/a
4744			1200	\$1,325.00	\$1,325.00	5 year resident	10/01/2021	recent	7	3	Lease	n/a
4752			1200	\$1,300.00	\$1,300.00	3 year resident	08/31/2021	recent	7	3	Lease	n/a
4754			1200	\$1,300.00	\$1,300.00	3 year resident	08/30/2021	recent	7	3	Lease	n/a
693			1200	\$1,300.00	\$1,300.00	5 year resident	09/30/2021	recent	7	3	Lease	n/a
695			1200	\$1,500.00	\$1,500.00	09/01/2020	08/31/2021		7	3	Lease	n/a
701			1200	\$1,300.00	\$1,300.00	08/01/2020	07/31/2021		7	3	Lease	n/a
703			1200	\$1,300.00	\$1,300.00	08/01/2020	07/31/2021		7	3	Lease	n/a
709			1200	\$1,550.00	\$1,550.00	2021	2022		7	3	Lease	n/a
TOTAL:												
											\$12,025.00	

Monthly Laundry Income:	0
Monthly Garage Income:	0
Monthly Storage Income:	0
Other:	0
Total Monthly Income	\$12,025.00
TOTAL ANNUAL GROSS INCOME:	\$144,300.00

Management Company:
 Owner managed

HANCOCK ROW APARTMENTS, DETROIT MI

Profit & Loss Stmt year 2020

INCOME

Rental Income	\$144,300.00
Vacancy	0
Bad Debt	0
Parking Income	0
Laundry Income	0
Fees	0
Pei Income	0
Miscellaneous	0

Total Rental Income

\$144,300.00

EXPENSE

Administrative	0
Marketing	0
Management Fee	0
Payroll	0
Maintenance	\$5,000.00
Turnover	0
Contract Services	0
Utilities	0
Insurance	\$6,500.00
Property Taxes	\$16,500.00

Total Operating Expenses

\$28,000.00

NET INCOME

\$116,300.00