



912 MARY ST

912 Mary St  
Ann Arbor , MI 48104



# INVESTMENT SUMMARY

Metro Properties Commercial is proud to present this 4 Unit University of Michigan Student rental located steps from Central Campus in Ann Arbor. Fully renovated in 2024, the property has a total of 23 Bedrooms each with their own Ensuite Bathroom. High End finishes throughout with Stainless Steel Appliances and Granite Countertops to command top of market Rents. Low Maintenance Exterior, and High Efficiency Mechanicals. Beautiful front deck with Trex Decking, and massive 2nd story rear deck for entertaining. .205 Acre lot with rear parking for 10+ cars. Potential future upzoning of the property would allow a building up to 70 ft height(60,000+sq/ft).



# PROPERTY SUMMARY

Offering Price	\$5,799,500.00
CAP Rate	5.29%
NOI	\$306,641.00
Building SqFt	6,040 SqFt
Lot Size (acres)	0.21
Units	4.00
Year Built	1901
County	Washtenaw
Parcel ID / APN	09-09-32-103-029
Bedrooms	23.00





## CITY OF ANN ARBOR

### AREA

CITY	29.1 SQ MI
LAND	28.2 SQ MI
WATER	0.9 SQ MI
ELEVATION	840 FT

### POPULATION

POPULATION	123,851
ESTIMATE (NULL)	119,381
RANK	231
DENSITY	4,388.14 SQ MI
URBAN	317,689

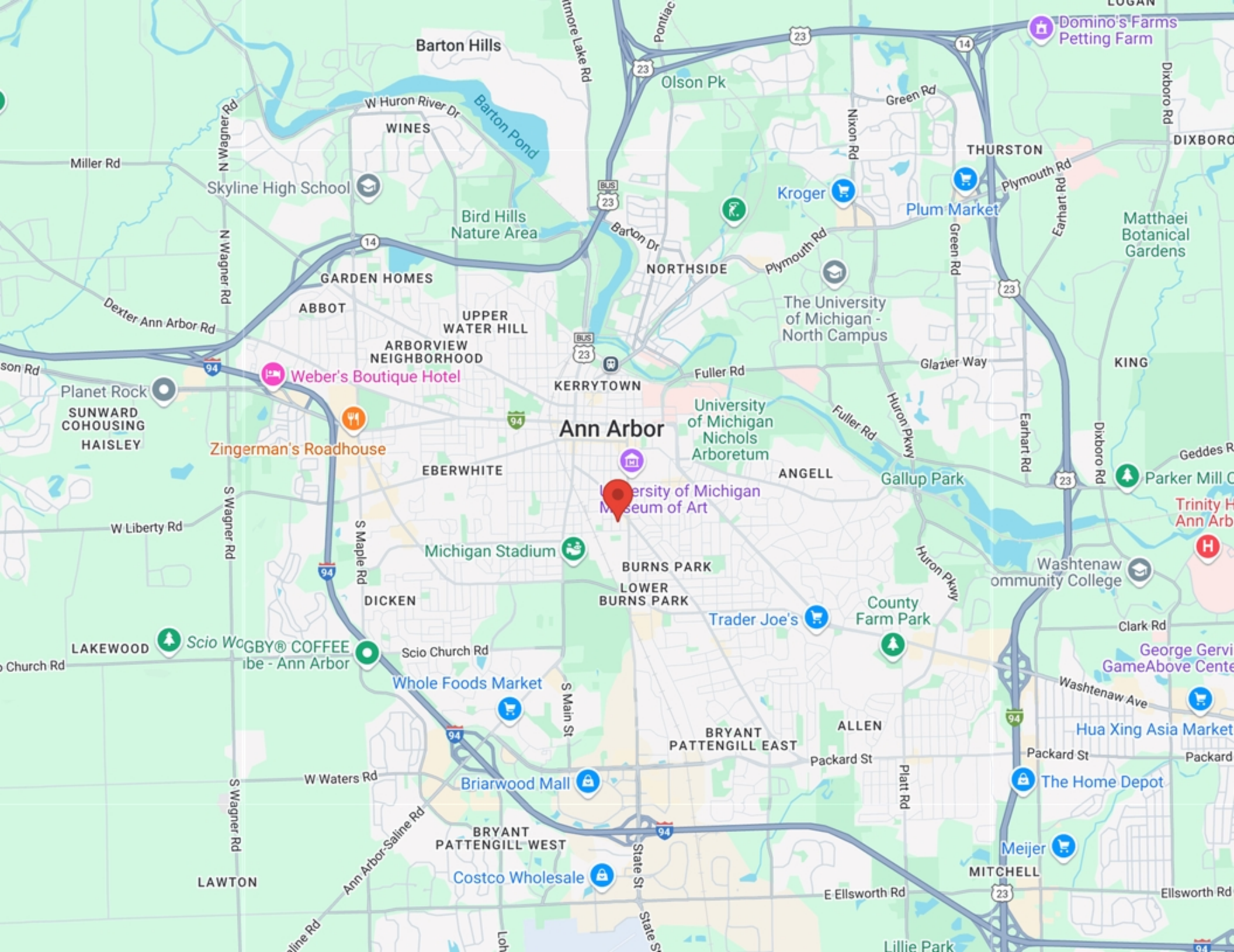


## ABOUT ANN ARBOR

Ann Arbor is a city in Washtenaw County, Michigan, United States, and its county seat. The 2020 census recorded its population to be 123,851, making it the fifth-most populous city in Michigan. Located on the Huron River, Ann Arbor is the principal city of its metropolitan area, which encompasses all of Washtenaw County and had 372,258 residents in 2020.







# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from METRO PROPERTIES COMMERCIAL and it should not be made available to any other person or entity without the written consent of METRO PROPERTIES COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to METRO PROPERTIES COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. METRO PROPERTIES COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, METRO PROPERTIES COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has METRO PROPERTIES COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE METRO PROPERTIES COMMERCIAL ADVISOR  
FOR MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



### **CHRIS VESSELS**

Commercial Specialist

Direct: (734)649-2409

chvessels@gmail.com



### **METRO PROPERTIES COMMERCIAL**

Office: (734)668-6686