



## 3447-3471 EWALD CIRCLE

3447 Ewald Circle, Detroit, MI 48238



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:  
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**OFFERING SUMMARY:** 3447 Ewald Circle | Detroit, MI 48238

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**PROPERTY OVERVIEW**

Eight (8) unit townhome style apartment building for sale in Detroit, MI.

**OFFERING SUMMARY**

Sale Price:	\$579,000
Building Size:	6,872 SF
Number of Units:	8
Year Built:	1952
Zoning:	R3

**PROPERTY HIGHLIGHTS**

- Eight (8) unit townhome style apartment building
- All two bedroom units with private entry
- Major capital improvement in past (3) years
- Contact Broker for financials
- Certificate of compliance available
- Seller financing available



**BUILDING/PROPERTY INFORMATION:** 3447 Ewald Circle | Detroit, MI 48238

**BUILDING INFORMATION**

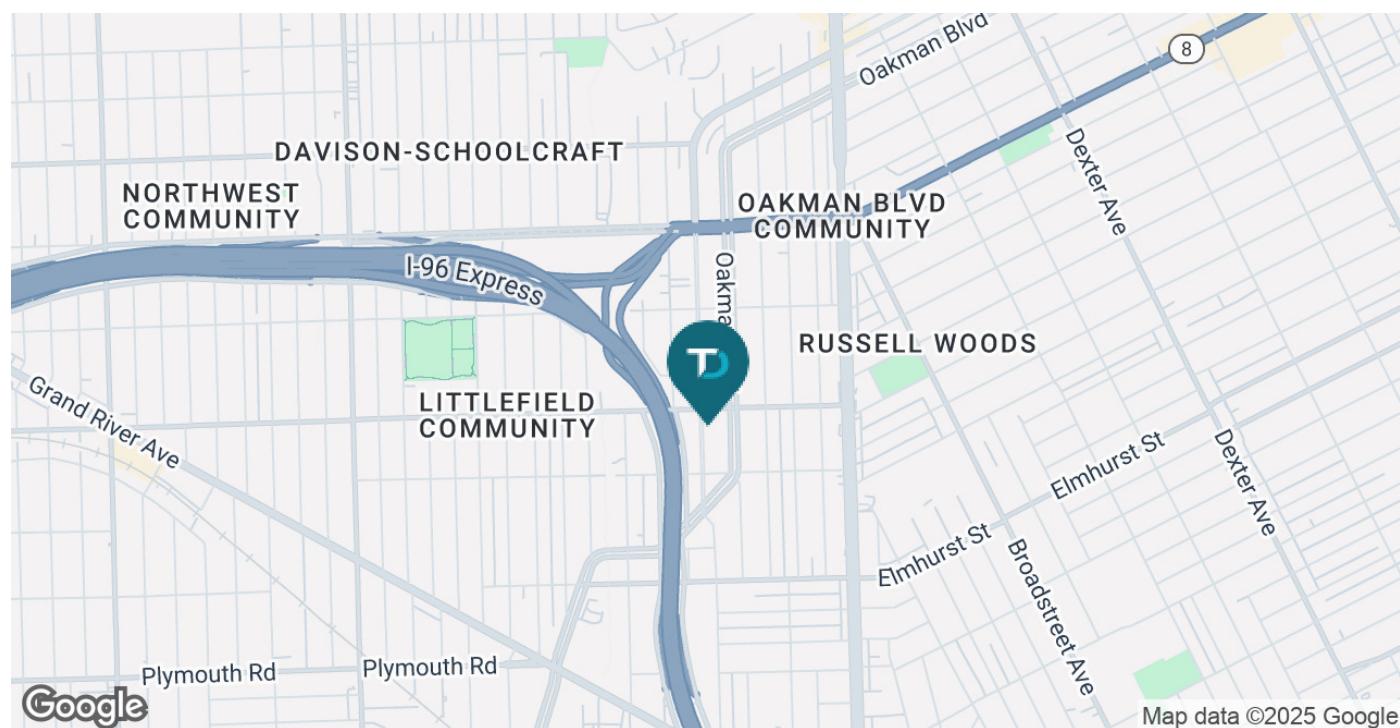
Price/UN:	\$72,375.00
Building Size:	6,872 SF
Year Built:	1952
Number of Floors:	2
Utilities:	City water and sewer

**PROPERTY INFORMATION**

Property Type:	Multifamily
Property Subtype:	Mid-Rise
Taxes:	-
Zoning	R3
Legal Description:	Available upon request
APN:	16-0238618

**LOCATION INFORMATION**

Located on the east side of Ewald Circle, just south of Fullerton St.



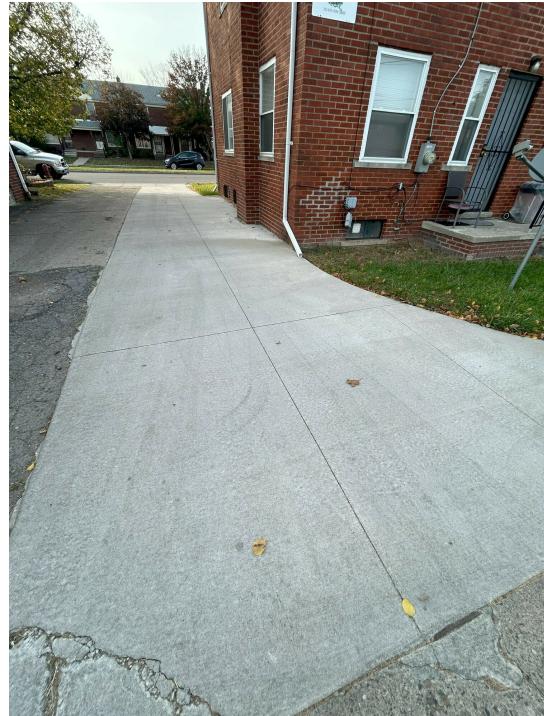


THOMAS DUKE  
COMMERCIAL REAL ESTATE

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**ADDITIONAL PHOTOS: 3447 Ewald Circle | Detroit, MI 48238**

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**ADDITIONAL PHOTOS:** 3447 Ewald Circle | Detroit, MI 48238

3447 3471 Ewald Cir	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In
	3447EC	2 Bed 1 Bath House	800	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3/1/20	
	3449EC	2 Bed 1 Bath House	800	0.00	925.00	0.00	75.00	1,000.00	0.00	1,050.00	100.00	06/01/25	7/31/19
	3453EC	2 Bed 1 Bath House	800	899.00	899.00	0.00	100.00	999.00	2,477.00	899.00	270.00	06/01/25	4/10/25
	3455EC	2 Bed 1 Bath House	800	0.00	975.00	0.00	100.00	1,075.00	1,000.00	1,050.00	100.00	11/01/24	9/25/20
	3461EC	2 Bed 1 Bath House	800	0.00	975.00	0.00	100.00	1,075.00	1,878.40	1,050.00	100.00	11/01/24	9/16/20
	3463EC	2 Bed 1 Bath House	800	895.00	895.00	0.00	100.00	995.00	1,060.00	895.00	418.00	01/01/25	11/15/24
	3469EC	2 Bed 1 Bath House	800	0.00	900.00	0.00	75.00	975.00	1,231.80	1,050.00	100.00	11/01/24	10/8/19
	3471EC	2 Bed 1 Bath House	800	975.00	975.00	0.00	100.00	1,075.00	1,175.00	975.00	912.00	09/01/25	7/30/25
			6,400	2,769.00	6,544.00	0.00	650.00	7,194.00	8,822.20	6,969.00	2,000.00		



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**P&L: 3447 Ewald Circle | Detroit, MI 48238**

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**3447-3471 Ewald Circle**

**Detroit, MI 48238**

**Profit and Loss**

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Gross Rental Income:	\$90,288.00
Late Fees:	\$950.00
Other Income:	\$0.00
<b>Total Income:</b>	<b>\$91,238.00</b>

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**Expenses:**

Leasing Fees:	\$0.00
Legal/Professional:	\$450.00
Property Taxes:	\$10,895.06
Insurance:	\$1,311.36
Lawn and Snow:	\$855.00
Water:	\$6,816.00
Management (5%):	\$4,514.40
Cap. Reserves (3%):	\$2,708.64

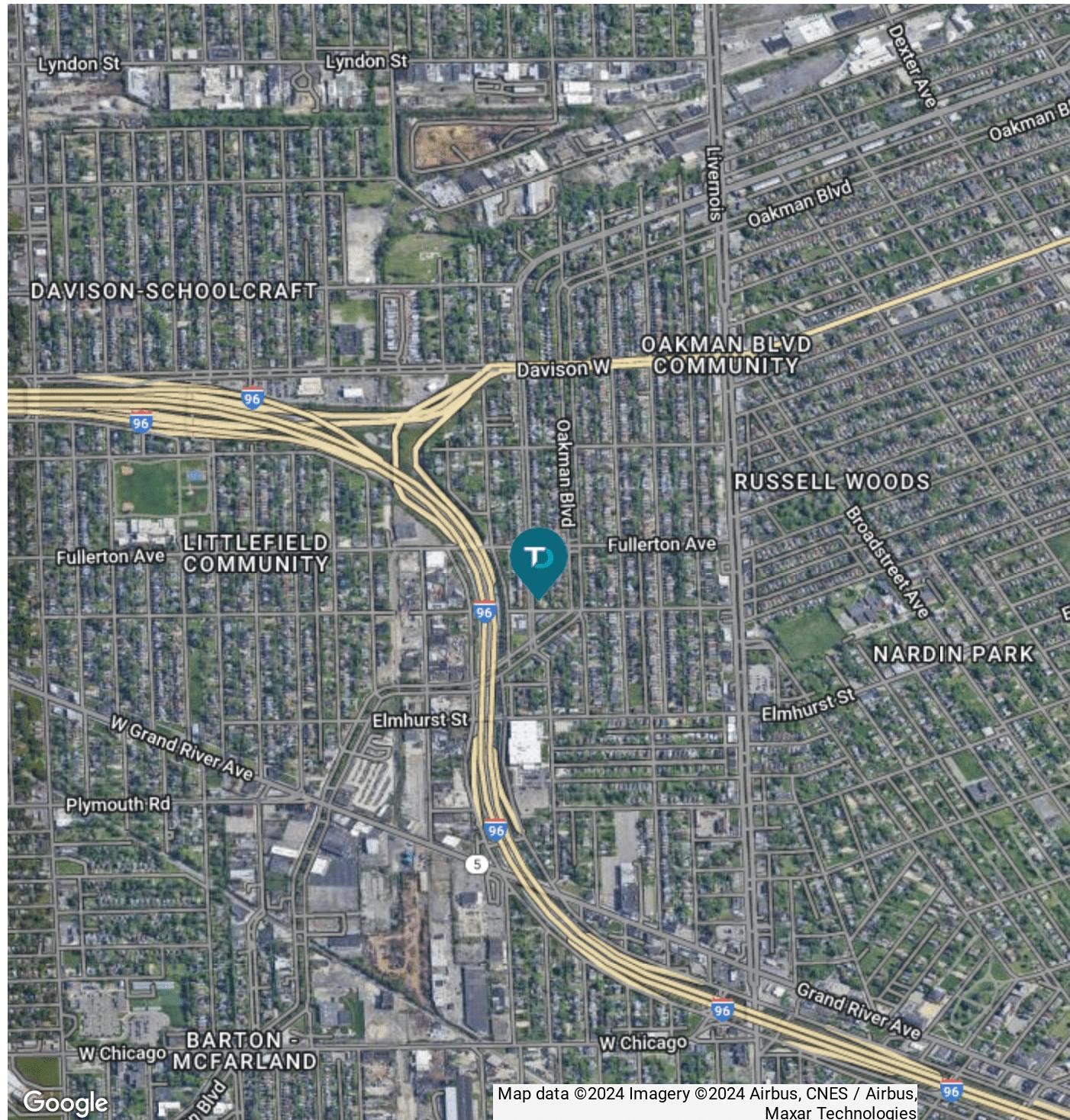
**Total Operating Expense:** \$27,550.46

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**Net Operating Income:** \$63,687.54

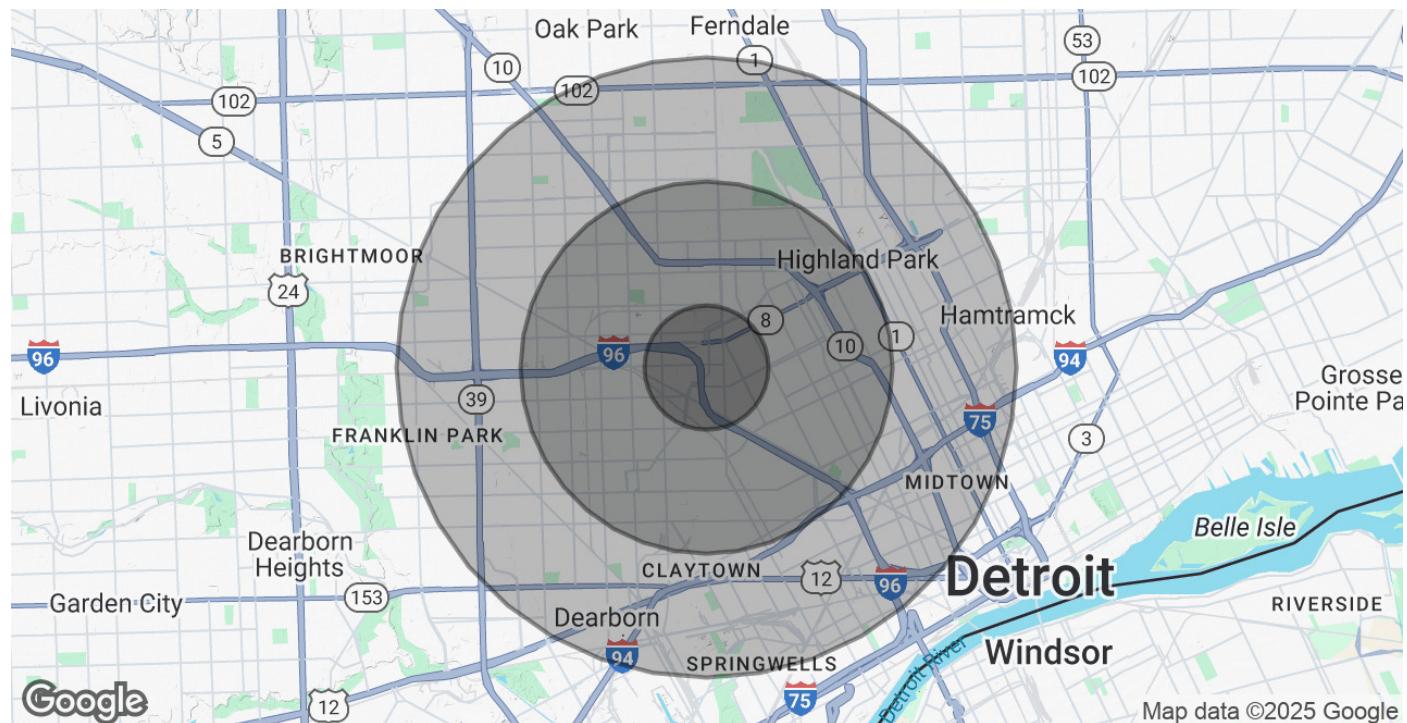


**RETAILER MAP: 3447 Ewald Circle | Detroit, MI 48238**





**DEMOGRAPHICS MAP & REPORT: 3447 Ewald Circle | Detroit, MI 48238**



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,794	140,674	431,468
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	39	38

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,867	55,560	164,169
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$44,433	\$48,516	\$55,622
Average House Value	\$137,308	\$134,363	\$156,324

*Demographics data derived from AlphaMap*