

## 3447-3471 EWALD CIRCLE

3447 Ewald Circle, Detroit, MI 48238



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

**ANDREW BATTERSBY**

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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**

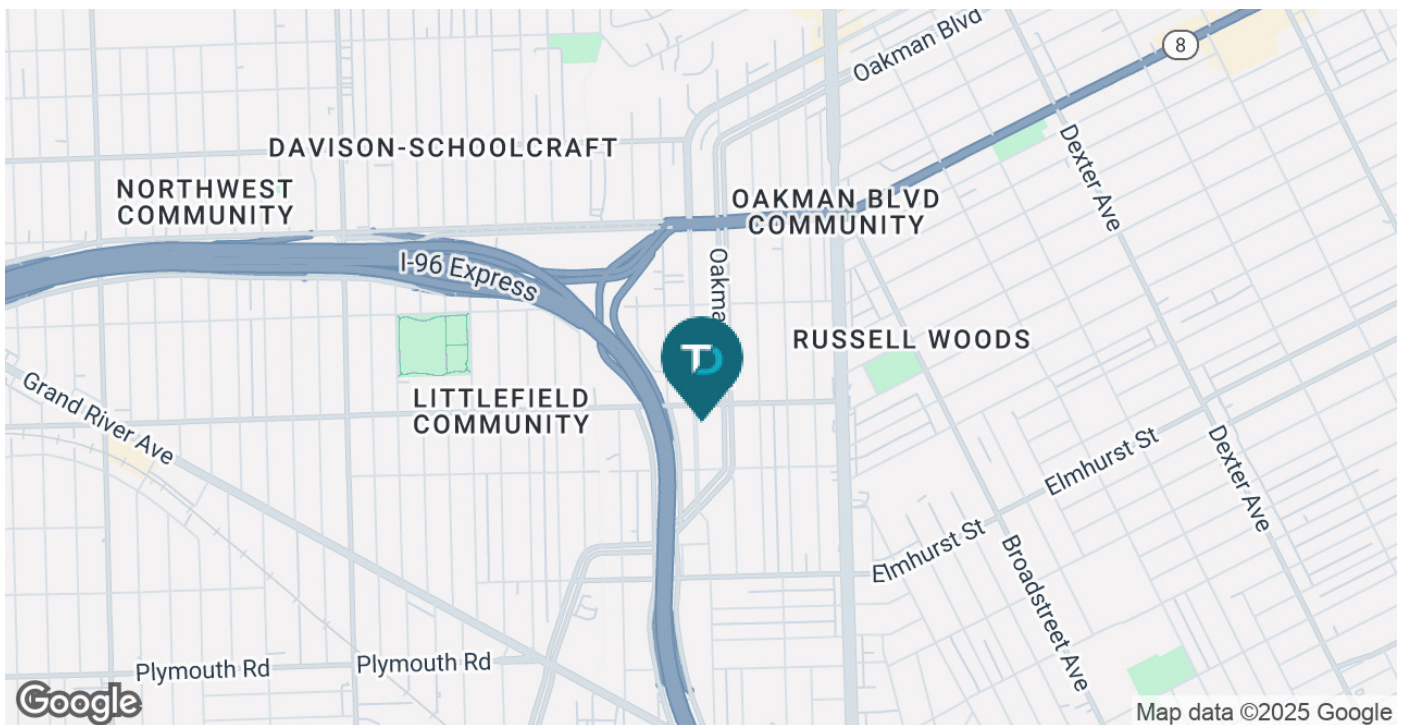
Price/UN: \$72,375.00  
Building Size: 6,872 SF  
Year Built: 1952  
Number of Floors: 2  
Utilities: City water and sewer

**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.





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

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

		Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In
3447 3471 Ewald Cir		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		

**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

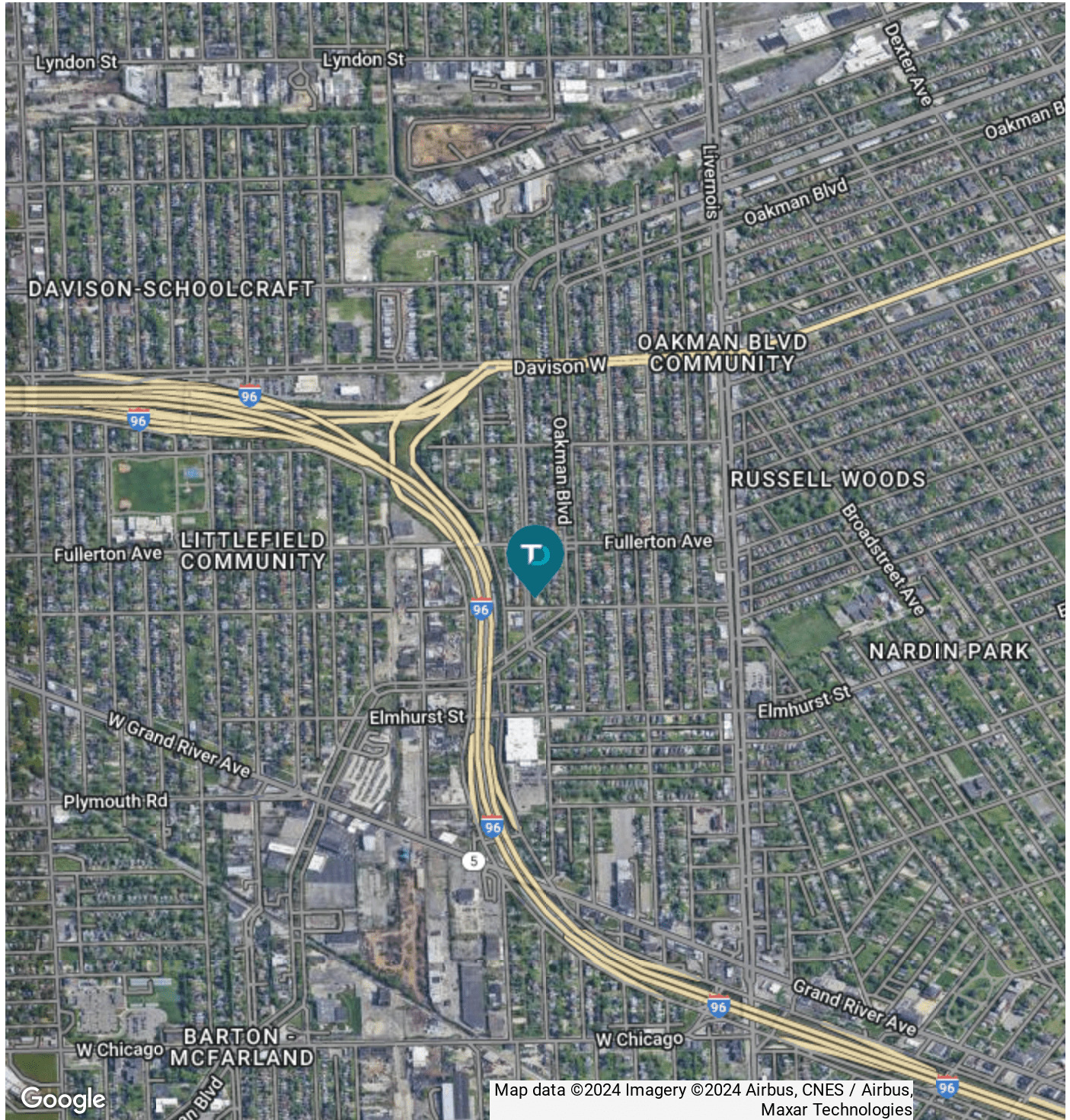
<b>Total Operating Expense:</b>	<b>\$27,550.46</b>
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<b>Net Operating Income:</b>	<b>\$63,687.54</b>
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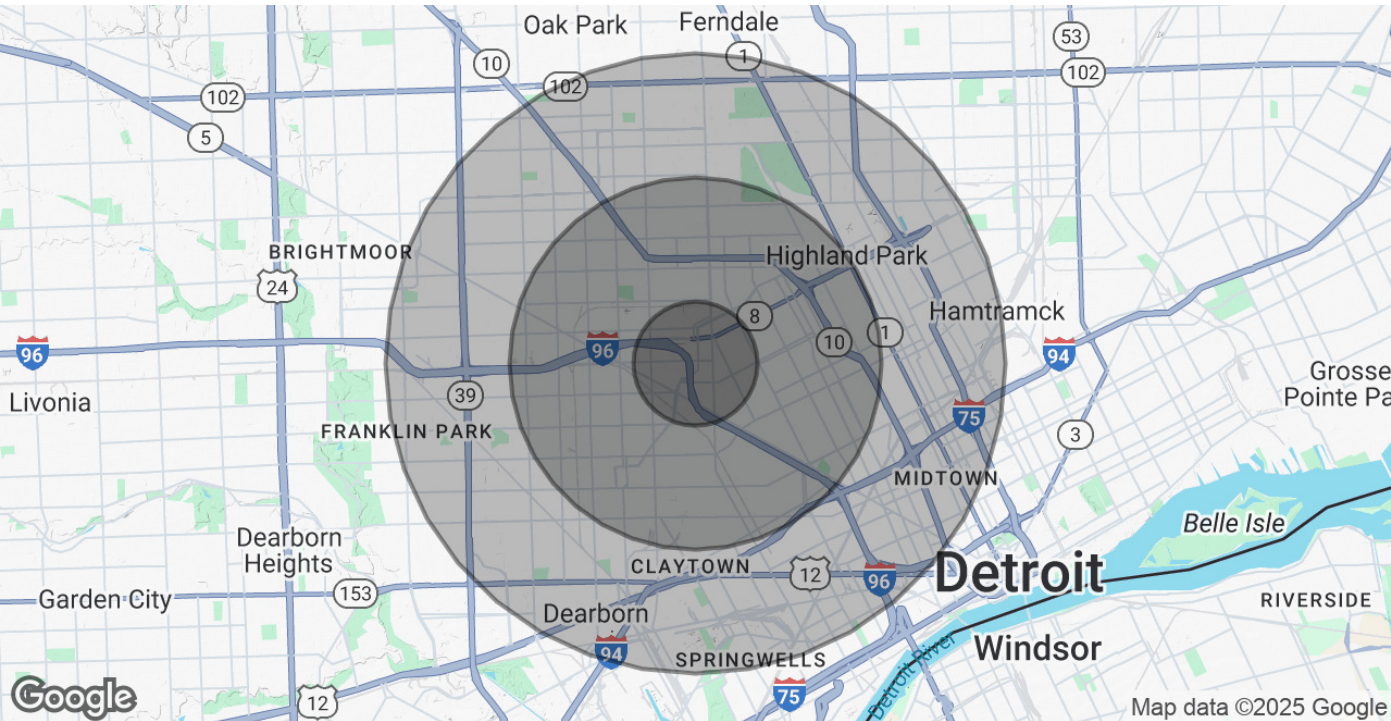
**RETAILER MAP:** 3447 Ewald Circle | Detroit, MI 48238





DEMOGRAPHICS MAP & REPORT:

3447 Ewald Circle | Detroit, MI 48238



POPULATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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