

**30 EAST  
PHILADELPHIA  
DETROIT, MI 48202**



**MOTOWN  
PROPERTY  
MANAGEMENT INC**

**FAHAD SULTAN 734-341-5900**

## Property description

30 E Philadelphia presents a rare opportunity to acquire a fully renovated 44-unit multifamily asset in one of Detroit's most dynamic and rapidly developing corridors. Located just off Woodward Avenue in the heart of the North End, this grand four-story building blends historic character with modern upgrades and is positioned for strong long-term appreciation. The property features 44 thoughtfully designed units consisting of 18 studios, 22 one-bedroom units, and 4 two-bedroom units. The building showcases stylish apartments centered around a beautiful atrium with skylights, creating an inviting architectural focal point that enhances natural light and resident appeal. This offering also includes 8444 Woodward, a Woodward-facing parking lot with 18 dedicated parking spaces, in addition to ample street parking—an exceptional amenity along this major corridor. The property is located within a designated Opportunity Zone, adding potential long-term tax advantages for investors.



Opportunity Zone

## HIGHLIGHTS

- \* Fully renovated with modern upgrades throughout
- \* Contemporary kitchens featuring granite countertops
- \* Convenient access to major freeways
- \* Located near (WSU) campus
- \* New parking lot with direct Woodward Avenue frontage
- \* Stunning views of downtown Detroit
- \* Walking distance from the QLINE streetcar station
- \* Brand-new market located directly across the street

## PROPERTY IMPROVEMENTS

**The property has undergone a full renovation with significant upgrades throughout, including the following improvements:**

**Woodward-Facing Parking lot 8444 woodward included in sale**

**Electrical**

**Plumbing**

**Fire suppression and Fire alarm**

**Individual HVAC Systems – Wall-mounted comfort packs provide heating and air conditioning in each unit.**

**Separate Utility Meters – Individual electric and gas meters installed for all units, allowing for tenant responsibility and utility efficiency.**

**Modern Kitchens and Bathrooms – Brand new contemporary kitchens with granite countertops and fully renovated bathrooms.**

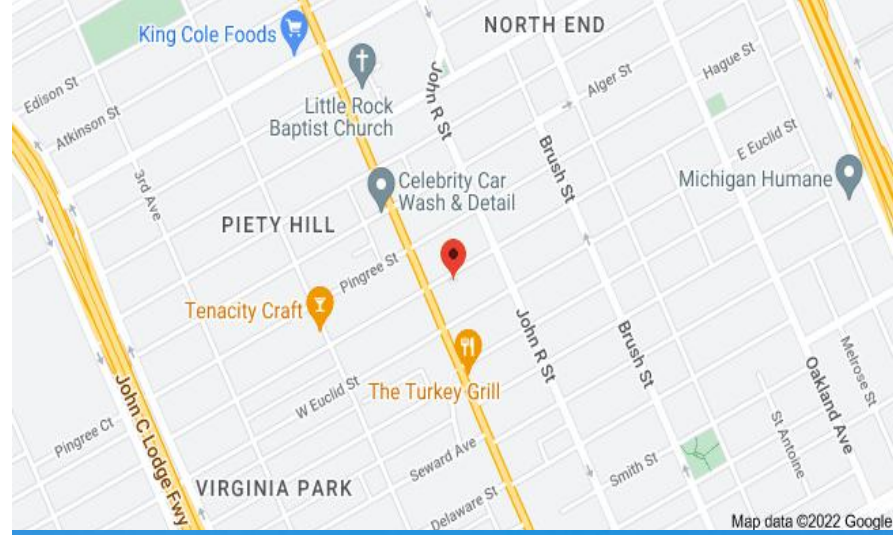
**New Elevator – Recently installed elevator.**

**New Windows – throughout the building**

**Gypcrete Soundproofing – Applied between floors for superior sound insulation.**

**New Roof – Fully replaced roof ensuring long-term durability and minimal maintenance**





# **ESTIMATED PRO FORMA TOTALS**

## **Market Range**

(18) Studio apartments-  
\$1100-1200

(22) 1 bedroom- \$1450-1500

(4) 2 bedroom- \$1725

Gross Annual Income- \$723,600

## **Operating expenses**

Marketing \$2868

Insurance 46,696.68

Internet \$4800

Garbage \$2554.32

Property Taxes \$8265.73

Common Utilities \$31,680

Landscaping\$14,400

Expenses Fire alarm

monitoring \$2484

**Totals \$113,748.7**

NOI- \$609,851.27

CAP rate 8.12





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