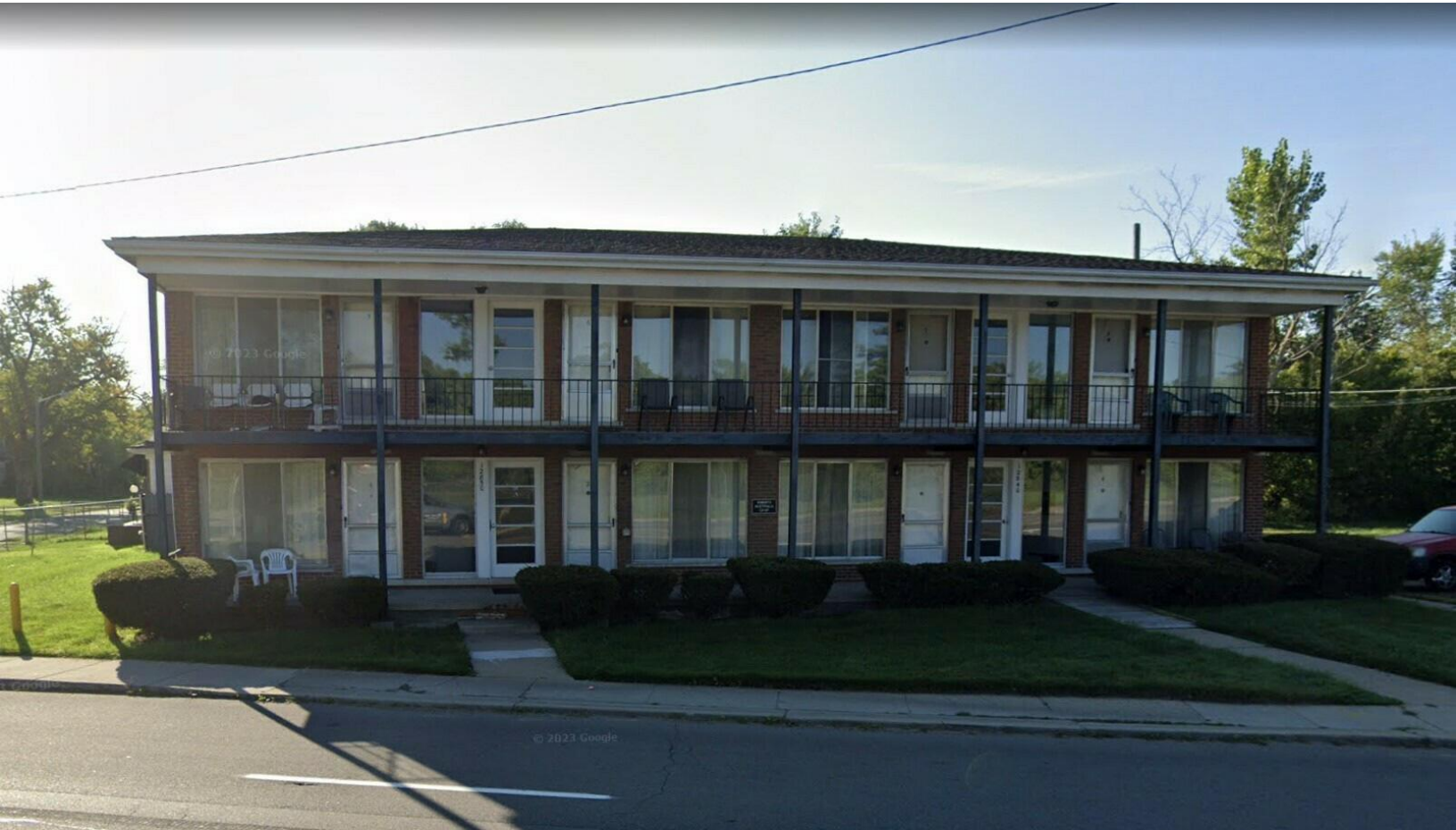


12693 WESTPHALIA ST

12693 Westphalia St, Detroit, MI 48205



FOR SALE

248.476.3700

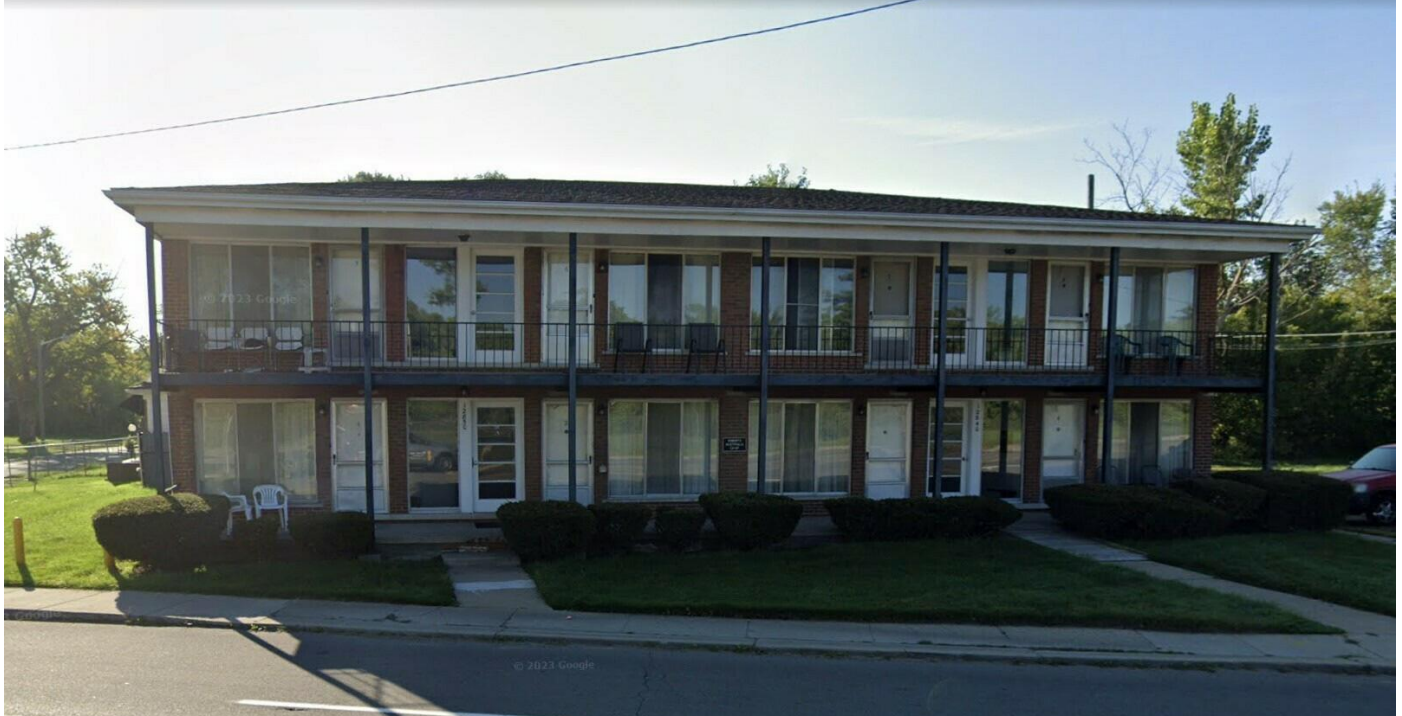
EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

abattersby@thomasduke.com

OFFERING SUMMARY: 12693 Westphalia St | Detroit, MI 48205



PROPERTY OVERVIEW

Seven (7) unit apartment building for sale in Detroit, MI.

OFFERING SUMMARY

Sale Price - REDUCED:	Was \$345,000 NOW \$315,000
Building Size:	6,600 SF
Number of Units:	7
Price / UN:	\$45,000
Year Built:	1967
Zoning:	B4

PROPERTY HIGHLIGHTS

- 7 unit apartment building for sale
- Newer roof and balcony
- Private entry to all units
- On-site parking
- First time being offered for sale
- Contact Broker for financials

BUILDING/PROPERTY INFORMATION: 12693 Westphalia St | Detroit, MI 48205

BUILDING INFORMATION

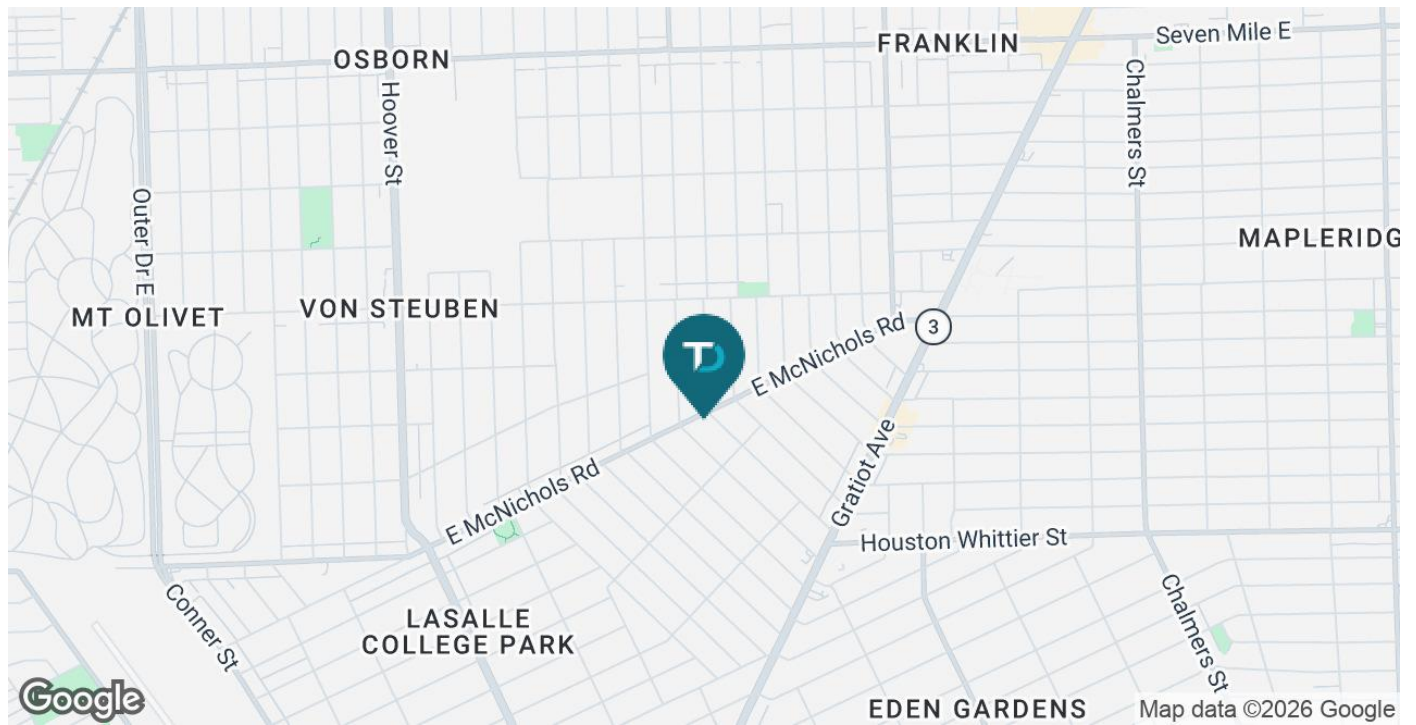
Price/UN:	\$45,000
Building Size:	6,600 SF
Year Built:	1967
Number of Floors:	2
Utilities:	City water and sewer
Parking Spaces:	On-site

PROPERTY INFORMATION

Lot Size:	0.18 AC
Property Type:	Multifamily
Property Subtype:	Mid-Rise
2024 Taxes:	\$4,668.97
Zoning:	B4
Legal Description:	Available upon request
APN:	21-031968

LOCATION INFORMATION

Located on the southwest corner of Westphalia St & E McNichols Rd in Detroit, MI



ADDITIONAL PHOTOS: 12693 Westphalia St | Detroit, MI 48205



P&L: 12693 Westphalia St | Detroit, MI 48205

**12693 Westphalia St.
Detroit, MI 48205
Profit and Loss**

Gross Rental Income:	\$54,336.00
Late Fees:	\$0.00
Other Income:	\$0.00
Total Income:	\$54,336.00

Expenses:

Leasing Fees:	\$0.00
Property Taxes:	\$5,117.00
Insurance (building):	\$2,837.00
Insurance (liability):	\$980.00
Lawn and Snow:	\$920.00
Water:	\$3,912.00
Management (5%):	\$2,716.80

Total Operating Expense: \$16,482.80

Net Operating Income: \$37,853.20

RENT ROLL: 12693 Westphalia St | Detroit, MI 48205

12693 Westphalia St.
 Detroit, MI 48205
 Rent Roll – 01.29.2025

UNIT	TENANT	BR/BA	SQUARE FEET	RENT
1	[REDACTED]	1BR/1BA	750 SF	\$650.00
2	VACANT	1BR/1BA	750 SF	\$0.00 (\$584.00 prior)
3	VACANT	1BR/1BA	750 SF	\$0.00 (\$580.00 previously)
4	[REDACTED]	1BR/1BA	750 SF	\$580.00
5**	Owner Occupied	1BR/1BA	750 SF	\$220.00
6	[REDACTED]	1BR/1BA	750 SF	\$550.00
7	[REDACTED]	1BR/1BA	750 SF	\$680.00
8	[REDACTED]	1BR/1BA	750 SF	\$680.00
TOTAL:				\$3,360.00

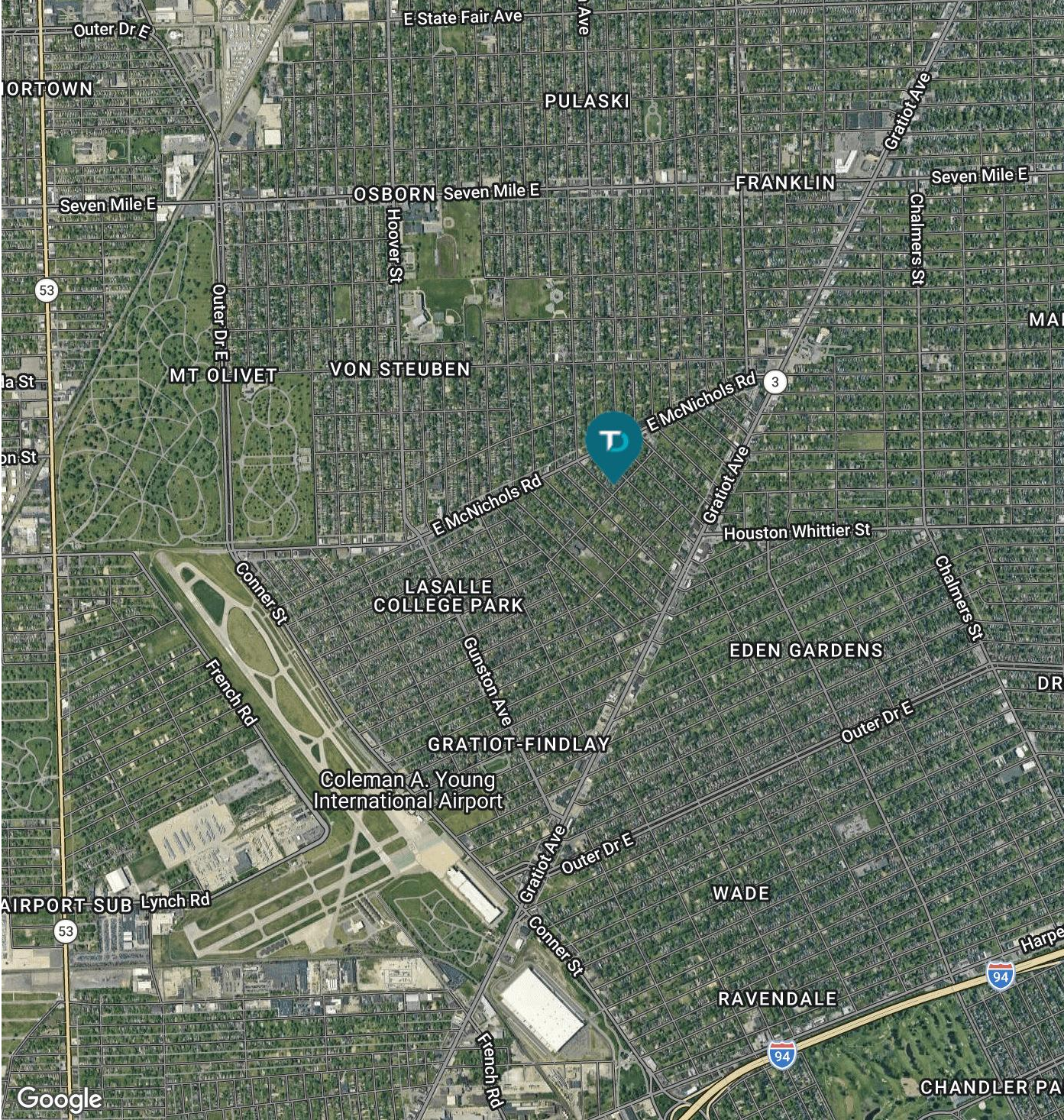
UNIT 5 OWNER OCCUPIED



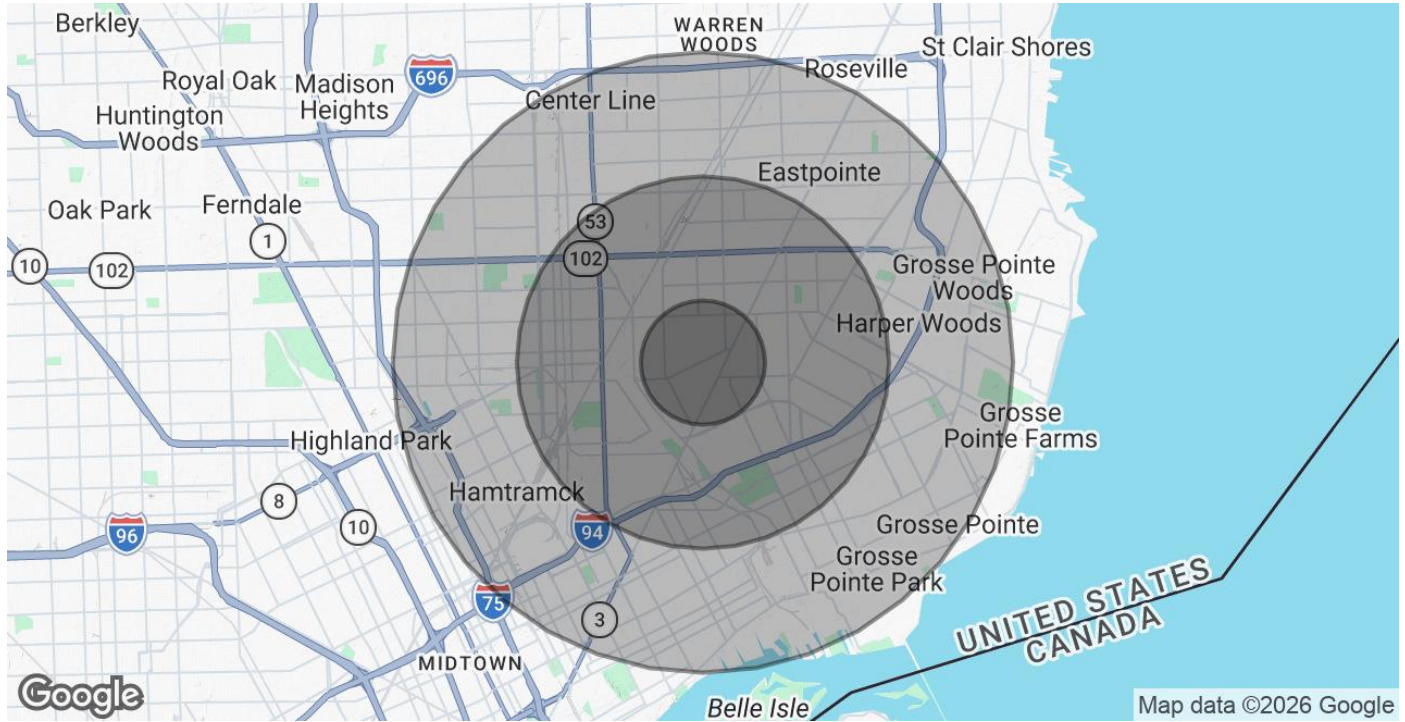
AERIAL MAP: 12693 Westphalia St | Detroit, MI 48205



RETAILER MAP: 12693 Westphalia St | Detroit, MI 48205



DEMOGRAPHICS MAP & REPORT: 12693 Westphalia St | Detroit, MI 48205



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,436	114,208	341,691
Average Age	37	36	38
Average Age (Male)	36	35	37
Average Age (Female)	37	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,260	41,555	127,658
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$48,109	\$50,571	\$67,691
Average House Value	\$76,283	\$94,414	\$151,684

2020 American Community Survey (ACS)