

STEEPLECHASE MULTI-FAMILY

Steeplechase Multi-Family



Currently Offered at \$5,250,000

1241 & 1251 East Woodward Heights,
Hazel Park

PROPERTY OVERVIEW

- Number of Units: **18**
- Number of Units Rented: **17**
- Average Monthly Rent per Unit: **\$2,000.00**
- Gross Monthly Operating Income: **\$36,000.00**

MONTHLY OPERATING EXPENSES

- Repairs and Maintenance: **\$500.00**
- Utilities: **\$2,340.00**
- Total Monthly Operating Expenses: **\$2,840.00**

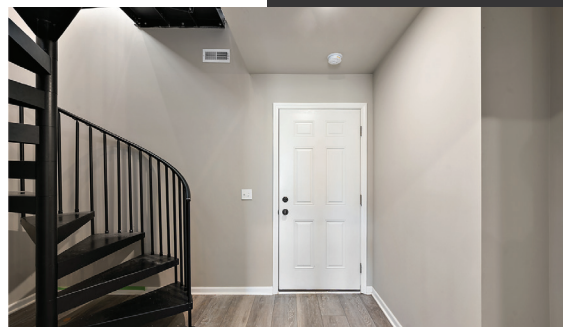
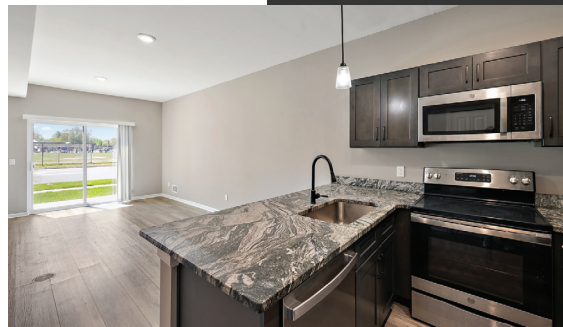
NET OPERATING INCOME (NOI)

Total Annual Operating Income: **\$432,000.00**

Total Annual Operating Expense: **\$34,080.00**

Annual Net Operating Income: \$397,920.00

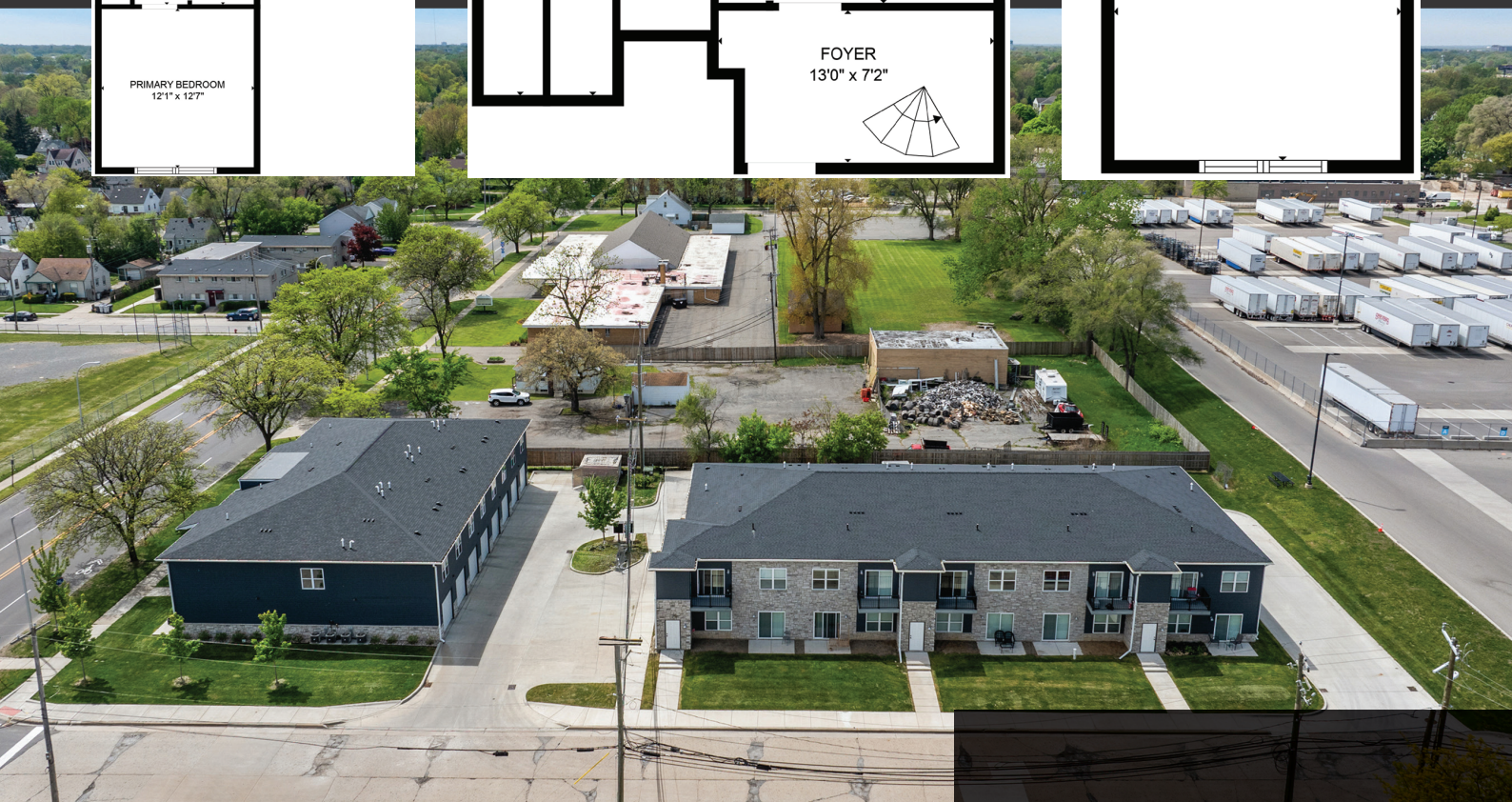
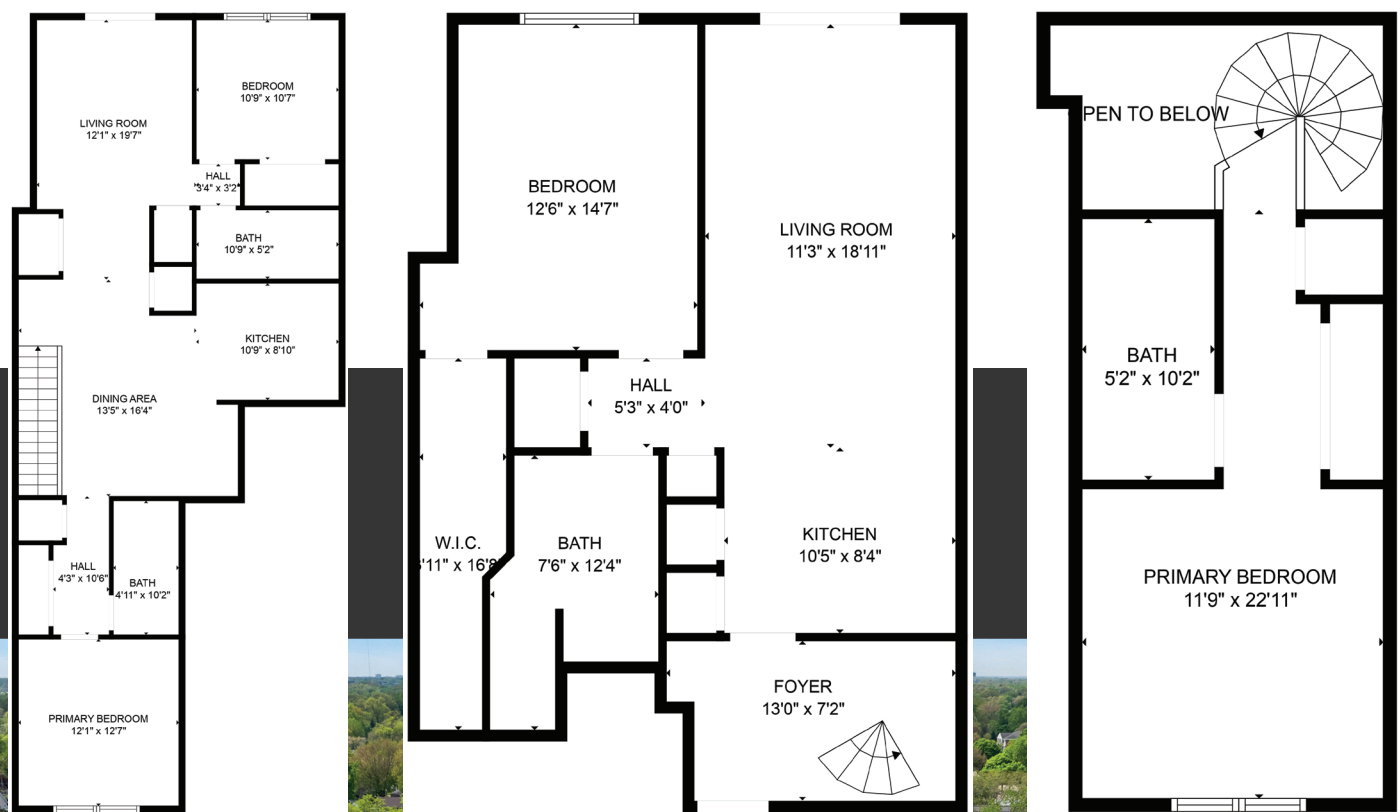
Cap rate - 5%



RENT ROLL:

UNIT 1 - 2250	UNIT 7 - 2000	UNIT 13 - 2000
UNIT 2 - 2000	UNIT 8 - 2250	UNIT 14 - 2000
UNIT 3 - 2000	UNIT 9 - 2250	UNIT 15 - 2000
UNIT 4 - 2000	UNIT 10 - 2000	UNIT 16 - 2000
UNIT 5 - 2000	UNIT 11 - 2000	UNIT 17 - 2000
UNIT 6 - 2000	UNIT 12 - VACANT	UNIT 18 - 2250

Each unit individually metered for gas



LISTING DESCRIPTION:

1241 & 1251 E Woodward Heights. Once in a lifetime investment opportunity. This meticulously crafted multifamily property is conveniently located in Southeast Oakland County. Masterfully built by a custom builder in 2023, each townhouse features two spacious bedrooms and two full baths

with laundry. Attached garage with all units and easy access to all metro Detroit has to offer. Modern kitchens, premium cabinetry and granite counter tops are just a few of the uniquely luxurious features offered in these charming townhomes.

Please don't hesitate if you are interested this rare opportunity, it won't last long! Two parcel ID are included in the sale 1241 (ID #2525251011) & 1251 (ID #2525251010).

