

509 LINDEN STREET

ANN ARBOR, MI 48104

STUDENT RENTAL | NEAR U OF M CAMPUS

FOR SALE

\$749,000



GEORGE ABRO

PRINCIPAL

(248)-781-8076

GEORGE@ALTITUDECRE.COM

ALTITUDE
COMMERCIAL REAL ESTATE

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Altitude Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Altitude Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Altitude Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Altitude Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Altitude Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Altitude Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

GEORGE ABRO

PRINCIPAL
(248)-781-8076
GEORGE@ALTITUDECRE.COM

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
LOCATION INFORMATION	5
AERIAL MAP	6
FINANCIAL ANALYSIS	7
RENT ROLL	8
ADVISOR	9



PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in beautiful Ann Arbor, MI, the area surrounding the property is a vibrant and diverse community ideal for attracting top talent and businesses. Home to the renowned University of Michigan, the area offers a rich pool of skilled professionals and a dynamic atmosphere for innovation. Within close proximity, you'll find a range of amenities, including popular dining and entertainment options on Main Street, as well as picturesque parks such as Nichols Arboretum. The proximity to key employers, a strong support system for startups, and a thriving arts scene make this location an attractive investment for office building opportunities.

OFFERING SUMMARY

Sale Price:	\$749,000
Number of Units:	1
Lot Size:	4,356 SF

PROPERTY HIGHLIGHTS

- Student rental near the prestigious University of Michigan
- Amongst top student rental market in the country
- Consistent annual rental increases
- Multiple students interested every year
- Well maintained for tenant experience
- 1 Unit- 4 beds & 2.5 baths

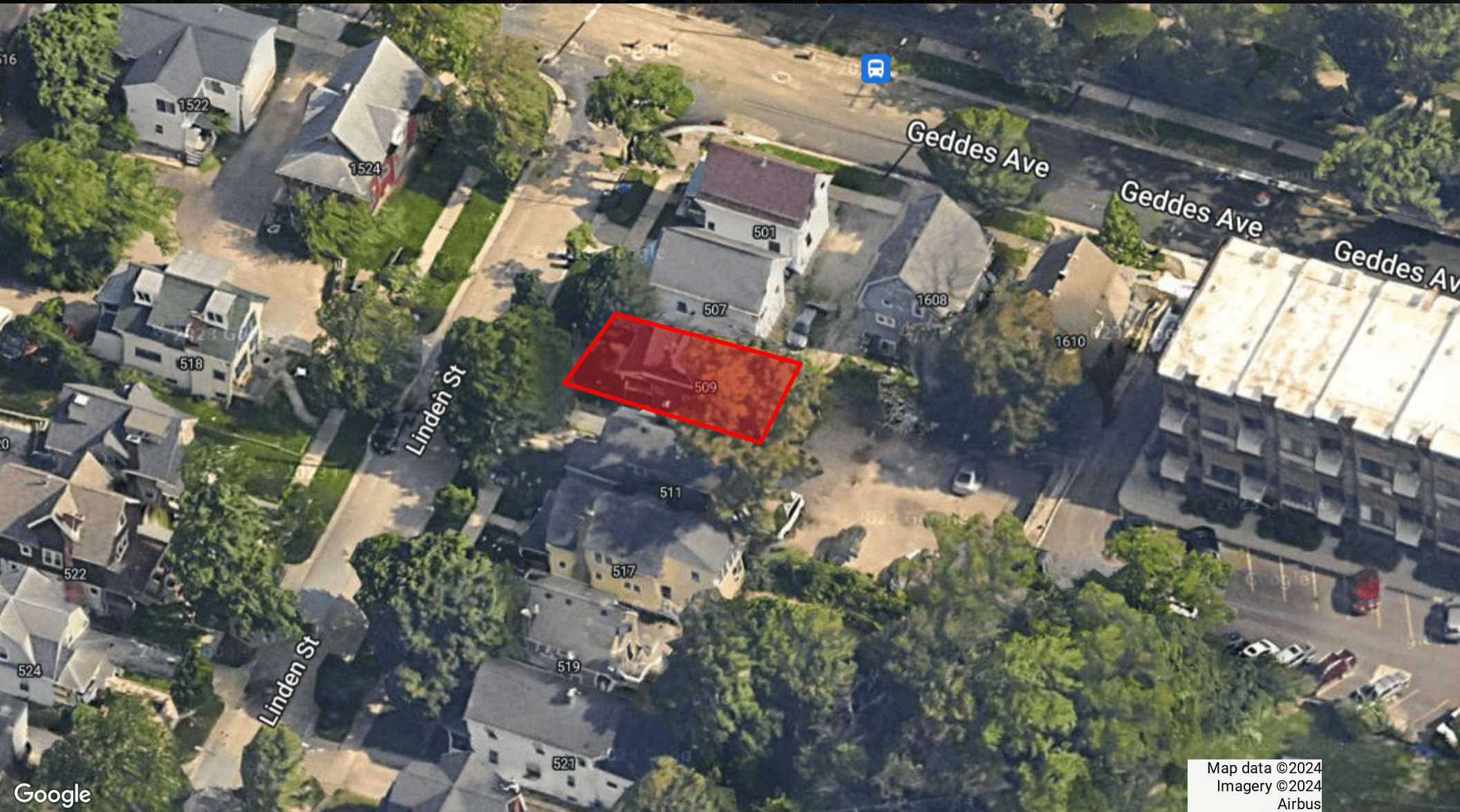
GEORGE ABRO
PRINCIPAL
(248)-781-8076
GEORGE@ALTITUDECRE.COM

ALTITUDE
COMMERCIAL REAL ESTATE

LOCATION INFORMATION

SECTION 2

AERIAL MAP



Google

GEORGE ABRO
PRINCIPAL
(248)-781-8076
GEORGE@ALTITUDECRE.COM

ALTITUDE
COMMERCIAL REAL ESTATE

FINANCIAL ANALYSIS

SECTION 3

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
1	4	2.5	927 SF	\$5,050	\$5.45
TOTALS			927 SF	\$5,050	\$5.45

GEORGE ABRO
PRINCIPAL
(248)-781-8076
GEORGE@ALTITUDECRE.COM





GEORGE ABRO

Principal

george@altitudecre.com

Direct: **248.781.8076**

PROFESSIONAL BACKGROUND

George is a principal at Altitude Commercial Real Estate. Specializing in investment sales, he is focused on representing landlords and implementing strategies that assure sellers are not leaving money on the table. George has closed on notable deals across the country including representing clients on multiple 8 figure transactions. He is a Certified Commercial Investment Member with the CCIM institute, an active member of ICSC, and Chaldean Chamber of Commerce. George is passionate about the industry and his love for commercial real estate has helped his clients make decisions that produce long term success.

Altitude Commercial Real Estate
1900 West Big Beaver Road suite 204
Troy, MI 48084-3512
248.781.8077

GEORGE ABRO
PRINCIPAL
(248)-781-8076
GEORGE@ALTITUDECRE.COM

ALTITUDE
COMMERCIAL REAL ESTATE