



# THE VILLAGE OF HYDE PARK

2154 Hyde Park Road // Detroit, MI 48207

43 Townhome Units // Built 1985

**GREAA**  
OFFERING MEMORANDUM

## CONFIDENTIALITY AND CONDITIONS

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### **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. GREA makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. GREA 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 GREA in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVE PRESENTATION

GREA is exclusively representing the seller in the disposition of The Village of Hyde Park.

## PROPERTY TOUR

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please DO NOT contact the on-site management or staff without prior approval. All property showings are by appointment only.

## ALL OFFERS SHOULD INCLUDE:

- ▶ Proposed Purchase Price
- ▶ Amount of Earnest Money, Amount Non-Refundable
- ▶ Summary of Closed Transactions With References
- ▶ Timing For Inspection Period and Closing
- ▶ Source of Funds For the Acquisition

## COMMUNICATION

All communications, inquiries and requests should be addressed to the GREA team, as representatives of the seller. Management at the property should not be directly contacted. Seller reserves the right to remove the property from the market.

Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

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PLEASE  
DO NOT  
PARK  
HERE  
NO PARKING  
EXCEPT BY  
PERMISSION OF  
PROPERTY  
MANAGER

2142

214

# PROPERTY OVERVIEW



**GRE**

# EXECUTIVE SUMMARY

The Village of Hyde Park is a distinctive collection of 43 architecturally significant, two-bedroom townhomes situated in Elmwood Park directly adjacent to Lafayette Park, Detroit's crown jewel of mid-century modern urban planning. Located just minutes from Detroit's Central Business District, Lafayette Park is the world's largest collection of buildings designed by Mies van der Rohe, representing a premier example of post-WWII Bauhaus urban renewal. Along with its strategic urban proximity, the Village of Hyde Park is a neighborhood positioned at the heart of Detroit's most transformative decade of revitalization.

For investors, the Village of Hyde Park offers an exceptional value proposition: a low-unit-count (including 29 updated units garnering a substantial rent premium), historically significant residential community within walking distance of three major sports venues, a rapidly developing downtown core anchored by billion-dollar projects, and a neighborhood whose architectural pedigree commands sustained premium valuations in an otherwise affordable market.

**43**  
EXCLUSIVE  
TOWNHOMES

**~1.4 MI**  
TO DOWNTOWN  
CORE

**\$1.5B+**  
NEARBY  
DEVELOPMENT  
ACTIVITY

**3**  
MAJOR SPORTS  
VENUES IN WALKING  
DISTANCE

# PROPERTY SUMMARY

THE VILLAGE OF HYDE PARK  
2154 Hyde Park Road // Detroit, MI 48207

## PROPERTY INFORMATION

# of Units	43
Current Occupancy	93%
Year Built	1985
Total Rentable SF	64,500 SF
Average Unit SF	1,500 SF
Average In-Place Rent	\$1,735
Number of Buildings	8
Number of Stories	2
Construction Type	Brick Masonry + Wood
Roof Type	Pitch Shingle
Parking	Surface Lots
Parcel Number	09000996

## UTILITIES

Gas	Tenant Paid
Electric	Tenant Paid
Water	Landlord Paid - Tenant Reimb.
Sewer	Landlord Paid
Trash	Landlord Paid - Tenant Reimb.
Heating	Forced Air Furnace
Cooling	Central Air

PROPERTY OVERVIEW



## GREEN SPACE & COMMUNITY DESIGN

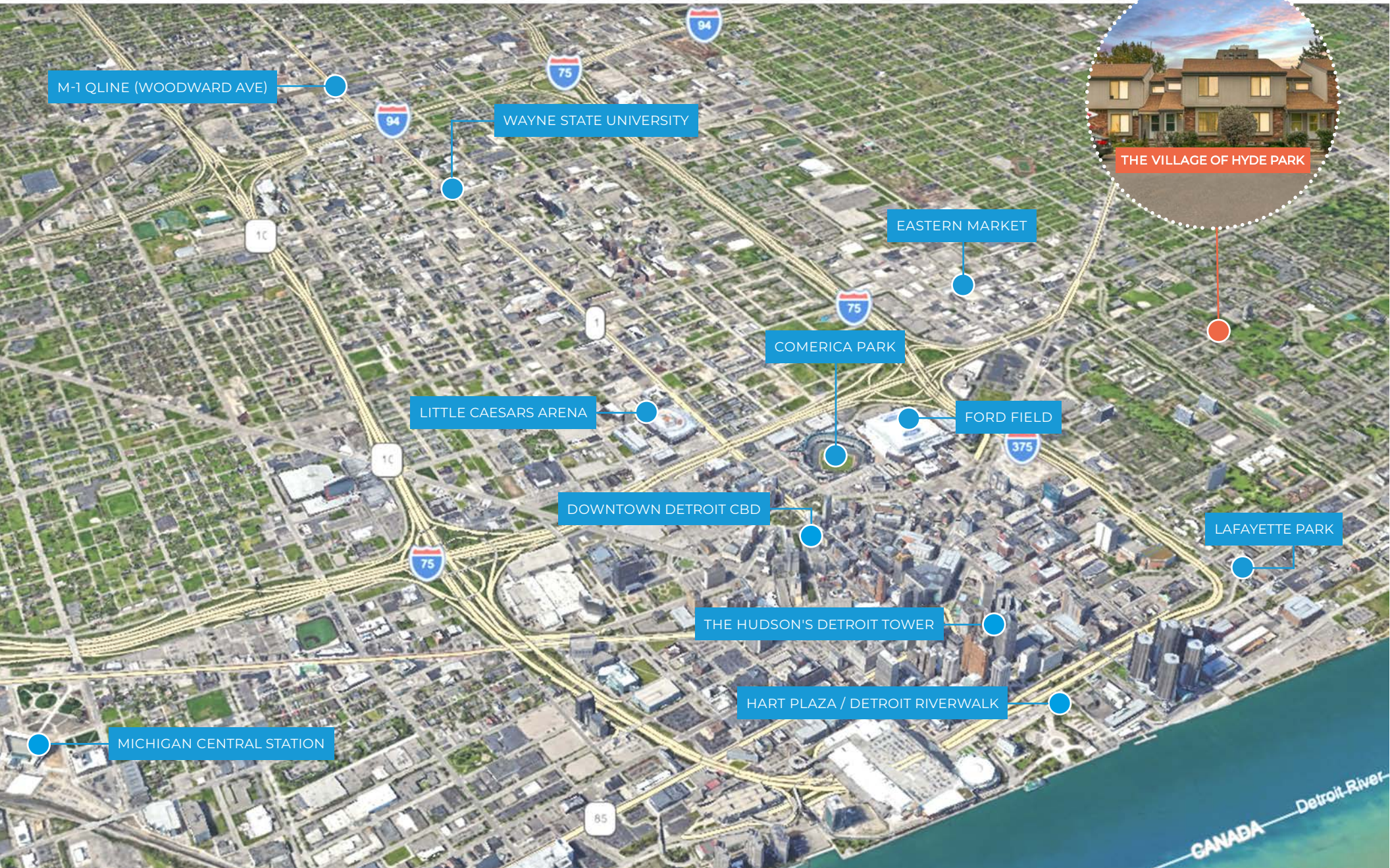
- Directly adjacent to Lafayette Park's iconic green spaces, courtyards, and parkways
- Access to Elmwood Park green spaces and the greater Detroit riverfront green corridor
- Elmwood Park offers low-density residential character with a quiet, park-like setting within a dense city
- Cohesive, walkable community identity with a strong neighborhood character

## WHY THIS LOCATION IS INVESTMENT-RESILIENT

Elmwood Park's direct adjacency to Lafayette Park creates a lasting halo effect: residents enjoy the prestige, green space, and community character of one of America's most architecturally significant neighborhoods, while the broader corridor's historic protections permanently constrain new supply. Properties in this corridor have consistently maintained premium valuations relative to the surrounding Detroit market.

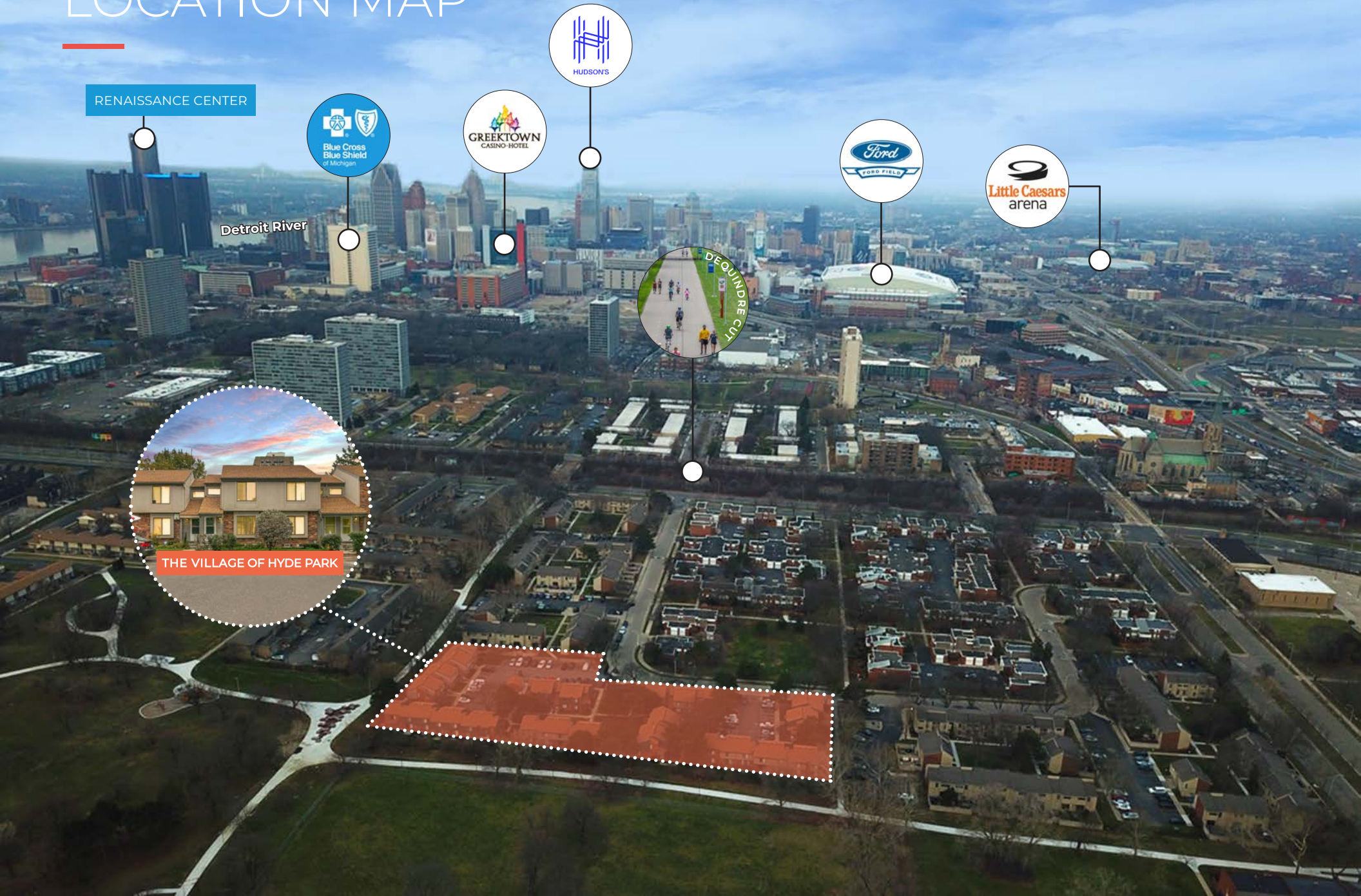






# LOCATION OVERVIEW

## LOCATION MAP



RENAISSANCE CENTER



Detroit River



THE VILLAGE OF HYDE PARK



# INVESTMENT SUMMARY

The Village of Hyde Park 43 Townhomes represents a fundamentally differentiated residential investment opportunity. In a national multifamily market increasingly characterized by commoditized product, these townhomes offer a combination of attributes that cannot be replicated: a premier location in Elmwood Park, a walkable downtown location, permanent supply scarcity in a nationally recognized architectural corridor, and positioning at the center of Detroit's most dynamic revitalization story.



### KEY INVESTMENT DIFFERENTIATORS

- Located in Elmwood Park, directly adjacent to the world-renowned Lafayette Park, benefiting from its prestige and green corridors
- Permanent supply constraint: the Lafayette Park historic district and neighborhood boundaries prevent incompatible new development
- Walking distance to three major professional sports venues (Ford Field, Comerica Park, Little Caesars Arena)
- Direct proximity to billion-dollar downtown development activity including Hudson's Detroit
- Access to nationally recognized Eastern Market, Detroit RiverWalk, and M-1 QLine
- Ford Michigan Central and corporate investment driving high-income talent in-migration





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