

FOR SALE

Multi-Tenant Apartment Building
31 Second Street
Mt. Clemens, Michigan 48043



EXCLUSIVE
— REALTY —



PROPERTY FEATURES:

- Multi-tenant Apartment Building
- 7,994 square feet
- 7 Units: (1) 2 Bedroom, 1.5 Bath Unit (2 Garage Spaces)
(6) 2 Bedroom, 1 Bath Units
- Fully Renovated down to the studs in 2009 Stories
- One Unit currently vacant for walk throughs
- 0.34 Acres of Land
- 12 Surface Parking Spaces
- Laundry Facility

PRICE:	\$631,667
CURRENT RENT :	\$68,580
EXPENSES:	\$21,205
TRUE NOI:	\$47,375
CAP RATE:	7.5%

FOR MORE INFO CONTACT: STEVE SAGMANII/ANGELO IACOBELLI

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Bloomfield Twp., Michigan 48302

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WWW.EXCLUSIVE-REALTY.COM

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RENT ROLL

UNIT 1	\$800.00 per month
UNIT 2	\$800.00 per month
UNIT 3	\$750.00 per month
UNIT 4	\$800.00 per month
UNIT 5	\$800.00 per month
UNIT 6	\$775.00 per month
UNIT 7	\$990.00 per month

ANNUAL EXPENSES

TAXES	\$13,312
INSURANCE	\$ 3,078
WATER BILL	\$ 3,845
RENTAL REGISTRATION	\$ 420
SHARED DUMPSTER	\$ 550

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Steve Sagmani
Chief Executive Officer
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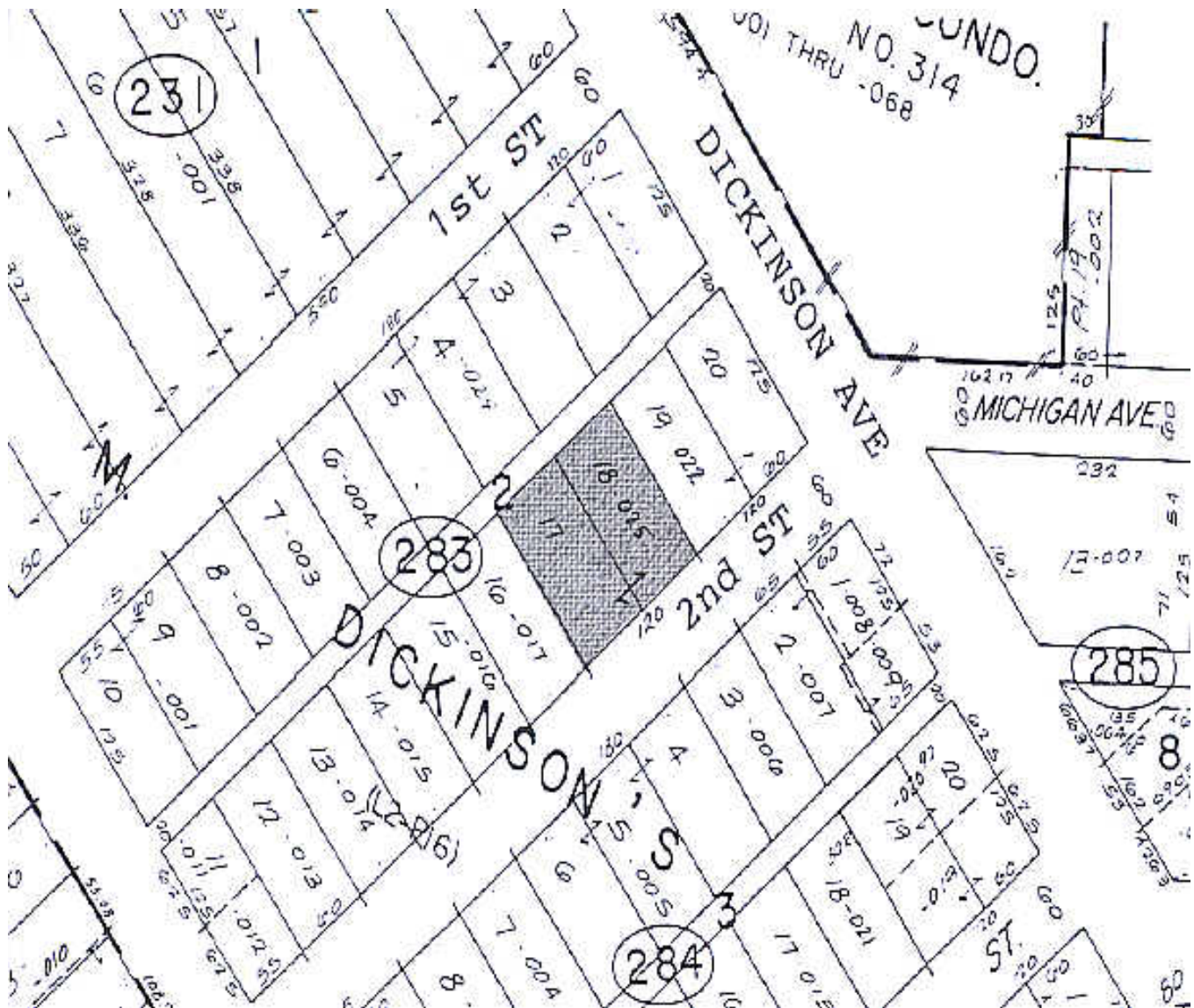
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 ER in compliance with all applicable fair housing and equal opportunity laws.

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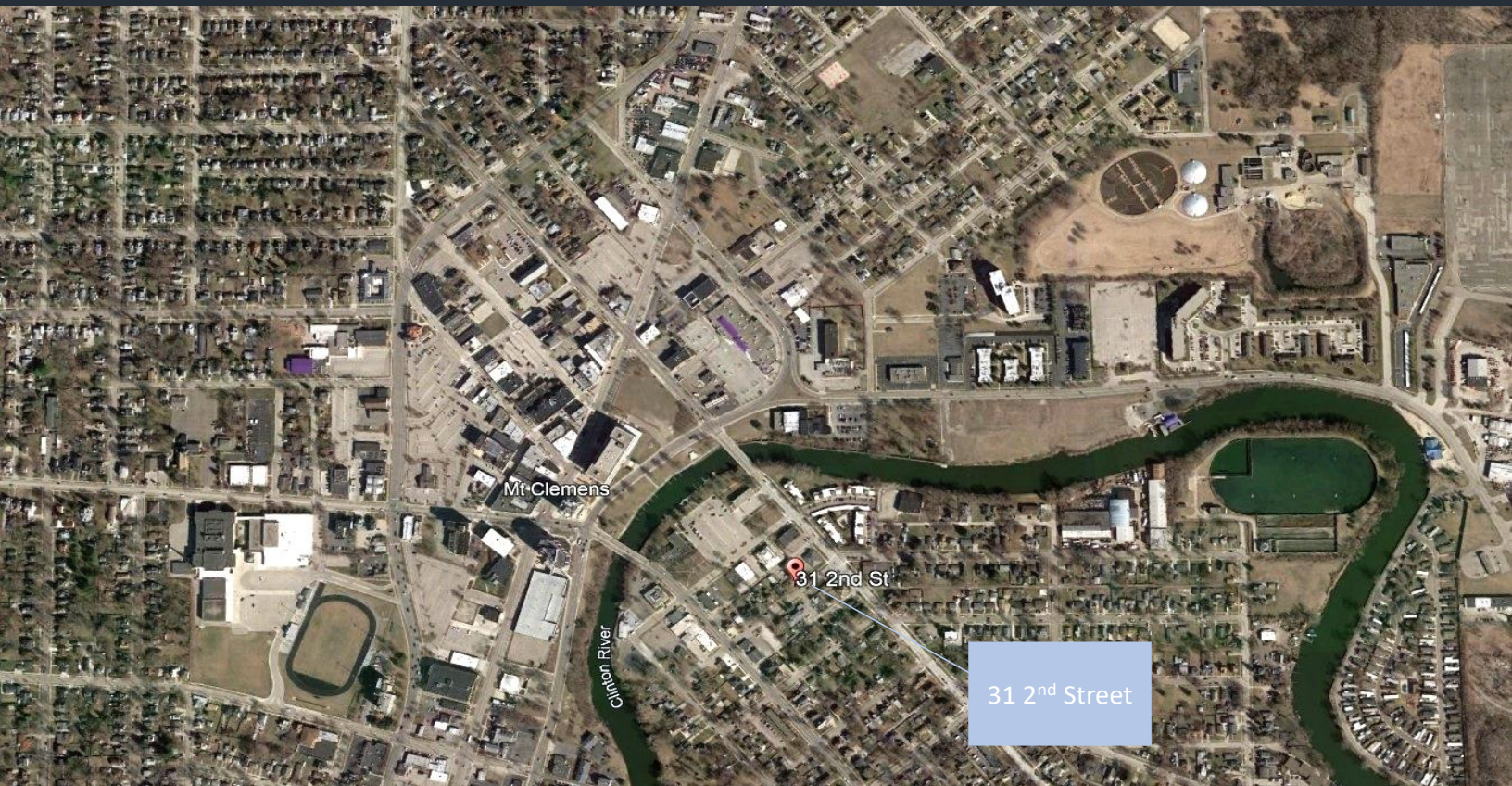
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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
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Northbound Gratiot & N River Rd SW	16,406
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Crocker Blvd & Cass Ave W	18,089
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North Gratiot Ave & Market St SW	13,916
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DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
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Total Population	79,913	201,498	626,524
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Total Households	34,747	83,492	251,311
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Average HH Income	\$71,025	\$81,290	\$83,370
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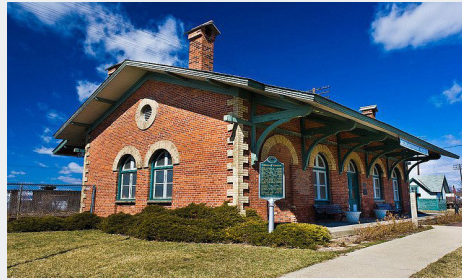
Mount Clemens is a city in the U.S. state of Michigan. It is the seat of government of Macomb County. Mount Clemens was first surveyed in 1795 after the American Revolutionary War by Christian Clemens, who settled there four years later. Clemens and his friend, John Brooks, built a distillery, which attracted workers and customers, helping to settle the area. Brooks and Clemens platted the land, and the town was named after Clemens in 1818. It received a post office in 1821, with John Stockton as the first postmaster. Christian Clemens is buried at Clemens Park, located just north of downtown. The settlement filed for incorporation as a village in 1837, but this was not acted upon by the legislature until 1851. It was later incorporated as a city in 1879. It became the seat of Macomb County on March 11, 1818.

The Mount Clemens Public Library opened in 1865. Throughout the late 20th century, the suburban expansion of Metropolitan Detroit and its exurbs affected the city of Mt. Clemens as well as its surrounding townships.



Anton Art Center

The Center aims to build an open community around creative expression by presenting a wide array of programming to appeal to diverse audiences, providing support for the arts and becoming a focal point for arts programming, and working towards inclusion, diversity, equity, and access in all that we do to support our mission to enrich and inspire people of all ages.



Michigan Transit Museum

Built in 1859 and served the Community until 1954. It was purchased by the city in 1980 and then leased and restored by MTM. The depot is listed in the National Registry of Historic Places. Young Thomas Edison saved the Station agent's Son from being run over by a rolling boxcar. In Appreciation, the Station agent taught Edison to operate the Telegraph.



MacArthur Park

Located along the Clinton River, just east of the Mount Clemens YMCA. This 2.1-acre park serves as an arboretum and outdoor classroom for children studying trees and plants. The park includes a jogging path as well as a boardwalk where boats can dock and people can fish.



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