

# Comparative Market Analysis

17534 Monica St, Detroit, MI 48221

APN: 16021317.

Wayne County Data as of: 02/09/2023



**Bedrooms:** 3      **Year Built:** 1930  
**Bathrooms:** 1.5      **Square Feet:** 1,954

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Corporate  
**Occupancy:** Vacant  
**Property Type:** Single Family (SFR)  
**Owner Name:** RICH CONSTRUCTION LLC  
**Mailing Address:** 24540 W 7 MILE RD  
DETROIT, MI 48219

**Comparables**

<b>Properties:</b>	70
<b>Avg. Sale Price:</b>	\$168,912
<b>Days on Market:</b>	62

**Opportunity**

<b>Estimated Value:</b>	\$123,805
<b>Estimated Equity:</b>	\$123,805
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$1,217
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 17534 MONICA ST, DETROIT, MI 48221-2635 C027 CURRENTLY OWNED BY RICH CONSTRUCTION LLC HAVING A TAX ASSESSOR NUMBER OF 16021317. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 105 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.273732 DATED 08/16/2022 AND RECORDED 08/30/2022.

## Listing Description:

Outstanding opportunity in beautiful Bagley Neighborhood for a rehabber, flipper, or Do it Yourselfer. The location is excellent within walking distance to the Avenue of Fashion and University is Detroit-Mercy. Home has that mid 1950's charm and character with limestone and brick exterior and cover ceilings. BATVAI Please note that the Detroit Land Bank Authority is entitled to a tax capture for the 5 tax years subsequent to transferring ownership of the property. The tax capture may be incompatible with tax abatement that are otherwise available to the selected purchaser. DLBA will review requests to waive its tax capture rights and may require a payment in lieu of taxes to approve such requests. The payment will be determined upon reviewing the development proforma and effect of any tax abatement on the purchase and development financing.' BATVAI Please sign attached Home Harmless

## Last Market Sale

**Seller:** LONDON SKY INVESTMENTS LLC  
**Buyer:** RICH CONSTRUCTION LLC  
**Rec. Date:** 08/30/2022  
**Sale Date:** 08/16/2022  
**Sale Price:** \$10,000

## Current Listing Status

**Status:** Sold  
**Date:** 08/2019  
**Price:** \$10,020/est

## Active Foreclosure Status

There is no foreclosure data available.

## Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

## Property Details - Public Record

<b>Land Use:</b> Single Family Residential	<b>Lot Size:</b> 4,356 SqFt.	<b>Stories:</b> 2	<b>Parking Spaces:</b> 1
<b>Zoning:</b> R1	<b>Living Area:</b> 1,954 SqFt.	<b>Pool:</b>	<b>Parking Type:</b> Garage
<b>Year Built:</b> 1930	<b>Bedrooms:</b> 3	<b>Fireplace:</b> 1	<b>Interior Wall:</b>
<b>Style:</b>	<b>Bathrooms:</b> 1.5	<b>Heating:</b> Forced air unit	<b>Exterior Wall:</b> Brick
<b>Basement:</b> Unspecified Basement	<b>Total Rooms:</b>	<b>Cooling:</b>	<b>Price / Sq.Ft.</b> \$5

## Open Liens

<b>Owner 1:</b> RICH CONSTRUCTION LLC	<b>Combined Loan To Value:</b> 0 %
<b>Owner 2:</b>	<b>Estimated Equity:</b> \$123,805

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

## Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

### Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no prior loan data available.						

### Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

### Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
07/23/2019	Quit Claim Deed	Non-Arm's length	The Detroit Land Bank Authority	London Sky Investments Llc	\$10,000
08/16/2022	Quit Claim Deed	Arm's-length Residential	London Sky Investments Llc	Rich Construction Llc	\$10,000

### Tax Status

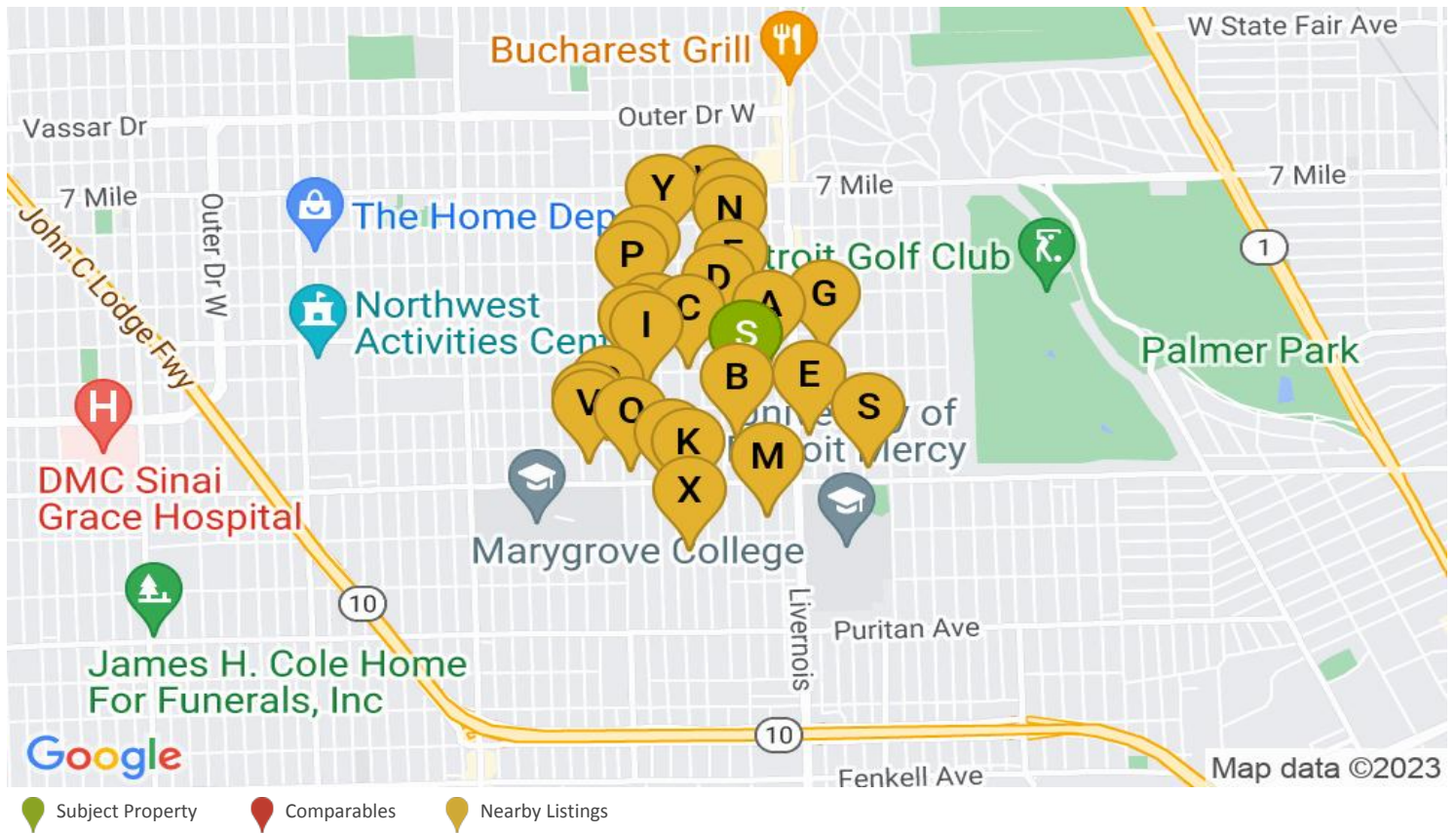
<b>Assessor Parcel #:</b> 16021317.	<b>Land Value:</b>	<b>Total Taxable Value:</b> \$42,200
<b>Tax Year:</b> 2022	<b>Improvement Value:</b>	<b>Property Tax:</b> \$2,356

### Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
08/2019	Sold	\$10,020/est	\$5	201	Leonard A Pickett III	RCH Brokerage Legacy Inc	219006135
2/01/2019	Active - New Listing	\$10,000	\$5	1	LEONARD A PICKETT III	RCH BROKERAGE LEGACY INC	219006135

### Comparables & Nearby Listings

Subject Property: 17534 Monica St, Detroit, MI 48221-2635



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age

L: Listed    F: Foreclosure    P: Pre-Foreclosure    A: Auction

## NEARBY LISTINGS

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.12	A	7016 Thatcher St, Detroit, Mi 48221	1/17/18	\$35,000	12/29/22	\$219,900	2,116	\$104	4	3		94
B	0.15	P	17321 Monica St, Detroit, Mi 48221			11/22/22	\$175,000	1,801	\$97	3	2		83
C	0.2	P	18002 Pennington Dr, Detroit, Mi 48221	5/11/22	\$145,000	11/06/22	\$277,900	2,300	\$121	4	3	4,356	87
D	0.21	A	7405 Curtis St, Detroit, Mi 48221	7/22/21	\$50,150	12/06/22	\$129,900	840	\$155		2		81
E	0.24	A	17323 Warrington Dr, Detroit, Mi 48221	1/13/12	\$3,519	11/29/22	\$179,999	1,972	\$91		2		95
F	0.27	P	18261 Monica St, Detroit, Mi 48221	12/12/19	\$45,515	10/12/22	\$209,850	1,543	\$136	4	2		86
G	0.28	P	18044 Warrington Dr, Detroit, Mi 48221			12/31/22	\$285,000	1,891	\$151	3	2		88
H	0.29	A	18011 Santa Barbara Dr, Detroit, Mi 48221	8/31/22	\$118,500	1/11/23	\$189,900	1,648	\$115	3	2		87
I	0.3	A	17570 Woodingham Dr, Detroit, Mi 48221	1/06/11	\$6,380	1/18/23	\$169,900	1,564	\$109	3	2		88
J	0.34	A	17601 Woodingham Dr, Detroit, Mi 48221			1/31/23	\$99,990	1,581	\$63	3	2		93
K	0.4	A	16899 Lilac St, Detroit, Mi 48221			11/29/22	\$65,000	915	\$71	2	1		84
L	0.4	P	16807 Tuller St, Detroit, Mi 48221	11/24/03	\$50,000	11/02/22	\$57,000	725	\$79	2	1		85
M	0.42	P	16846 Santa Rosa Dr, Detroit, Mi 48221	5/31/17	\$18,500	11/23/22	\$84,900	1,722	\$49		2		96
N	0.42	P	18487 Monica St, Detroit, Mi 48221	8/27/21	\$100,000	11/20/22	\$129,900	1,412	\$92	3	2	4,792	87
O	0.43	A	17132 Greenlawn St, Detroit, Mi 48221	4/20/21	\$80,000	12/06/22	\$144,900	1,934	\$75	4	2	3,920	84
P	0.44	A	18261 Woodingham Dr, Detroit, Mi 48221	4/05/19	\$20,000	1/31/23	\$215,000	1,980	\$109	3	2		91
Q	0.44	A	17312 Roselawn St, Detroit, Mi 48221	8/03/20	\$50,000	10/27/22	\$249,900	2,523	\$99	3	3		94
R	0.45	A	18312 Woodingham Dr, Detroit, Mi 48221	7/13/06	\$56,500	1/24/23	\$130,000	1,562	\$83	3	2		84
S	0.45	A	17136 Birchcrest Dr, Detroit, Mi 48221	7/02/19	\$70,500	11/03/22	\$104,900	1,440	\$73	3	2		71
T	0.48	A	18619 Monica St, Detroit, Mi 48221			1/13/23	\$175,000	1,500	\$117	3	2		87
U	0.52	P	17186 Northlawn St, Detroit, Mi 48221	3/08/19	\$36,500	10/20/22	\$1,000	1,143	\$1	2	1	4,792	86
V	0.53	P	17160 Northlawn St, Detroit, Mi 48221	8/24/21	\$130,000	1/24/23		2,090	\$62	4	3		95
W	0.53	P	18667 Prairie St, Detroit, Mi 48221	11/25/20	\$53,000	1/04/23	\$139,000	1,439	\$97	3	1		95
X	0.55	A	16603 Lilac St, Detroit, Mi 48221	1/01/21	\$8,000	1/26/23	\$139,000	1,430	\$97	3	2		84
Y	0.55	A	18636 Santa Barbara Dr, Detroit, Mi 48221	8/26/10	\$28,900	1/16/23	\$150,000	1,480	\$101	3	2	4,792	93

**A: Active**      **P: Pending**      **C: Contingent**

## Statistics for Detroit, MI

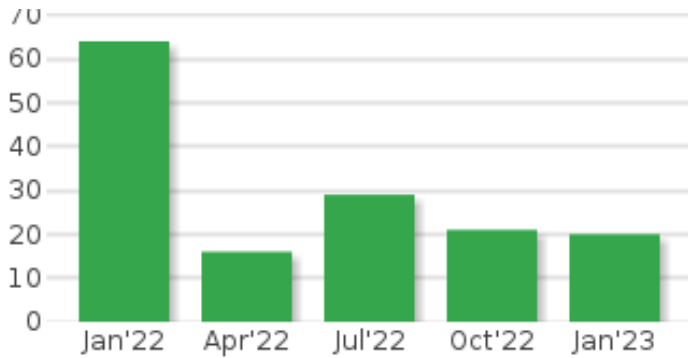


**2.82 %** Last 30 Days Price Change

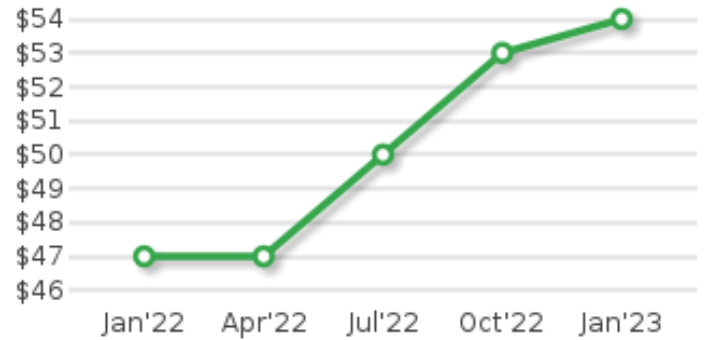


**2.53 %** Last 30 Days Rent Change

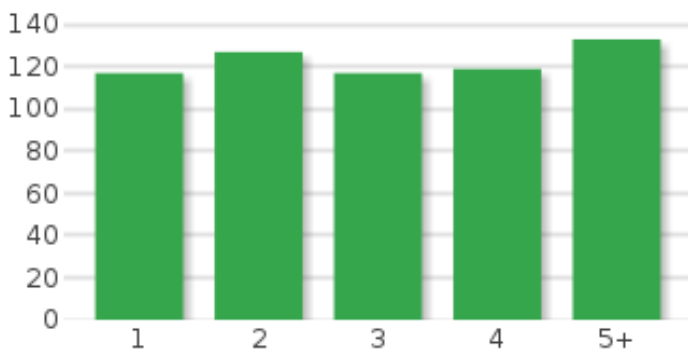
### New Pre-Foreclosures



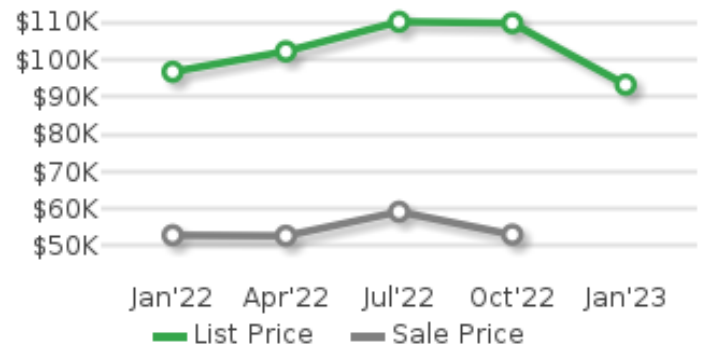
### \$ / SqFt



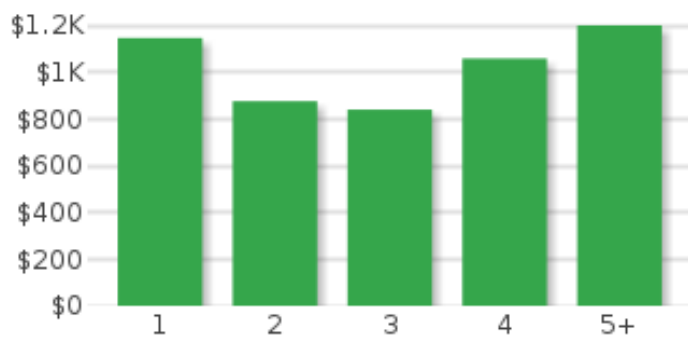
### Average Days on Market



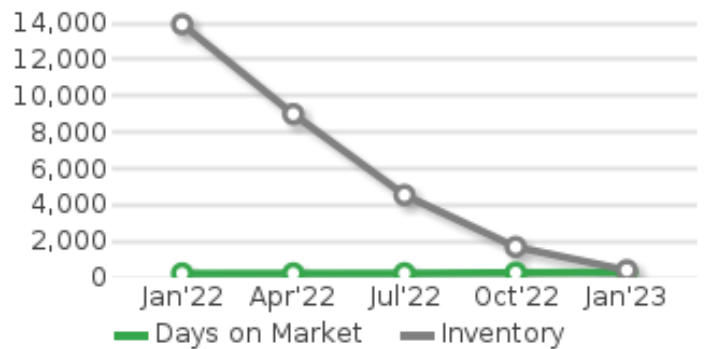
### List Price vs. Sale Price



### Average Monthly Rent




### Days on Market vs. Inventory




## Statistics for Detroit, MI


### Market Trend

 **0 %**  
**736**  
New Listings


### Last 30 Days

 **0 %**  
**46**  
Closed Sales


### Market Trend

 **0 %**  
**5,728**  
New Listings


### Last 6 Months

 **0 %**  
**1,168**  
Closed Sales


### Listing Trend

 **0 %**  
**408**  
Homes for Sale


### Last 30 Days


 **-16.77 %**  
**\$93,336**  
Average List Price


### Listing Trend


 **0 %**  
**4,549**  
Homes for Sale


### Last 6 Months

 **12.29 %**  
**\$110,230**  
Average List Price

 **1.68 %**  
**\$61**  
Average List \$ / SqFt

 **13.9 %**  
**296**  
Average DOM


 **2.04 %**  
**\$59**  
Average List \$ / SqFt

 **4.8 %**  
**239**  
Average DOM


### Sales Trend

 **-100 %**  
**0**  
Homes Sold


### Last 30 Days


 **0 %**  
**Average Sale Price**


### Sales Trend


 **0 %**  
**3,887**  
Homes Sold


### Last 6 Months

 **22.84 %**  
**\$59,221**  
Average Sale Price

 **0 %**  
**Average Sale \$ / SqFt**

 **20.97 %**  
**148**  
Average DOM

 **10.86 %**  
**\$37**  
Average Sale \$ / SqFt

 **-6.63 %**  
**129**  
Average DOM