

Comparative Market Analysis

14750 Lannette St, Detroit, MI 48213

APN: 21010255.

Wayne County Data as of: 08/15/2023



Bedrooms: 3 **Year Built:** 1939
Bathrooms: 1 **Square Feet:** 896

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: BLOODLINE RICH LLC
Mailing Address: 18941 ALSTEAD ST
GROSSE POINTE WOODS, MI 48236

Comparables

| | |
|-------------------------|----------|
| Properties: | 26 |
| Avg. Sale Price: | \$32,412 |
| Days on Market: | 90 |

Opportunity

| | |
|--------------------------|----------|
| Estimated Value: | \$76,492 |
| Estimated Equity: | \$73,500 |
| Mortgage Balance: | \$2,992 |
| Monthly Rent: | \$898 |
| Liens: | \$0 |

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 14750 LANNETTE ST, DETROIT, MI 48213-1530 C014 CURRENTLY OWNED BY BLOODLINE RICH LLC HAVING A TAX ASSESSOR NUMBER OF 21010255. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 205 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2009.181527 DATED 04/15/2009 AND RECORDED 04/24/2009.

Last Market Sale

Seller: PALCHAUDHURI SUNIL
Buyer: CITIMORTGAGE INC
Rec. Date: 04/24/2009
Sale Date: 04/15/2009
Sale Price: \$47,698

Current Listing Status

Status: Fail
Date: 11/2012
Price: \$3,000

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

Land Use: Single Family Residential **Lot Size:** 4,792 SqFt. **Stories:** 1 **Parking Spaces:** 1
Zoning: R1 **Living Area:** 896 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1939 **Bedrooms:** 3 **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** FORCED AIR **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$53

Open Liens

Owner 1: BLOODLINE RICH LLC **Combined Loan To Value:** 3.91 %
Owner 2: **Estimated Equity:** \$73,500

| Date | Position / Type | Amount | Lender | Borrower(s) | Loan Type | Term |
|------------|---------------------------|----------|-------------------------------|--------------------|--------------|---------|
| 08/19/2022 | 1st / Trust Deed/Mortgage | \$35,000 | Secured Investment High Yield | Bloodline Rich Llc | Conventional | 1 Years |

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 |
|------------|-----------------|-----------------------|--------------------------------|-----------------------------|----------|
| 10/18/2010 | Quit Claim Deed | Non-Arm's length | Detroit Progress Fund I Llc | Good Faith Homes | |
| 07/15/2020 | Quit Claim Deed | Non-Arm's length | Detroit Land Bank Authority | Jackson Marvin | \$1,500 |
| 01/13/2016 | Quit Claim Deed | Non-Arm's length | Wayne County Treasurer | Detroit Land Bank Authority | |
| 07/14/2010 | Quit Claim Deed | Non-Arm's length | Usa Housing Fund Llc | Detroit Progress Fund I Llc | |
| 04/15/2009 | Sheriff's Deed | REO and Trustee Deeds | Palchadhuri Sunil, Palchadhuri | Citimortgage Inc | \$47,698 |
| 03/15/2010 | Quit Claim Deed | Non-Arm's length | Fannie Mae | Usa Housing Fund Llc | |
| 04/17/2009 | Quit Claim Deed | Non-Arm's length | Citimortgage Inc | Federal National Mortgage | |
| 08/18/2022 | Quit Claim Deed | Non-Arm's length | Marvin Jackson | Bloodline Rich Llc | |

Tax Status

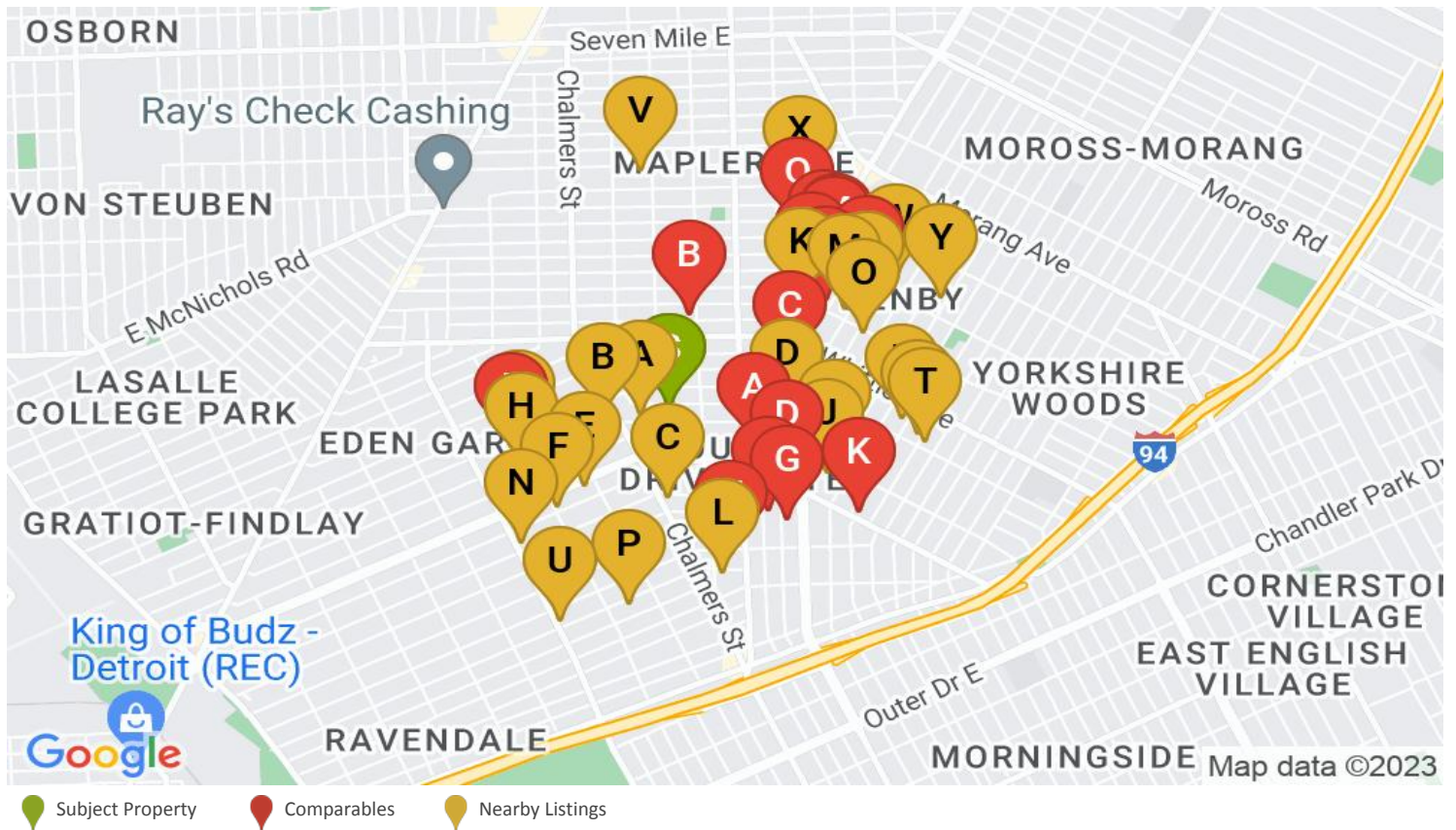
| | | | | | |
|---------------------------|-----------|---------------------------|--|-----------------------------|----------|
| Assessor Parcel #: | 21010255. | Land Value: | | Total Taxable Value: | \$18,400 |
| Tax Year: | 2022 | Improvement Value: | | Property Tax: | \$732 |

Listing History

| Date | Action | Price | PPSF | DOM | Agent | Brokerage | MLS/Listing# |
|---------|-------------|---------|------|-----|-------|-----------|--------------|
| 11/2012 | Fail - FAIL | \$3,000 | \$3 | 485 | | | 212112045 |

Comparables & Nearby Listings

Subject Property: 14750 Lannette St, Detroit, MI 48213-1530



| COMPARABLES | | | | | | | | | | | | | |
|-------------|------|----|---------------------------------------|----------|-----------|--------|-----------|--------|-----------|------|-------|----------|-----|
| # | MI | ST | Address | Sold | Sold For | Listed | Listed At | Sq.Ft. | \$/Sq.Ft. | Beds | Baths | Lot Size | Age |
| A | 0.29 | | 10837 Bonita St, Detroit, Mi 48224 | 6/05/23 | \$100,000 | | | 984 | \$102 | 3 | 1 | 4,792 | 75 |
| B | 0.32 | | 14903 Alma St, Detroit, Mi 48205 | 6/01/23 | \$64,930 | | | 1,074 | \$60 | 3 | 1 | 3,920 | 83 |
| C | 0.4 | | 11369 Stockwell St, Detroit, Mi 48224 | 2/03/23 | \$72,000 | | | 856 | \$84 | 3 | 1 | 5,227 | 83 |
| D | 0.42 | | 9973 E Outer Dr, Detroit, Mi 48224 | 10/01/22 | \$65,000 | | | 1,008 | \$64 | 4 | 1 | 4,792 | 85 |

| | | | | | | | | | | |
|---|------|--|----------|-----------|-------|-------|---|-----|-------|----|
| E | 0.46 | 9824 Philip St, Detroit, Mi 48224 | 4/24/23 | \$80,000 | 997 | \$80 | 3 | 1 | 3,485 | 85 |
| F | 0.5 | 13126 Glenfield St, Detroit, Mi 48213 | 3/11/23 | \$88,500 | 1,014 | \$87 | 3 | 1 | 5,227 | 77 |
| G | 0.52 | 9790 Manistique St, Detroit, Mi 48224 | 11/07/22 | \$184,000 | 800 | \$230 | | 1.5 | 4,356 | 83 |
| H | 0.53 | 14952 Elmdale St, Detroit, Mi 48213 | 3/14/23 | \$75,000 | 1,029 | \$73 | 3 | 1 | 5,227 | 82 |
| I | 0.6 | 11937 Payton St, Detroit, Mi 48224 | 1/12/23 | \$78,500 | 929 | \$84 | 3 | 1 | 4,792 | 84 |
| J | 0.6 | 11817 Riad St, Detroit, Mi 48224 | 9/28/22 | \$85,000 | 991 | \$86 | | 1 | 4,356 | 82 |
| K | 0.68 | 10210 Lakepointe St, Detroit, Mi 48224 | 1/11/23 | \$79,000 | 1,042 | \$76 | 2 | 1 | 6,098 | 84 |
| L | 0.68 | 12131 Payton St, Detroit, Mi 48224 | 1/12/23 | \$63,000 | 908 | \$69 | | 1 | 4,792 | 83 |
| M | 0.68 | 12120 Payton St, Detroit, Mi 48224 | 9/08/22 | \$63,000 | 1,000 | \$63 | 3 | 1 | 4,356 | 84 |
| N | 0.7 | 12134 Payton St, Detroit, Mi 48224 | 9/09/22 | \$70,000 | 966 | \$72 | | 1 | 3,920 | 76 |
| O | 0.71 | 15461 Cedargrove St, Detroit, Mi 48205 | 4/04/23 | \$87,000 | 919 | \$95 | 2 | 1 | 4,792 | 81 |
| P | 0.72 | 11814 Duchess St, Detroit, Mi 48224 | 10/17/22 | \$70,000 | 880 | \$80 | 2 | 1 | 4,356 | 83 |

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 | 0.09 | A | 14467 Kilbourne St, Detroit, Mi 48213 | | | 7/09/23 | \$37,900 | 1,126 | \$34 | 4 | 1 | 3,485 | 96 |
| B | 0.2 | A | 14311 Kilbourne St, Detroit, Mi 48213 | 2/28/22 | \$1,500 | 7/12/23 | \$114,000 | 1,234 | \$92 | 3 | 1 | 5,663 | 84 |
| C | 0.3 | A | 14418 Wilshire Dr, Detroit, Mi 48213 | 10/23/03 | \$42,500 | 7/17/23 | \$30,000 | 1,680 | \$18 | 3 | 2 | | 94 |
| D | 0.36 | P | 11000 Mogul St, Detroit, Mi 48224 | 9/14/22 | \$65,000 | 7/31/23 | \$85,000 | 1,136 | \$75 | 3 | 2 | | 84 |
| E | 0.37 | A | 9284 E Outer Dr, Detroit, Mi 48213 | 8/18/21 | \$65,000 | 7/15/23 | \$79,500 | 1,321 | \$60 | 3 | 2 | 6,098 | 73 |
| F | 0.48 | A | 13303 Promenade St, Detroit, Mi 48213 | 1/31/23 | \$58,000 | 7/17/23 | \$55,000 | 1,423 | \$39 | 3 | 1 | 3,920 | 83 |
| G | 0.48 | A | 13150 Glenfield St, Detroit, Mi 48213 | 10/28/21 | \$18,901 | 7/17/23 | \$59,900 | 737 | \$81 | 2 | 1 | | 73 |
| H | 0.49 | A | 13130 Kilbourne St, Detroit, Mi 48213 | 1/26/00 | \$29,391 | 7/14/23 | \$55,000 | 1,124 | \$49 | 2 | 1 | 5,227 | 67 |
| I | 0.53 | A | 10625 Stratman St, Detroit, Mi 48224 | 9/07/21 | \$69,000 | 7/22/23 | | 968 | \$71 | 3 | 1 | | 81 |
| J | 0.53 | A | 10458 Bonita St, Detroit, Mi 48224 | 6/27/22 | \$5,400 | 7/09/23 | | 720 | \$8 | 2 | 1 | 3,920 | 83 |
| K | 0.54 | A | 11823 Payton St, Detroit, Mi 48224 | 6/24/16 | \$39,500 | 7/15/23 | \$36,000 | 1,048 | \$34 | 3 | 1 | 4,792 | 83 |
| L | 0.58 | A | 14922 Corbett St, Detroit, Mi 48213 | 6/29/18 | \$35,000 | 7/20/23 | \$50,000 | 1,378 | \$36 | | 1.5 | 4,356 | 96 |
| M | 0.63 | A | 11725 Duchess St, Detroit, Mi 48224 | 12/21/17 | \$36,500 | 8/05/23 | \$49,900 | 878 | \$57 | 3 | 1 | 4,356 | 82 |
| N | 0.64 | A | 13011 Wilshire Dr, Detroit, Mi 48213 | 9/06/22 | \$45,000 | 7/22/23 | | 1,716 | \$26 | 3 | 1.5 | 6,098 | 96 |
| O | 0.65 | A | 11522 Laing St, Detroit, Mi 48224 | 1/08/20 | \$500 | 7/30/23 | | 1,335 | \$0 | 3 | 1 | 4,792 | 84 |
| P | 0.67 | A | 13364 Corbett St, Detroit, Mi 48213 | 5/16/19 | \$27,500 | 8/06/23 | | 1,706 | \$16 | 4 | 2 | 5,227 | 82 |
| Q | 0.7 | A | 11669 Laing St, Detroit, Mi 48224 | 6/01/21 | \$57,900 | 7/15/23 | | 1,305 | \$44 | 3 | 1 | 4,792 | 84 |
| R | 0.71 | A | 10653 Lakepointe St, Detroit, Mi 48224 | 12/22/16 | \$8,000 | 7/19/23 | \$63,000 | 1,250 | \$50 | 3 | 1 | | 83 |
| S | 0.76 | A | 10537 Roxbury St, Detroit, Mi 48224 | 12/30/22 | \$32,900 | 7/11/23 | | 1,241 | \$27 | 3 | 1 | | 83 |
| T | 0.79 | A | 10510 Roxbury St, Detroit, Mi 48224 | 11/16/17 | \$57,000 | 7/24/23 | \$69,900 | 1,436 | \$49 | 3 | 1.5 | 4,792 | 83 |
| U | 0.79 | A | 13001 Corbett St, Detroit, Mi 48213 | 8/12/19 | \$25,000 | 7/11/23 | | 1,138 | \$22 | 4 | 1 | 6,098 | 73 |
| V | 0.8 | P | 14684 Mapleridge St, Detroit, Mi 48205 | 9/22/05 | \$16,500 | 7/18/23 | \$19,900 | 1,254 | \$16 | 3 | 1 | | 98 |
| W | 0.82 | A | 11844 Laing St, Detroit, Mi 48224 | 1/14/13 | \$51,800 | 8/04/23 | \$65,900 | 1,146 | \$58 | 3 | 1 | 4,356 | 83 |
| X | 0.84 | A | 15470 Spring Garden St, Detroit, Mi 48205 | 6/11/12 | \$9,750 | 8/01/23 | \$47,500 | 1,296 | \$37 | 3 | 2 | 5,227 | 82 |
| Y | 0.91 | A | 11455 Wayburn St, Detroit, Mi 48224 | 6/01/18 | \$33,000 | 7/24/23 | \$49,900 | 1,085 | \$46 | 3 | 1 | 5,227 | 74 |

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

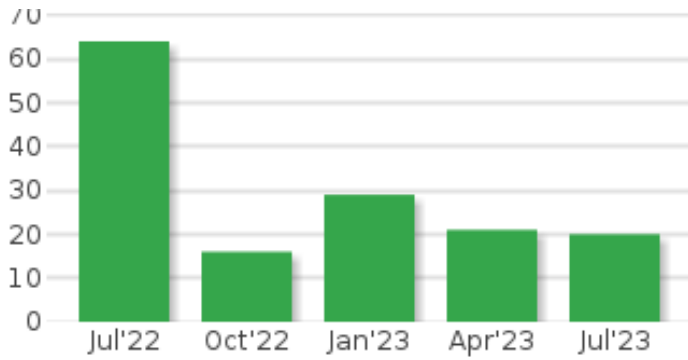


2.82 % Last 30 Days Price Change

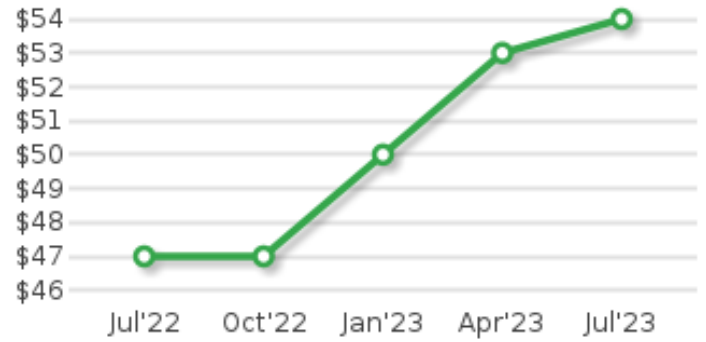


2.53 % Last 30 Days Rent Change

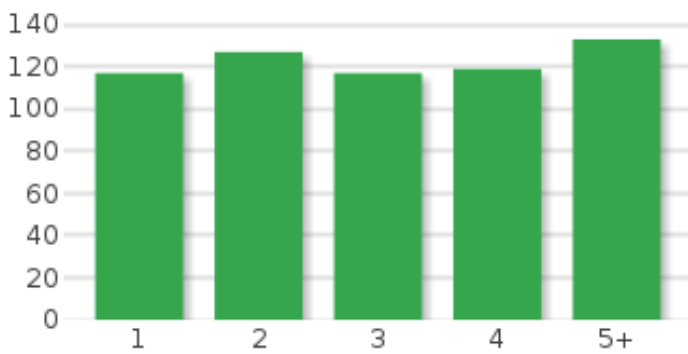
New Pre-Foreclosures



\$ / SqFt



Average Days on Market



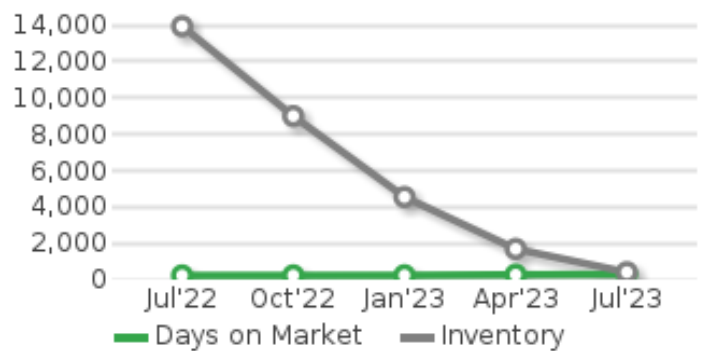
List Price vs. Sale Price



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