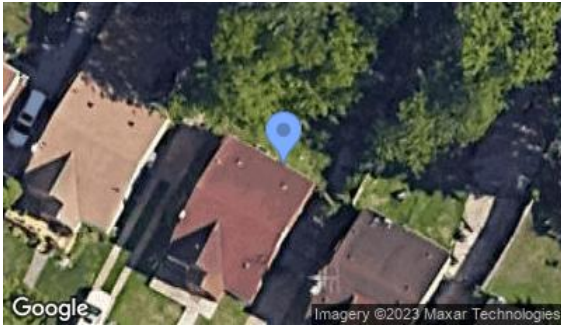


Comparative Market Analysis

5644 Gateshead St, Grosse Pointe, MI 48236

APN: 21078734.

Wayne County Data as of: 08/17/2023



Bedrooms: 3 **Year Built:** 1951
Bathrooms: 1 **Square Feet:** 1,100

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: REBUILD DETROIT LLC
Mailing Address: 15581 CHESTNUT AVE
EASTPOINTE, MI 48021

Comparables

| | |
|-------------------------|-----------|
| Properties: | 66 |
| Avg. Sale Price: | \$115,465 |
| Days on Market: | 64 |

Opportunity

| | |
|--------------------------|----------|
| Estimated Value: | \$68,678 |
| Estimated Equity: | \$68,678 |
| Mortgage Balance: | \$0 |
| Monthly Rent: | \$1,068 |
| Liens: | \$0 |

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 5644 GATESHEAD ST, GROSSE POINTE, MI 48236-2134 C035 CURRENTLY OWNED BY REBUILD DETROIT LLC HAVING A TAX ASSESSOR NUMBER OF 21078734. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 608 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2013362658 DATED 08/19/2013 AND RECORDED 08/23/2013.

Listing Description:

Very nice 3 bedroom brick bungalow in Ballduck Park. Foyer entrance w/dining L. Perfect starter home. 1 car garage. DO NOT DISTURB TENANT. 24 HOUR NOTICE TO SHOW.

Last Market Sale

Seller: UNIVERSAL SERVICING LLC
Buyer: HAYES DWAIN A
Rec. Date: 08/23/2013
Sale Date: 08/19/2013
Sale Price: \$30,000

Current Listing Status

Status: Fail
Date: 08/2019
Price: \$52,400

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: 6,098 SqFt. | Stories: 1 | Parking Spaces: 1 |
| Zoning: R1 | Living Area: 1,100 SqFt. | Pool: | Parking Type: Garage |
| Year Built: 1951 | Bedrooms: 3 | Fireplace: | Interior Wall: |
| Style: | Bathrooms: 1 | Heating: Forced air unit | Exterior Wall: Brick |
| Basement: Unspecified Basement | Total Rooms: | Cooling: | Price / Sq.Ft. \$27 |

Open Liens

Owner 1: REBUILD DETROIT LLC
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$68,678

| 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 |
|------------|---------------------------|-----------|----------------|-------------------------|--------------|----------|
| 10/28/2011 | 1st / Trust Deed/Mortgage | \$100,000 | Dennis J Smith | Universal Servicing Llc | Conventional | 30 Years |

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 |
|------------|-----------------------------|--------------------------|-------------------------------------|-------------------------------|-----------|
| 06/15/2016 | Quit Claim Deed | Non-Arm's length | Hayes Dwain, Hayes Shirley Shemika | Rebuild N Detroit Llp | \$500 |
| 02/01/2008 | Land Contract | Non-Arm's length | Smith Michael D, 3s Investment Llc | Alexander M Nick Living Trust | |
| 11/10/2003 | Land Contract | Non-Arm's length | Michigan Land Contracts Inc | Hayes Dwain A | |
| 11/10/2003 | Deed | Arm's-length Residential | Hud | Anchor Capital Group Ltd | \$72,000 |
| 08/31/2006 | Quit Claim Deed | Arm's-length Residential | Mkj Holdings Llc | 3s Investment Llc | \$51,000 |
| 07/13/2006 | Quit Claim Deed | Non-Arm's length | Anchor Capital Group Ltd | Michigan Land Contracts Inc | |
| 08/19/2013 | Quit Claim Deed | Non-Arm's length | Universal Servicing Llc | Hayes Dwain A, Hayes Shirley | \$30,000 |
| 02/01/2008 | Deed in Lieu of Foreclosure | REO and Trustee Deeds | Smith Michael D, 3s Investments Llc | Alexander M Nick Living Trust | |
| 11/13/2003 | Land Contract | Non-Arm's length | Michigan Land Contracts Inc | Hayes Dwain A | |
| 08/01/2006 | Quit Claim Deed | Non-Arm's length | Michigan Land Contracts Inc | Mkj Holdings Llc | \$985,000 |
| 03/18/2003 | Warranty Deed | Non-Arm's length | Chase Manhattan Mortgage Corp | Hud | |
| 06/30/2011 | Quit Claim Deed | Non-Arm's length | Alexander M Nick Living Trust | Universal Servicing Llc | |

Tax Status

Assessor Parcel #: 21078734.

Tax Year: 2022

Land Value:

Improvement Value:

Total Taxable Value: \$26,600

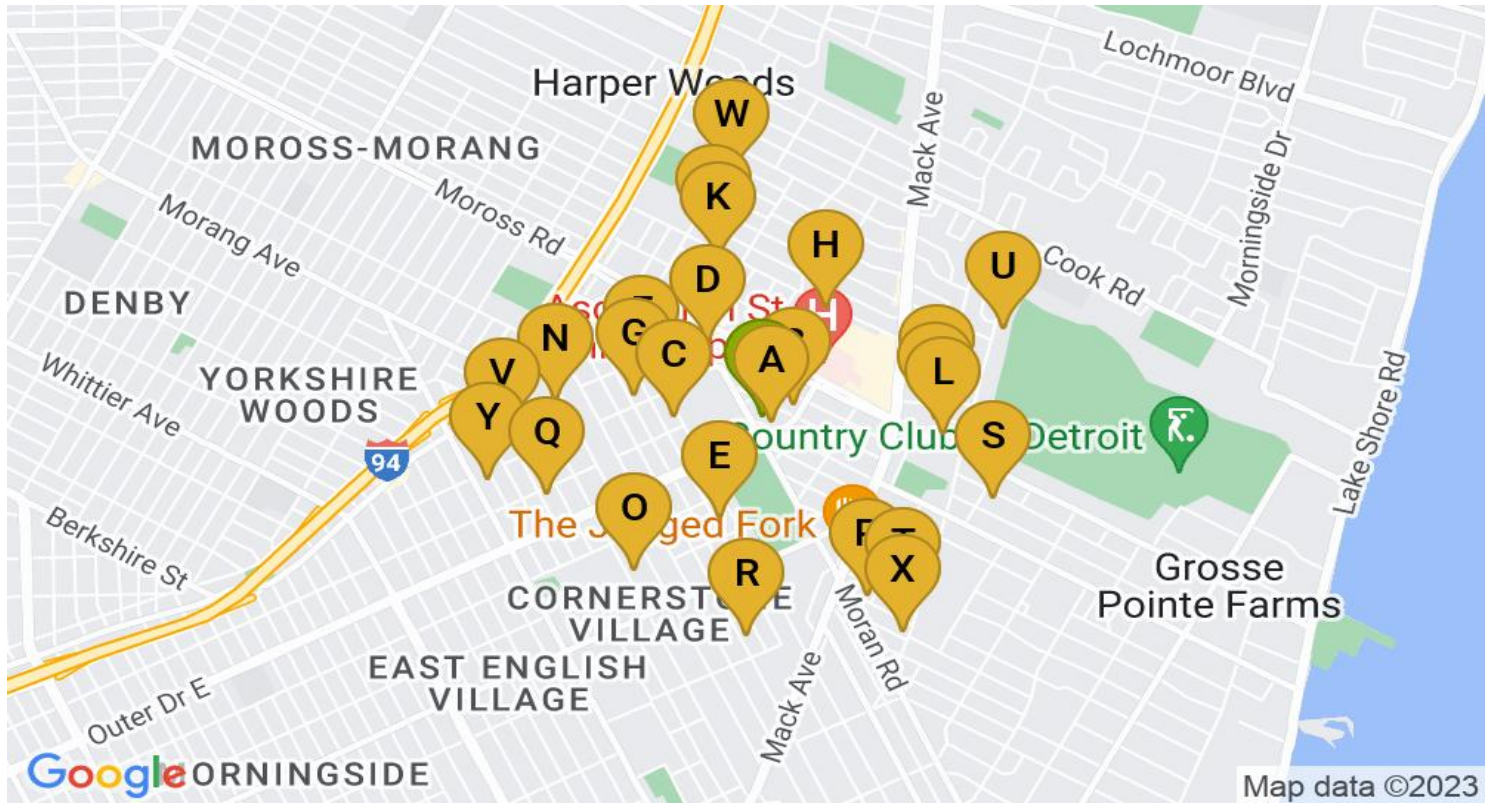
Property Tax: \$717

Listing History

| Date | Action | Price | PPSF | DOM | Agent | Brokerage | MLS/Listing# |
|---------|-------------|----------|------|-----|-----------------|--------------------------|--------------|
| 08/2019 | Fail - FAIL | \$52,400 | \$48 | 103 | Steven T Dunham | 20th Century Real Estate | 219043105 |
| 05/2019 | Fail - FAIL | \$52,400 | \$48 | 271 | Steven T Dunham | 20th Century Real Estate | R219043105 |

Comparables & Nearby Listings

Subject Property: 5644 Gateshead St, Grosse Pointe, MI 48236-2134



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 | 0.03 | A | 5600 Gateshead St, Grosse Pointe, Mi 48236 | 7/29/20 | \$99,000 | 8/03/23 | | 988 | \$100 | 2 | 2 | | 68 |
| B | 0.1 | A | 18821 Chandler Park Dr, Grosse Pointe, Mi 48236 | 4/14/23 | \$185,000 | 7/21/23 | | 1,577 | \$117 | 3 | 2 | | 72 |
| C | 0.26 | A | 5937 Radnor St, Detroit, Mi 48224 | 10/09/15 | \$6,000 | 7/21/23 | \$100,000 | 1,116 | \$90 | 3 | 1 | | 77 |
| D | 0.29 | P | 18949 Berden St, Grosse Pointe, Mi 48236 | | | 7/22/23 | \$145,000 | 1,269 | \$114 | 3 | 1 | 6,970 | 71 |
| E | 0.36 | P | 5252 Farmbrook St, Detroit, Mi 48224 | 12/13/12 | \$74,754 | 7/15/23 | \$14,900 | 912 | \$16 | 3 | 1 | 4,792 | 77 |
| F | 0.38 | A | 6186 Farmbrook St, Detroit, Mi 48224 | 11/20/18 | \$30,000 | 8/05/23 | | 1,100 | \$27 | 3 | 1 | 4,356 | 75 |
| G | 0.39 | A | 6124 Lodewyck St, Detroit, Mi 48224 | 3/22/18 | \$32,000 | 8/05/23 | \$89,000 | 1,006 | \$88 | 3 | 1 | 4,356 | 72 |
| H | 0.4 | A | 19299 Raymond St, Grosse Pointe Woods, Mi | 5/08/03 | | 7/23/23 | \$275,000 | 1,600 | \$172 | 3 | 1 | 5,227 | 76 |
| I | 0.51 | A | 433 Maison Rd, Grosse Pointe Farms, Mi 48236 | 2/28/19 | \$322,000 | 7/24/23 | \$425,000 | 1,875 | \$227 | 3 | 3 | | 81 |
| J | 0.52 | A | 445 Roland Rd, Grosse Pointe Farms, Mi 48236 | 5/20/21 | \$365,000 | 7/19/23 | \$450,000 | 1,980 | \$227 | 3 | 2 | 7,405 | 75 |
| K | 0.53 | A | 21401 Sloan Dr #210, Harper Woods, Mi 48225 | 7/31/07 | \$32,000 | 7/25/23 | \$49,900 | 759 | \$66 | 1 | 1 | | 75 |
| L | 0.54 | A | 426 Moross Rd, Grosse Pointe Farms, Mi 48236 | 1/30/13 | \$58,119 | 7/20/23 | \$314,900 | 1,146 | \$275 | 3 | 2 | 10,454 | 76 |
| M | 0.59 | P | 21325 Bournemouth St, Harper Woods, Mi 48225 | 3/03/22 | \$153,524 | 7/11/23 | \$157,500 | 1,807 | \$87 | 3 | 2 | 4,792 | 72 |
| N | 0.61 | A | 6217 Hereford St, Detroit, Mi 48224 | 11/23/22 | \$72,000 | 7/17/23 | \$75,000 | 718 | \$104 | 3 | 1 | | 84 |
| O | 0.63 | A | 5208 Neff Ave, Detroit, Mi 48224 | 10/14/21 | \$17,940 | 7/27/23 | \$22,900 | 996 | \$23 | 3 | 1 | 6,098 | 83 |
| P | 0.67 | A | 454 Madison St, Grosse Pointe Farms, Mi 48236 | 10/17/22 | \$273,000 | 7/14/23 | \$299,900 | 1,922 | \$156 | 3 | 1 | 5,227 | 73 |
| Q | 0.69 | A | 5800 Guilford St, Detroit, Mi 48224 | 3/03/15 | \$4,265 | 8/05/23 | \$55,000 | 976 | \$56 | 3 | 2 | 5,663 | 82 |

| | | | | | | | | | | | | |
|---|------|---|--|----------|-----------|-----------|-----------|-------|-------|---|-------|-------|
| R | 0.72 | A | 4566 Marseilles St, Detroit, Mi 48224 | | 7/14/23 | \$52,000 | 644 | \$81 | 1 | 1 | 76 | |
| S | 0.73 | A | 359 Hillcrest Ave, Grosse Pointe Farms, Mi 48236 | | 8/03/23 | \$330,000 | 1,508 | \$219 | 3 | 1 | 6,534 | |
| T | 0.75 | A | 411 Manor St, Grosse Pointe Farms, Mi 48236 | 10/31/03 | \$220,000 | 8/05/23 | \$339,900 | 1,500 | \$227 | 3 | 3 | 5,227 |
| U | 0.77 | A | 458 Chalfonte Ave, Grosse Pointe Farms, Mi | 12/11/92 | | 7/19/23 | \$895,000 | 4,700 | \$190 | 5 | 6 | 50 |
| V | 0.77 | P | 6185 Guilford St, Detroit, Mi 48224 | | | 7/12/23 | \$55,000 | 1,021 | \$54 | 2 | 1 | 85 |
| W | 0.79 | P | 21217 Brierstone St, Harper Woods, Mi 48225 | 9/09/09 | \$45,000 | 7/13/23 | \$189,900 | 1,200 | \$158 | 3 | 1 | 5,227 |
| X | 0.82 | A | 406 Lothrop Rd, Grosse Pointe Farms, Mi 48236 | 8/03/20 | \$320,000 | 8/02/23 | \$399,900 | 1,792 | \$223 | 4 | 2 | 82 |
| Y | 0.84 | A | 6003 Oldtown St, Detroit, Mi 48224 | 2/11/15 | \$40,000 | 7/28/23 | \$39,000 | 961 | \$41 | 3 | 1 | 77 |

A: Active P: Pending C: Contingent

Statistics for Grosse Pointe, MI



1.6 %

Last 30 Days Price Change



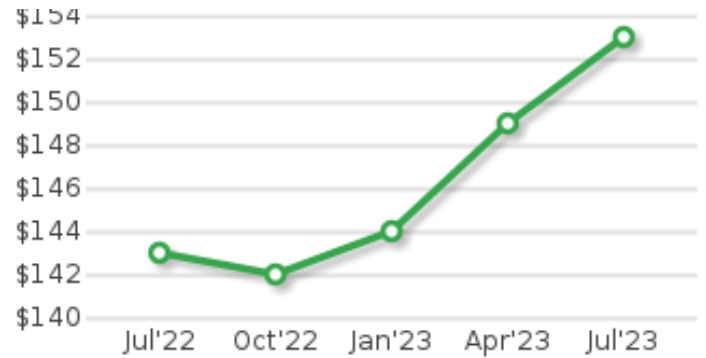
6.46 %

Last 30 Days Rent Change

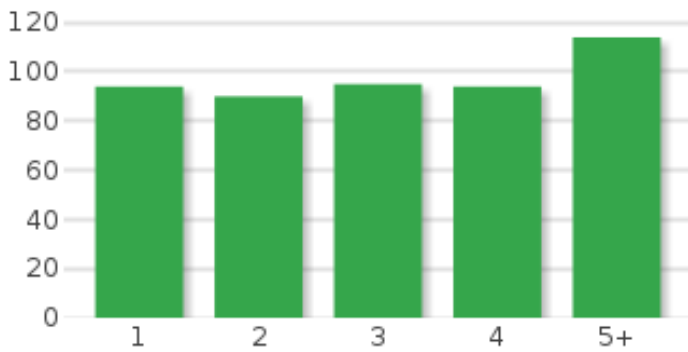
New Pre-Foreclosures



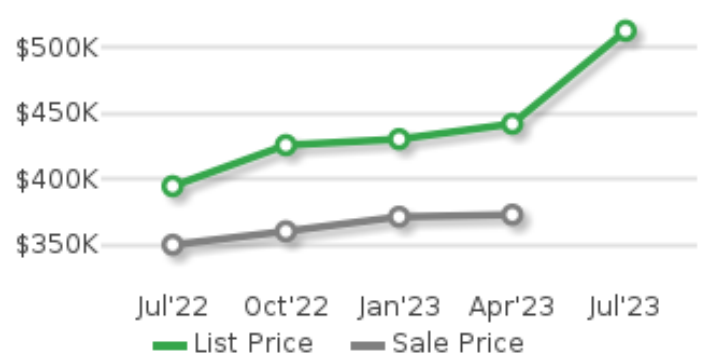
\$ / SqFt



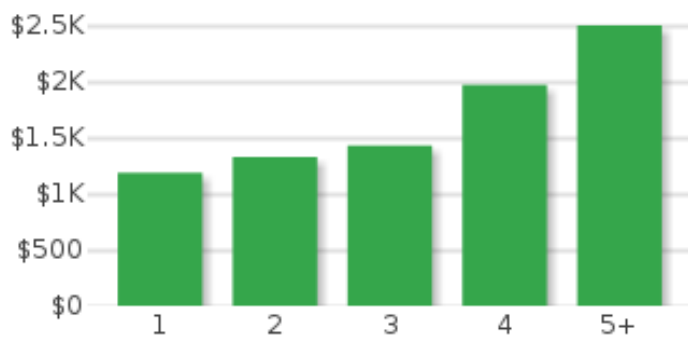
Average Days on Market



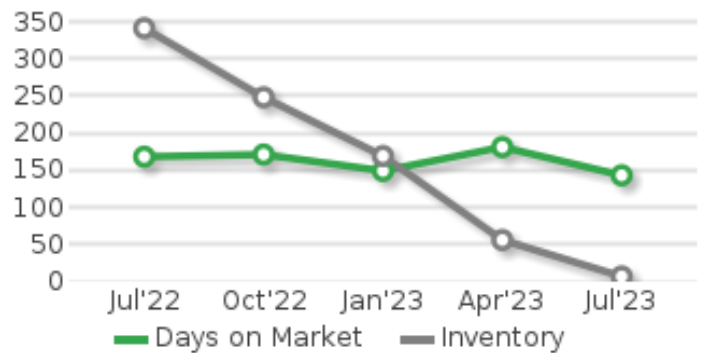
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Grosse Pointe, MI


Market Trend

 0 %
26
New Listings


Last 30 Days

 0 %
1
Closed Sales


Market Trend

 0 %
244
New Listings


Last 6 Months

 0 %
63
Closed Sales


Listing Trend

 0 %
7
Homes for Sale


Last 30 Days


 28.41 %
\$512,400
Average List Price


Listing Trend


 0 %
169
Homes for Sale


Last 6 Months

 9.49 %
\$430,048
Average List Price

 13.75 %
\$177
Average List \$ / SqFt

 -8.32 %
143
Average DOM


 4.5 %
\$158
Average List \$ / SqFt

 -22.42 %
149
Average DOM


Sales Trend

 -100 %
0
Homes Sold


Last 30 Days


 0 %
Average Sale Price


Sales Trend


 0 %
68
Homes Sold


Last 6 Months

 12.01 %
\$371,047
Average Sale Price

 0 %
Average Sale \$ / SqFt

 41.48 %
111
Average DOM

 4.71 %
\$172
Average Sale \$ / SqFt

 -31.22 %
84
Average DOM