

Comparative Market Analysis

2429 Emmons Ave, Warren, MI 48091

APN: 12-13-31-354-041

Macomb County Data as of: 10/02/2023



Bedrooms: 3 **Year Built:** 1947
Bathrooms: 1 **Square Feet:** 840

Status: Off Market
Distressed: No
Ownership: Trust
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: MFA 2021-INV1 TRUST
Mailing Address: 201 E MCBEE AVE #300
GREENVILLE, SC 29601

Comparables

Properties:	25
Avg. Sale Price:	\$69,716
Days on Market:	60

Opportunity

Estimated Value:	\$91,654
Estimated Equity:	\$91,654
Mortgage Balance:	\$0
Monthly Rent:	\$1,075
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF MACOMB, WITH A SITUS ADDRESS OF 2429 EMMONS AVE, WARREN, MI 48091-4228 C032 CURRENTLY OWNED BY MFA 2021-INV1 TRUST HAVING A TAX ASSESSOR NUMBER OF 12-13-31-354-041 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 220-221 AND DESCRIBED IN DOCUMENT NUMBER 2023.37555 DATED 04/21/2023 AND RECORDED 04/28/2023.

Last Market Sale

Seller: MACOMB COUNTY
Buyer: TTC DEVELOPMENT AND
Rec. Date: 04/28/2023
Sale Date: 04/21/2023
Sale Price: \$83,022

Current Listing Status

Status: Fail
Date: 04/2017
Price: \$60,000

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: 8,625 SqFt.	Stories: 1.25	Parking Spaces:
Zoning: R-1-P	Living Area: 840 SqFt.	Pool:	Parking Type:
Year Built: 1947	Bedrooms: 3	Fireplace:	Interior Wall:
Style:	Bathrooms: 1	Heating: FORCED AIR	Exterior Wall:
Basement:	Total Rooms: 6	Cooling:	Price / Sq.Ft. \$99

Open Liens

Owner 1: MFA 2021-INV1 TRUST	Combined Loan To Value: 0 %
Owner 2:	Estimated Equity: \$91,654

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
02/09/2022	1st / Trust Deed/Mortgage	\$38,000	2 Miraloma Llc	Ttc Development And Construction Llc	Conventional	30 Years
07/06/2022	1st / Trust Deed/Mortgage	\$70,200	Lima One Capital Llc	Ttc Development And Contrustio	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
05/22/2015	Quit Claim Deed	Non-Arm's length	Jones Patricia Ann, Jones Mary Agenes Decker Theresa Ann		
11/19/2021	Warranty Deed	Non-Arm's length	Royalty Housing	Ttc Development And Construction	
10/12/2016	Warranty Deed	Arm's-length Residential	Decker Theresa Ann	Ybs Real Estate Llc	\$12,000
04/08/2022	Sheriff's Deed	Arm's-length Residential	Macomb County	Ttc Development And Construction	\$40,941
07/23/2019	Quit Claim Deed	Non-Arm's length	Rocca Lawrence	City Of Warren	\$204,219
04/21/2023	Sheriff's Deed	Arm's-length Residential	Macomb County	Ttc Development And Construction	\$83,022
05/09/2023	Quit Claim Deed	Non-Arm's length	Lima One Capital Llc	Mfa 2021-inv1 Trust	
02/17/2021	Quit Claim Deed	Non-Arm's length	Michigan Municipal Corporation	Travis Donald	\$4,746
04/26/2021	Quit Claim Deed	Non-Arm's length	Travis Donald	Royalty Housing And J Wilson & Co	

Tax Status

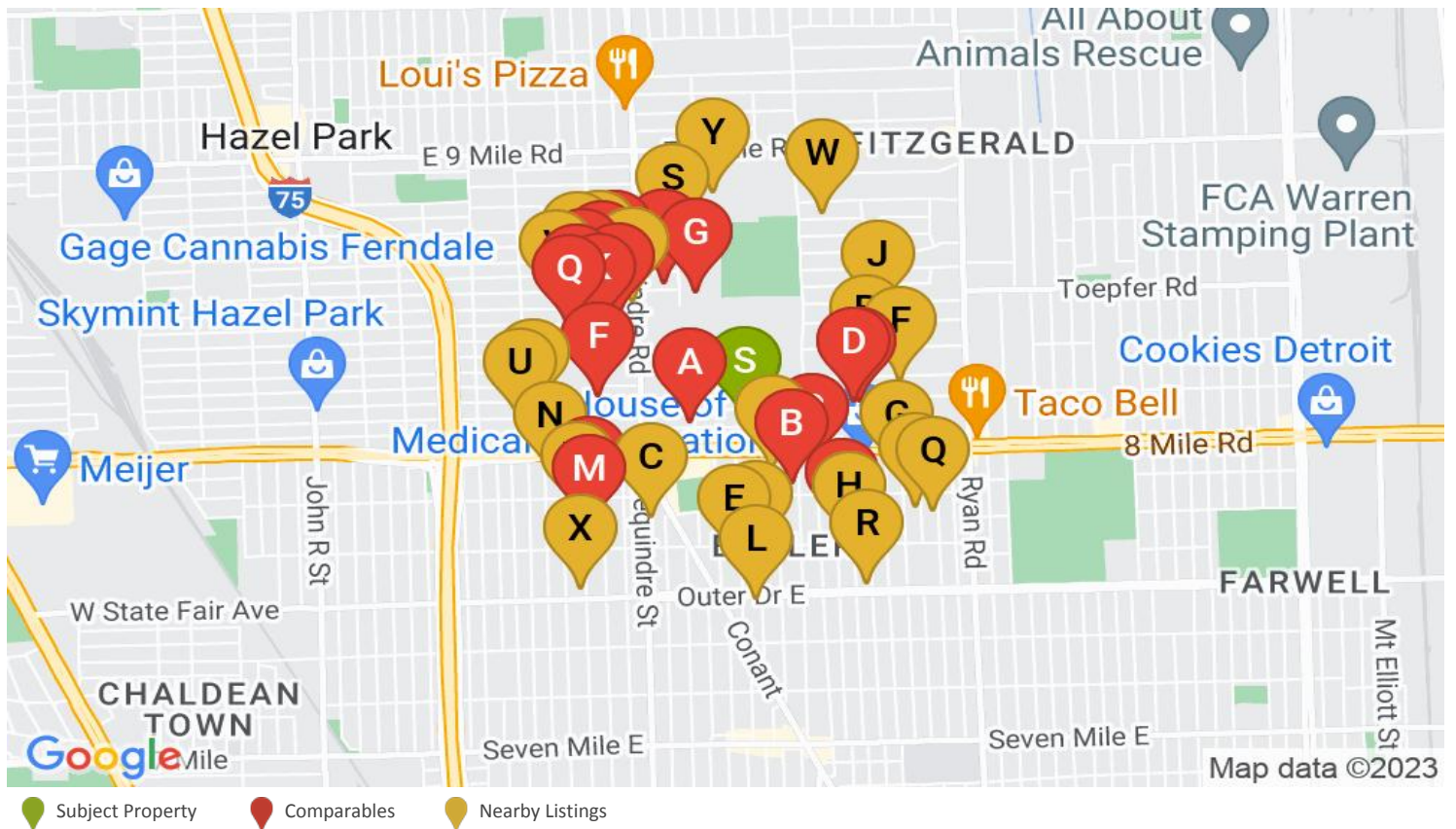
Assessor Parcel #:	12-13-31-354-041	Land Value:		Total Taxable Value:	\$31,450
Tax Year:	2023	Improvement Value:		Property Tax:	\$2,060

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
04/2017	Fail - FAIL	\$60,000	\$71	186	D C BOWERS	BOWERS REALTY &	217026553

Comparables & Nearby Listings

Subject Property: 2429 Emmons Ave, Warren, MI 48091-4228



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.17		2167 Emmons Ave, Warren, Mi 48091	6/14/23	\$111,550			943	\$118	3	1	4,661	52
B	0.26		20431 Harned St, Detroit, Mi 48234	1/01/23				975		3	2	5,663	72
C	0.26		20483 Mitchell St, Detroit, Mi 48234	12/30/22	\$100,000			932	\$107	3	1	4,792	76
D	0.34		3300 Alvina Ave, Warren, Mi 48091	12/13/22	\$90,000			888	\$101	3	1	6,882	76
E	0.36		3314 Alvina Ave, Warren, Mi 48091	5/17/23	\$150,000			924	\$162	2	2	6,882	83
F	0.45		1715 E Hayes Ave, Hazel Park, Mi 48030	2/13/23	\$113,000			731	\$155	2	1	4,879	71
G	0.46		2146 Michael Ave, Warren, Mi 48091	5/17/23	\$103,000			940	\$110		1.5	5,619	60
H	0.48		20128 Charest St, Detroit, Mi 48234	5/01/23	\$100,000			840	\$119	3	1	4,792	80
I	0.52		1805 E Evelyn Ave, Hazel Park, Mi 48030	6/01/23	\$94,000			987	\$95	3	1	4,312	74
J	0.53		1975 Michael Ave, Warren, Mi 48091	8/01/23	\$144,770			850	\$170	3	1	5,619	77
K	0.54		1722 E Evelyn Ave, Hazel Park, Mi 48030	12/22/22	\$154,900			750	\$207	3	1	4,182	103
L	0.56		20220 Riopelle St, Highland Park, Mi 48203	1/31/23	\$92,000			996	\$92	3	2	4,792	78
M	0.59		20158 Riopelle St, Highland Park, Mi 48203	7/01/23	\$93,000			929	\$100	3	1	4,792	78
N	0.6		1736 E Meyers Ave, Hazel Park, Mi 48030	1/17/23	\$115,000			987	\$117	3	1	6,142	68
O	0.61		1805 E Meyers Ave, Hazel Park, Mi 48030	6/13/23	\$150,000			725	\$207	2	1	4,443	72
P	0.62		1613 E Evelyn Ave, Hazel Park, Mi 48030	6/27/23	\$100,000			811	\$123	2	1	4,312	103
Q	0.62		1562 E Evelyn Ave, Hazel Park, Mi 48030	9/01/23	\$161,570			875	\$185	3	1	4,356	70
R	0.63		1635 E Madge Ave, Hazel Park, Mi 48030	6/02/23	\$129,000			772	\$167	2	1	4,400	85

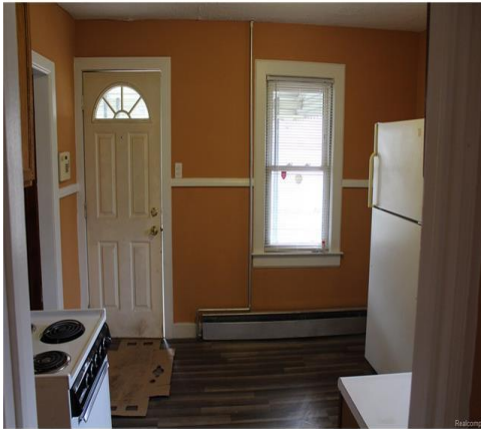
L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.18	A	20483 Anglin St, Detroit, Mi 48234	10/06/22	\$15,100	8/15/23	\$14,000	1,067	\$13		1	3,920	98
B	0.41	A	3333 Wasmund Ave, Warren, Mi 48091	7/26/23	\$60,000	9/07/23		1,428	\$42	3	2	9,670	77
C	0.43	A	20200 Dequindre St, Detroit, Mi 48234	12/02/13	\$6,673	8/22/23	\$45,000	819	\$55	2	1		73
D	0.45	A	20021 Mackay St, Detroit, Mi 48234	7/16/18	\$47,000	9/02/23	\$39,990	979	\$41	3	1		72
E	0.46	A	20009 Goddard St, Detroit, Mi 48234			8/22/23	\$84,900	1,339	\$63	3	2		71
F	0.49	P	3564 Wasmund Ave #1, Warren, Mi 48091	3/15/01	\$75,000	9/03/23	\$195,000	1,968	\$99	3	3	19,254	85
G	0.5	A	20459 Norwood St, Detroit, Mi 48234	7/30/12	\$37,500	8/18/23	\$65,000	1,064	\$61	3	1	3,920	81
H	0.53	A	20045 Gallagher St, Detroit, Mi 48234	6/21/18	\$15,000	9/18/23	\$69,000	1,190	\$58	3	1.5	5,227	84
I	0.53	A	21601 Dequindre Rd, Hazel Park, Mi 48030	7/18/13	\$200,000	8/25/23	\$135,000	7,654	\$18				70
J	0.54	A	3525 Poplar Ave, Warren, Mi 48091	11/09/21	\$52,000	8/03/23	\$99,000	704	\$141	2	1		82
K	0.59	A	20223 Yonka St, Detroit, Mi 48234	5/27/09	\$4,800	8/25/23		1,012	\$5	3	1	4,356	75
L	0.6	A	1700 E Outer Dr #16, Detroit, Mi 48234	3/09/09	\$6,500	8/27/23	\$68,000	868	\$78	2	1	1,176	76
M	0.6	A	20207 Riopelle St, Highland Park, Mi 48203			8/19/23	\$90,000	1,066	\$84	3	1	4,792	77
N	0.62	A	20472 Hull St, Highland Park, Mi 48203	1/07/19	\$17,500	9/17/23	\$65,000	788	\$82	2	1	3,485	85
O	0.64	A	1421 E George Ave, Hazel Park, Mi 48030	4/16/20	\$68,700	9/23/23	\$139,900	1,060	\$132	3	1	4,225	98
P	0.64	A	1729 E Meyers Ave, Hazel Park, Mi 48030	1/18/22	\$80,000	8/29/23	\$119,900	677	\$177	2	1		72
Q	0.65	P	20205 Wexford St, Detroit, Mi 48234	12/22/04	\$80,000	8/17/23	\$79,900	795	\$100	3	1		72
R	0.66	A	2063 E Outer Dr, Detroit, Mi 48234	4/13/22	\$114,263	9/16/23		1,072	\$107	3	1	5,227	79
S	0.66	A	2008 Pearl Ave, Warren, Mi 48091	11/18/20	\$118,000	8/05/23	\$194,900	1,202	\$162	3	3		89
T	0.68	A	1621 E Meyers Ave, Hazel Park, Mi 48030	3/02/15	\$48,960	9/28/23	\$114,900	685	\$168	2	1		72
U	0.68	C	1324 E George Ave, Hazel Park, Mi 48030	5/23/23	\$75,000	8/19/23	\$189,900	932	\$204	3	1	4,312	56
V	0.7	A	1523 E Madge Ave, Hazel Park, Mi 48030	11/08/22	\$15,000	9/22/23	\$49,900	800	\$62	3	1		83

W	0.74	P	3133 Rome Ave, Warren, Mi 48091	8/21/18	\$115,000	9/11/23	\$190,000	1,096	\$173	3	1	66
X	0.75	P	19927 Riopelle St, Highland Park, Mi 48203	4/30/21	\$12,900	9/09/23	\$32,000	1,729	\$19	4	1.5	4,792
Y	0.78	A	2207 Otis Ave, Warren, Mi 48091			9/24/23	\$139,900	921	\$152	3	1	5,271

A: Active P: Pending C: Contingent

Property Images (27)







Statistics for Warren, MI

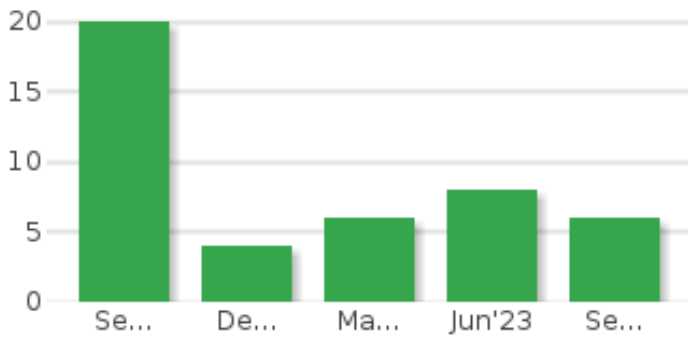


1.05 % Last 30 Days Price Change

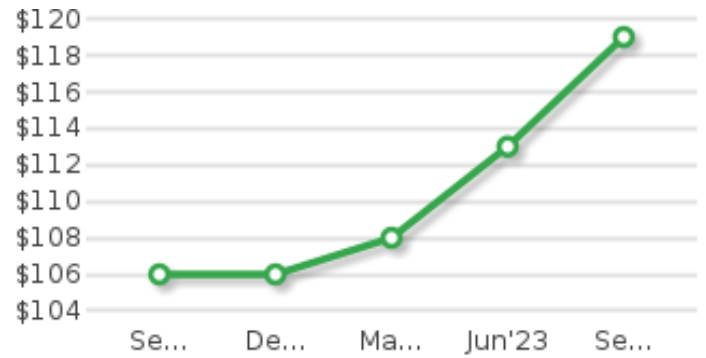


-3.57 % Last 30 Days Rent Change

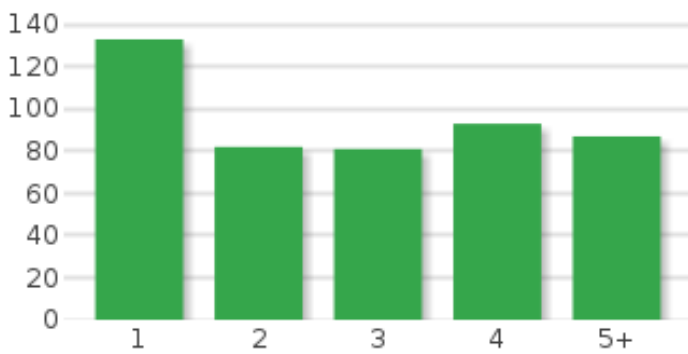
New Pre-Foreclosures



\$ / SqFt



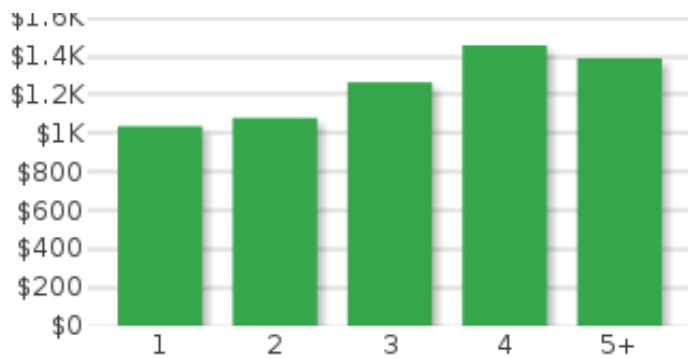
Average Days on Market



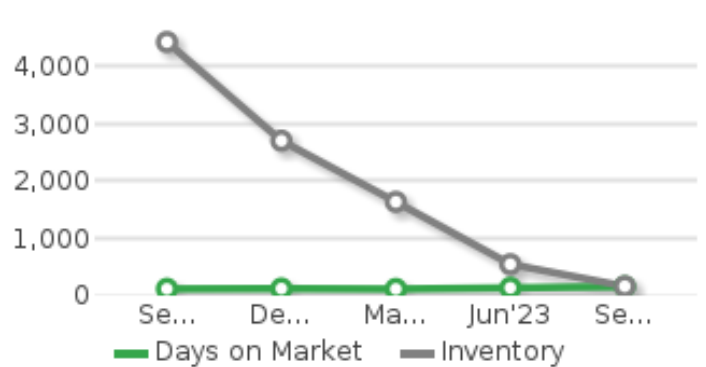
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Warren, MI


Market Trend

 **0 %**
311
New Listings


Last 30 Days

 **0 %**
73
Closed Sales


Market Trend

 **0 %**
2,134
New Listings


Last 6 Months

 **0 %**
839
Closed Sales


Listing Trend

 **0 %**
164
Homes for Sale


Last 30 Days


 **-0.73 %**
\$135,098
Average List Price


Listing Trend


 **0 %**
1,638
Homes for Sale


Last 6 Months

 **57.6 %**
\$208,402
Average List Price

 **-2.92 %**
\$93
Average List \$ / SqFt

 **21.43 %**
158
Average DOM


 **71.97 %**
\$171
Average List \$ / SqFt

 **-7.86 %**
116
Average DOM


Sales Trend

 **-100 %**
0
Homes Sold


Last 30 Days


 **0 %**
Average Sale Price


Sales Trend


 **0 %**
1,094
Homes Sold


Last 6 Months

 **1.63 %**
\$143,572
Average Sale Price

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

 **0.78 %**
75
Average DOM

 **2.09 %**
\$113
Average Sale \$ / SqFt

 **-13.43 %**
81
Average DOM