

Comparative Market Analysis

2225 Chicago Blvd, Detroit, MI 48206

APN: 10002678.

Wayne County Data as of: 11/06/2023



Bedrooms: 5 **Year Built:** 1920
Bathrooms: 5.5 **Square Feet:** 3,224

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: 2020-1 REALTY HOLDINGS III LLC
Mailing Address: 15 MAPLE ST #WEST
SUMMIT, NJ 07901

Comparables

Properties:	37
Avg. Sale Price:	\$218,816
Days on Market:	110

Opportunity

Estimated Value:	\$323,054
Estimated Equity:	\$323,054
Mortgage Balance:	\$0
Monthly Rent:	\$2,187
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 2225 CHICAGO BLVD, DETROIT, MI 48206-1738 C009 CURRENTLY OWNED BY 2020-1 REALTY HOLDINGS III LLC HAVING A TAX ASSESSOR NUMBER OF 10002678. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 207 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2023.27033 DATED 01/26/2023 AND RECORDED 02/07/2023.

Listing Description:

5 Bedroom 5 Bath Investor Special/Post Bank Owned or The Sophisticated Buyer looking for nearly 50% Equity in highly sought after Boston Edison District. Home as all the character and Great Bones to be one of the best historical gems in the city! The Electrical and Plumbing has already been completed so now it's on to the finishing materials and colors. Cash and Hard Money Only!!! Make Your Private Showing Appointment Today with 2 hr notice!

Last Market Sale

Seller: WAYNE COUNTY SHERIFF
Buyer: ASHLEYS MANAGEMENT COMPANY LLC
Rec. Date: 02/07/2023
Sale Date: 01/26/2023
Sale Price: \$234,600

Current Listing Status

Status: Fail
Date: 10/2023
Price: \$260,000

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Metro Property Associates Llc	Home Owner Assessments Fee	\$150	Annually

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 6,534 SqFt. **Stories:** 2.5 **Parking Spaces:** 1
Zoning: R1 **Living Area:** 3,224 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1920 **Bedrooms:** 5 **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 5.5 **Heating:** Gas **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$73

Open Liens

Owner 1: 2020-1 REALTY HOLDINGS III LLC **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$323,054

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
10/17/2019	1st / Trust Deed/Mortgage	\$201,900	Patch Of Land Lending Llc	Ashley S Management Company Llc	Unknown	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
10/08/2019	Warranty Deed	Arm's-length Residential	Mathews Jearldine, Estate Of Lillie	Ashley S Management Company Llc	\$154,000
09/25/2019	Public Action - Common in Florida	REO and Trustee Deeds	Mathews Jearldine, Green Lillie Mae	Ashleys Management Company Llc	\$154,000
01/26/2023	Sheriff's Deed	Arm's-length Residential	Wayne County Sheriff	Ashleys Management Company Llc	\$234,600
01/31/2023	Quit Claim Deed	Non-Arm's length	Toorak Capital Partners Llc	2020-1 Realty Holdings Iii Llc	

Tax Status

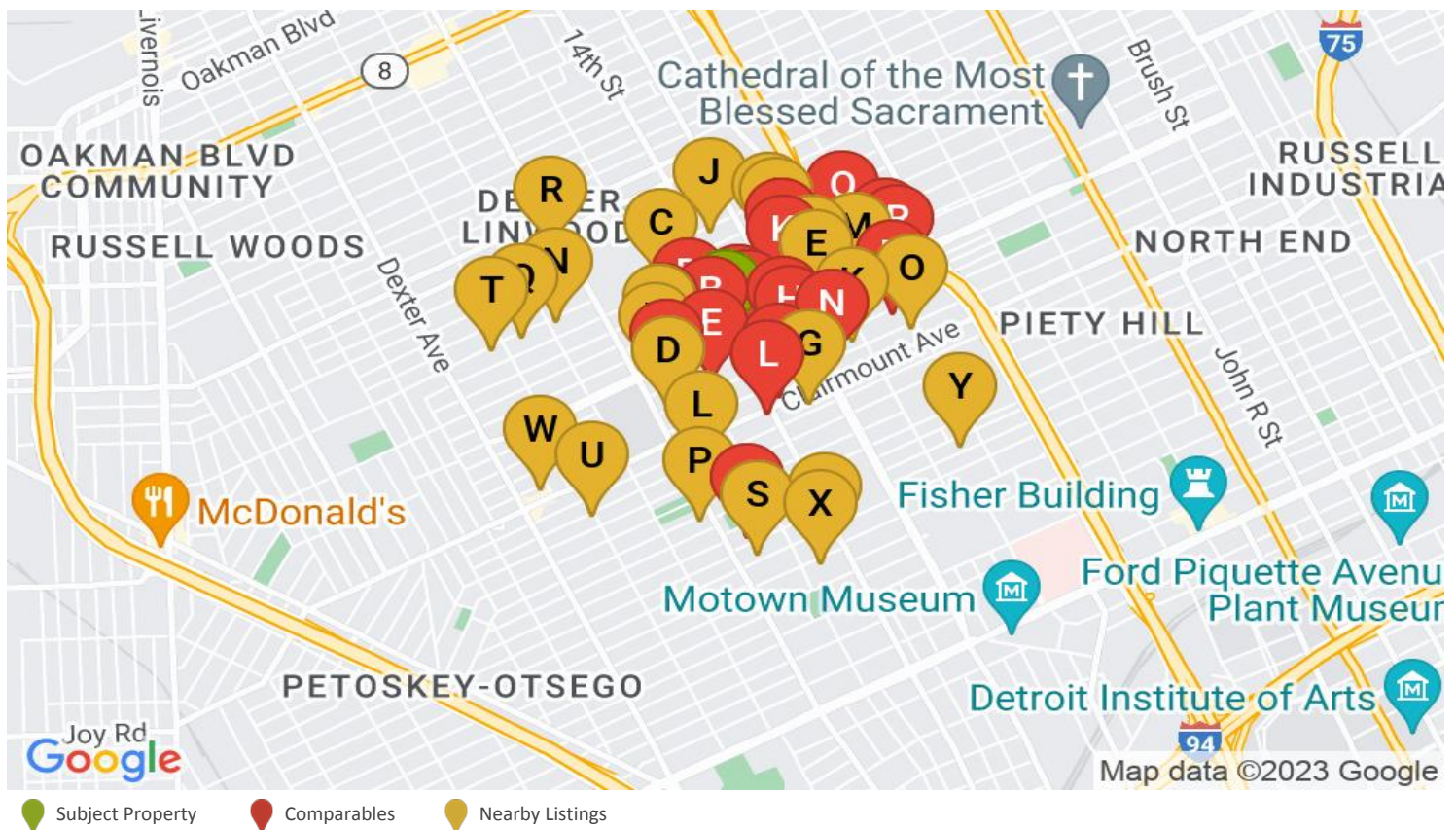
Assessor Parcel #:	10002678.	Land Value:		Total Taxable Value:	\$191,400
Tax Year:	2023	Improvement Value:		Property Tax:	\$3,764

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
10/2023	Fail - FAIL	\$260,000	\$81	6	Michael L Lindsay	Michael Group Realty LLC	20230089735
10/20/2023	Active - New Listing	\$260,000	\$81	1	Michael L Lindsay	Michael Group Realty LLC	20230089735
10/22/2023	Active - New Listing	\$260,000	\$81	1	Michael Group Realty LLC	Michael Group Realty LLC	R20230089735
10/22/2023	Active - New Listing	\$260,000	\$81	1	Michael Group Realty LLC	Michael Group Realty LLC	60265418

Comparables & Nearby Listings

Subject Property: 2225 Chicago Blvd, Detroit, MI 48206-1738



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.04		2081 Chicago Blvd, Detroit, Mi 48206	9/07/23	\$500,000			3,500	\$143	4	2.5	7,405	103
B	0.05		2275 Chicago Blvd, Detroit, Mi 48206	11/01/22	\$432,000			3,378	\$128	5	3	6,534	102

C	0.07	2060 Longfellow St, Detroit, Mi 48206	3/31/23	\$505,000	2,750	\$184	5	2.5	6,534	102
D	0.12	2315 W Boston Blvd, Detroit, Mi 48206	7/01/23	\$460,000	3,545	\$130	5	4	8,276	99
E	0.14	2324 Edison St, Detroit, Mi 48206	5/18/23	\$467,000	3,220	\$145	6	3	6,098	102
F	0.17	1970 Edison St, Detroit, Mi 48206	1/01/23	\$420,000	2,660	\$158	5	4	6,098	100
G	0.2	2464 Chicago Blvd, Detroit, Mi 48206	2/28/23	\$465,000	3,260	\$143	5	5	8,276	104
H	0.2	1965 Edison St, Detroit, Mi 48206	4/01/23	\$420,000	3,670	\$114	5	3	6,098	104
I	0.24	2058 Clairmount St, Detroit, Mi 48206	5/25/23	\$301,395	2,854	\$106	2	2	4,792	104
J	0.24	2509 Longfellow St, Detroit, Mi 48206	5/01/23	\$450,000	2,943	\$153	5	2.5	6,098	100
K	0.26	1745 W Boston Blvd, Detroit, Mi 48206	8/14/23	\$450,000	3,136	\$143	5	4	8,276	102
L	0.27	2215 Clairmount St, Detroit, Mi 48206	7/21/23	\$325,000	2,626	\$124		2.5	4,356	101
M	0.3	1726 W Boston Blvd, Detroit, Mi 48206	5/01/23	\$395,000	2,942	\$134	5	3	8,712	104
N	0.33	1731 Atkinson St, Detroit, Mi 48206	7/01/23	\$510,740	3,328	\$153	5	5.5	4,792	107
O	0.49	1486 W Boston Blvd, Detroit, Mi 48206	9/14/23	\$319,390	3,292	\$97	4	3.5	9,583	107
P	0.52	1451 Edison St, Detroit, Mi 48206	5/18/23	\$300,000	3,000	\$100	5	2	5,227	99
Q	0.54	1405 Chicago Blvd, Detroit, Mi 48206	2/01/23	\$525,000	3,861	\$136	4	4	7,841	108
R	0.57	1258 Longfellow St, Detroit, Mi 48202	3/01/23	\$450,000	2,690	\$167	4	3	6,098	107
S	0.65	2506 W Philadelphia St, Detroit, Mi 48206	1/06/23	\$330,000	3,552	\$93	8	4	5,227	100

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	0.21	A	2474 Chicago Blvd, Detroit, Mi 48206	2/05/18	\$30,000	10/21/23		3,618	\$8	7	3	8,276	99
B	0.24	A	2515 Chicago Blvd, Detroit, Mi 48206	10/09/20	\$267,000	10/06/23	\$499,900	3,344	\$149	6	4		103
C	0.28	A	2314 Calvert St, Detroit, Mi 48206	3/28/22	\$30,000	10/29/23		3,980	\$8	6	5		101
D	0.28	A	1521 Pallister St, Detroit, Mi 48206			10/14/23		1,326		2	3		
E	0.31	A	1675 Chicago Blvd, Detroit, Mi 48206	9/07/21	\$385,000	10/20/23	\$515,000	3,720	\$138	5	3.5	6,534	99
F	0.32	A	1666 Chicago Blvd, Detroit, Mi 48206	3/11/09	\$7,140	10/19/23	\$440,000	3,955	\$111	5	4		100
G	0.32	A	1982 Taylor St, Detroit, Mi 48206	1/14/20	\$17,800	9/19/23		3,162	\$6	5	3		102
H	0.35	A	1721 Calvert St, Detroit, Mi 48206	6/10/21	\$57,000	10/19/23	\$90,000	2,912	\$31		3		100
I	0.35	A	1704 Glynn Ct, Detroit, Mi 48206	1/16/14	\$40,000	10/13/23	\$12,000	2,240	\$5		2.5	4,356	106
J	0.38	A	1991 Lawrence St, Detroit, Mi 48206			9/26/23		2,500		6	2		102
K	0.39	A	1634 Atkinson St, Detroit, Mi 48206	3/28/18	\$15,000	10/11/23	\$199,000	1,470	\$135	4	1	4,792	103
L	0.41	A	2517 Taylor St, Detroit, Mi 48206	7/12/19	\$20,000	9/20/23	\$160,000	2,650	\$60		3	4,356	100
M	0.44	P	1515 Chicago Blvd, Detroit, Mi 48206	9/14/16	\$161,000	10/12/23		3,433	\$47	5	5		103
N	0.52	A	2745 Collingwood St, Detroit, Mi 48206	1/23/08	\$7,225	10/14/23		1,626	\$4	3	1.5	4,356	100
O	0.57	A	1419 Atkinson St, Detroit, Mi 48206	9/21/22	\$165,000	9/27/23	\$399,900	2,564	\$156	5	2	5,227	109
P	0.6	A	2637 Carter St, Detroit, Mi 48206	11/16/18	\$20,000	9/25/23	\$1,250	1,092	\$1	3	1		104
Q	0.62	A	2997 Collingwood St, Detroit, Mi 48206			9/27/23	\$75,000	1,526	\$49	3	2		101
R	0.62	C	2642 Webb St, Detroit, Mi 48206	7/18/23	\$55,000	9/21/23		3,248	\$17	6	4	4,792	98
S	0.71	A	2506 W Euclid St, Detroit, Mi 48206	4/27/05	\$60,500	10/22/23	\$160,000	2,949	\$54		2	5,227	93
T	0.71	A	3241 Collingwood St, Detroit, Mi 48206	12/02/22	\$22,500	10/19/23		1,883	\$12	5	4		98
U	0.71	P	3201 Taylor St, Detroit, Mi 48206	6/29/18	\$41,000	9/30/23	\$85,000	1,431	\$59	3	1	4,792	93
V	0.74	A	2246 Virginia Park St, Detroit, Mi 48206	3/30/23	\$210,000	10/13/23	\$149,000	2,342	\$64	4	4		109
W	0.75	A	3423 Atkinson St, Detroit, Mi 48206			10/22/23	\$119,900	2,048	\$59		2	3,049	99
X	0.79	P	2291 Virginia Park St, Detroit, Mi 48206	6/23/23	\$109,200	10/23/23		1,758	\$62	3	2		110
Y	0.79	A	1466 W Philadelphia St, Detroit, Mi 48206	4/30/19	\$10,000	10/12/23	\$195,000	1,172	\$166	3	1	3,049	110

Statistics for Detroit, MI

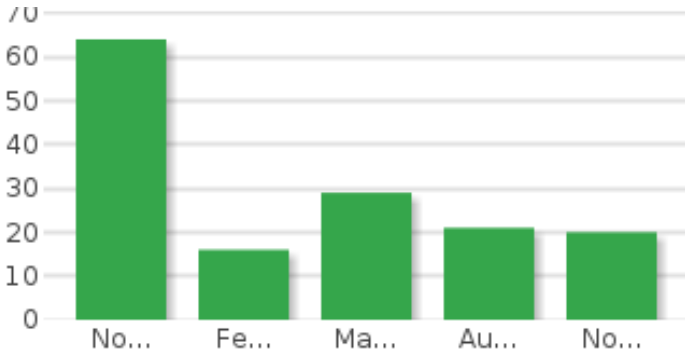


2.82 % Last 30 Days Price Change

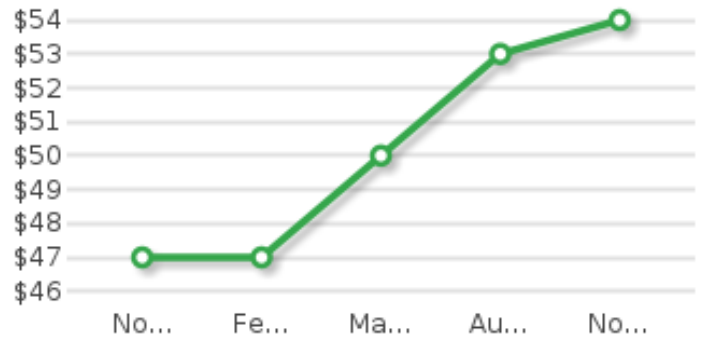


2.53 % Last 30 Days Rent Change

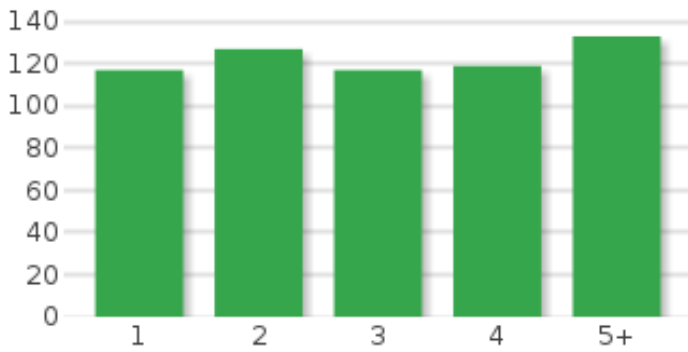
New Pre-Foreclosures



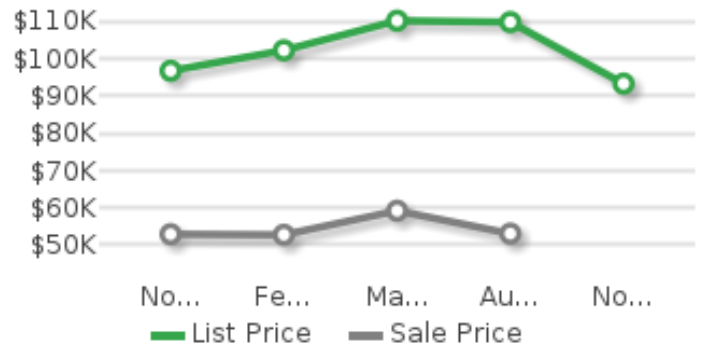
\$ / SqFt



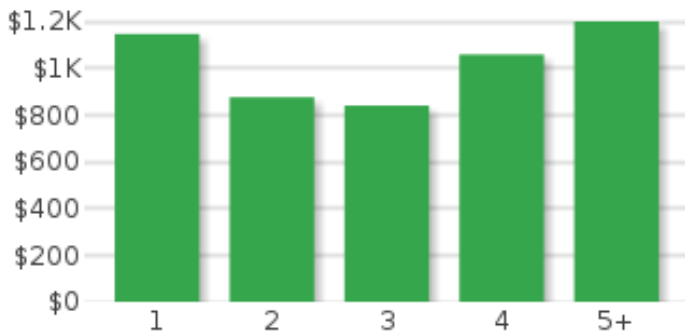
Average Days on Market



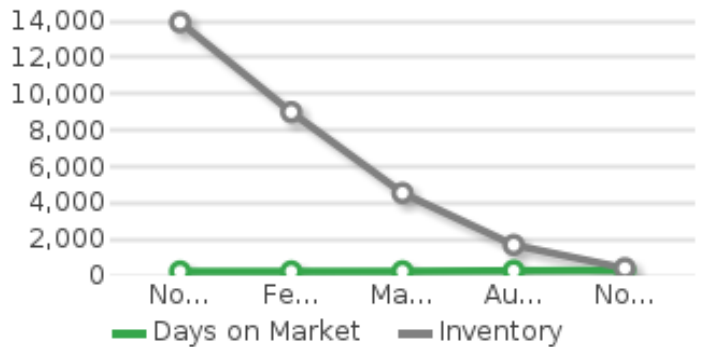
List Price vs. Sale Price



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