

Comparative Market Analysis

12326 Stoepel St, Detroit, MI 48204

APN: 16018790-1

Wayne County Data as of: 12/12/2023



Bedrooms: **Year Built:** 1927
Bathrooms: 2 **Square Feet:** 2,240

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Vacant
Property Type: Land
Owner Name: 9TH AVENUE METRO LLC
Mailing Address: 8063 CHALLIS RD
BRIGHTON, MI 48116

Comparables

| | |
|-------------------------|-----------|
| Properties: | 47 |
| Avg. Sale Price: | \$187,650 |
| Days on Market: | 84 |

Opportunity

| | |
|--------------------------|----------|
| Estimated Value: | \$17,414 |
| Estimated Equity: | \$17,414 |
| Mortgage Balance: | \$0 |
| Monthly Rent: | \$1,409 |
| Liens: | \$0 |

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 12326 STOEPEL ST, DETROIT, MI 48204-1243 C018 CURRENTLY OWNED BY 9TH AVENUE METRO LLC HAVING A TAX ASSESSOR NUMBER OF 16018790-1 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 101 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.302248 DATED 10/06/2022 AND RECORDED 10/06/2022.

Last Market Sale

Seller: WAYNE COUNTY TREASURER
Buyer: 9TH AVENUE METRO LLC
Rec. Date: 10/06/2022
Sale Date: 10/06/2022
Sale Price: \$6,600

Current Listing Status

There is no listing data available.

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: Residential-Vacant Land | Lot Size: 6,098 SqFt. | Stories: 2 | Parking Spaces: 1 |
| Zoning: R3 | Living Area: 2,240 SqFt. | Pool: | Parking Type: Detached Garage |
| Year Built: 1927 | Bedrooms: | Fireplace: | Interior Wall: |
| Style: | Bathrooms: 2 | Heating: | Exterior Wall: Brick |
| Basement: | Total Rooms: | Cooling: | Price / Sq.Ft. \$3 |

Open Liens

| | | |
|--------------------------------------|--------------------------------|----------|
| Owner 1: 9TH AVENUE METRO LLC | Combined Loan To Value: | 0 % |
| Owner 2: | Estimated Equity: | \$17,414 |

| 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 |
|------------|-----------------|--------------------------|------------------------|------------------------|---------|
| 11/07/2013 | Quit Claim Deed | Non-Arm's length | Wayne County Treasurer | Cashflow To Retire Llc | \$500 |
| 12/21/2016 | Quit Claim Deed | Non-Arm's length | Sabree Eric R | Dudley Vickie G | \$500 |
| 10/06/2022 | Quit Claim Deed | Arm's-length Residential | Wayne County Treasurer | 9th Avenue Metro Llc | \$6,600 |
| 12/26/2013 | Quit Claim Deed | Non-Arm's length | Cashflow To Retire Llc | Asah Achuzzah Llc | |
| 12/27/2022 | Quit Claim Deed | Non-Arm's length | 9th Avenue Metro Llc | 9th Avenue Metro Llc | |

Tax Status

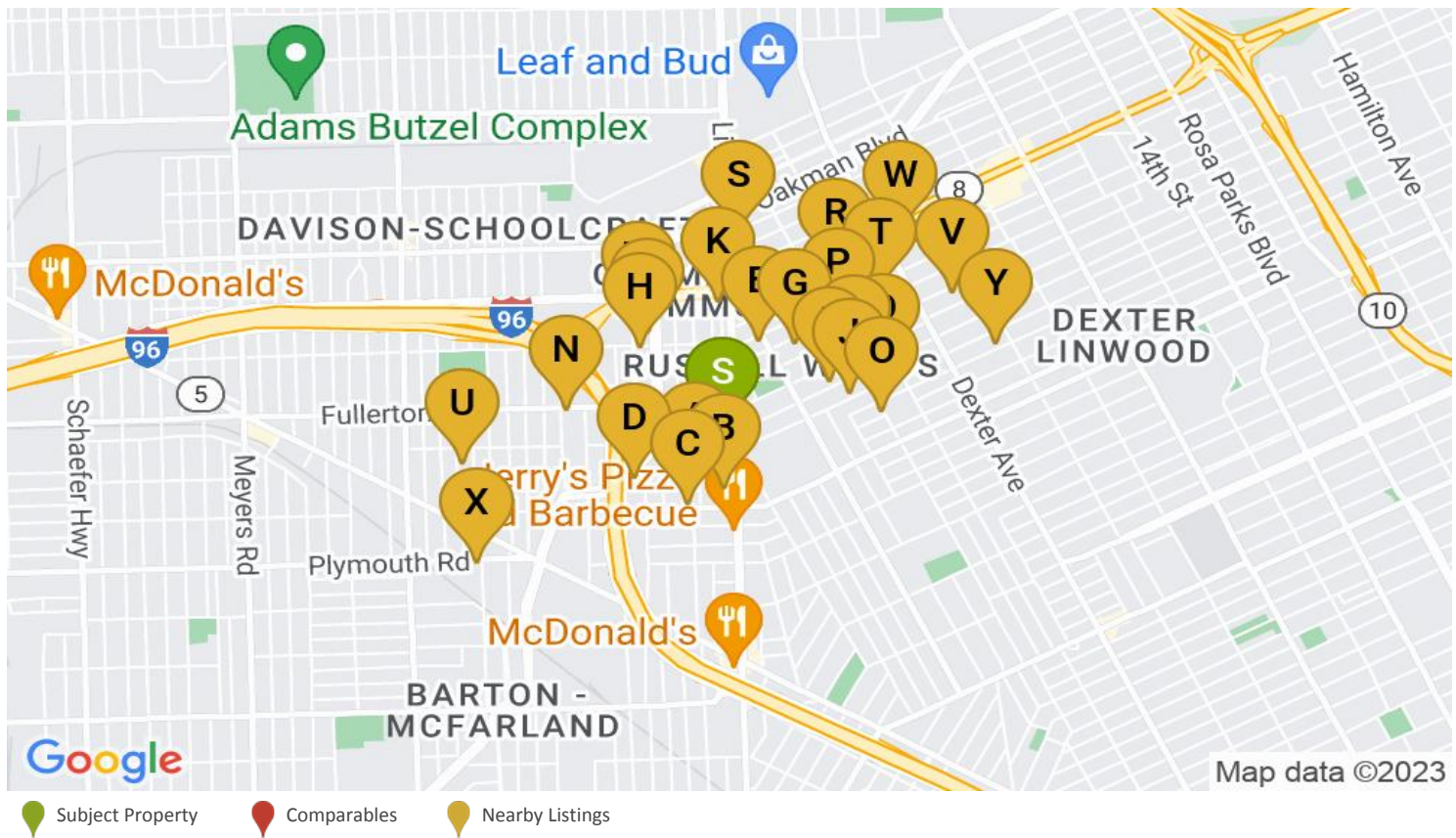
| | | |
|--------------------------------------|---------------------------|-----------------------------------|
| Assessor Parcel #: 16018790-1 | Land Value: | Total Taxable Value: \$800 |
| Tax Year: 2023 | Improvement Value: | Property Tax: \$31 |

Listing History

| Date | Action | Price | PPSF | DOM | Agent | Brokerage | MLS/Listing# |
|------|--------|-------|------|-----|-------|-----------|--------------|
| | | | | | | | |

Comparables & Nearby Listings

Subject Property: 12326 Stoepele St, Detroit, MI 48204-1243



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 | 0.17 | A | 12103 Santa Rosa Dr, Detroit, Mi 48204 | 6/20/22 | \$185,000 | 10/29/23 | | 2,600 | \$71 | 3 | | | 96 |
| B | 0.19 | A | 12052 Stoepele St, Detroit, Mi 48204 | 3/22/19 | \$10,000 | 11/20/23 | \$89,999 | 1,350 | \$67 | 2 | | | 66 |
| C | 0.26 | A | 7140 Elmhurst St, Detroit, Mi 48204 | 10/17/23 | \$73,200 | 11/10/23 | \$288,000 | 6,293 | \$46 | | | 4,792 | 94 |

| | | | | | | | | | | | | | |
|---|------|---|------------------------------------------|----------|-------------|----------|-----------|-------|------|---|-----|-------|-----|
| D | 0.31 | P | 3701 Oakman Blvd #12, Detroit, Mi 48204 | 8/23/19 | \$15,001 | 10/19/23 | \$49,999 | 1,174 | \$43 | 2 | 2 | 2,098 | 58 |
| E | 0.32 | A | 12837 Broadstreet Ave, Detroit, Mi 48238 | 6/23/23 | \$85,000 | 11/14/23 | | 2,099 | \$40 | 3 | 3 | | 97 |
| F | 0.37 | A | 4300 Sturtevant St, Detroit, Mi 48204 | 10/07/22 | \$90,000 | 10/27/23 | \$107,500 | 1,658 | \$65 | 3 | 2 | | 99 |
| G | 0.37 | P | 4341 Glendale St, Detroit, Mi 48238 | 9/18/23 | \$2,433,664 | 10/12/23 | \$69,900 | 1,832 | \$38 | 4 | 1 | 4,792 | 99 |
| H | 0.38 | A | 3211 Ewald Cir, Detroit, Mi 48238 | 11/23/20 | \$28,000 | 11/12/23 | \$49,000 | 1,302 | \$38 | 3 | 2 | 3,920 | 77 |
| I | 0.4 | A | 3164 Oakman Blvd, Detroit, Mi 48238 | 1/14/15 | \$25,500 | 11/01/23 | \$150,000 | 1,712 | \$88 | 3 | 1 | 5,227 | 82 |
| J | 0.41 | A | 4260 Cortland St, Detroit, Mi 48204 | 7/23/12 | \$5,430 | 10/20/23 | \$1,250 | 2,676 | \$0 | 3 | 1 | | 98 |
| K | 0.44 | A | 13240 Stoepel St, Detroit, Mi 48238 | 3/17/21 | \$50,000 | 11/08/23 | \$95,000 | 1,538 | \$62 | 3 | 1.5 | 3,920 | 100 |
| L | 0.45 | A | 4212 Sturtevant St, Detroit, Mi 48204 | 12/23/22 | \$72,000 | 10/26/23 | | 2,150 | \$33 | 4 | 3 | | 97 |
| M | 0.46 | C | 3103 Ewald Cir, Detroit, Mi 48238 | 3/09/16 | \$25,000 | 10/21/23 | | 1,319 | \$19 | 3 | 1 | 3,920 | 77 |
| N | 0.48 | A | 12416 Greenlawn St, Detroit, Mi 48204 | | | 10/13/23 | \$8,000 | | | | | | |
| O | 0.49 | A | 4200 Monterey St, Detroit, Mi 48204 | 11/30/21 | \$129,900 | 11/23/23 | \$149,000 | 2,158 | \$69 | | 2 | 4,356 | 107 |
| P | 0.51 | A | 4095 Glendale St, Detroit, Mi 48238 | | | 11/22/23 | | 1,900 | | 3 | 1.5 | 6,098 | 84 |
| Q | 0.53 | P | 4037 Sturtevant St, Detroit, Mi 48204 | 9/18/23 | \$2,433,664 | 11/02/23 | \$129,900 | 2,333 | \$56 | 4 | 2 | 4,792 | 85 |
| R | 0.63 | P | 4024 Tyler St, Detroit, Mi 48238 | 9/11/17 | \$56,000 | 10/09/23 | \$124,999 | 1,485 | \$84 | 3 | 2 | | 85 |
| S | 0.66 | A | 4329 Pasadena St, Detroit, Mi 48238 | 3/11/22 | \$43,000 | 11/23/23 | \$99,900 | 1,517 | \$66 | 3 | 1.5 | 4,792 | 99 |
| T | 0.67 | A | 3782 Glendale St, Detroit, Mi 48238 | 10/05/22 | \$75,000 | 10/21/23 | | 2,005 | \$37 | 3 | 2 | | 87 |
| U | 0.8 | A | 11988 Wisconsin St, Detroit, Mi 48204 | 8/18/23 | \$35,000 | 10/29/23 | \$89,900 | 1,032 | \$87 | 3 | 1 | 3,485 | 99 |
| V | 0.84 | A | 3287 Leslie St, Detroit, Mi 48238 | | | 11/08/23 | \$95,000 | 2,037 | \$47 | 4 | 2 | 4,356 | 97 |
| W | 0.85 | P | 3343 Waverly St, Detroit, Mi 48238 | 6/06/14 | \$700 | 11/20/23 | \$165,000 | 2,112 | \$78 | | 2 | | 97 |
| X | 0.86 | A | 11455 Ohio St, Detroit, Mi 48204 | | | 11/03/23 | \$129,900 | 2,602 | \$50 | 6 | 3 | | 101 |
| Y | 0.88 | A | 3240 Richton St, Detroit, Mi 48206 | 4/26/23 | \$360,000 | 11/24/23 | \$440,000 | 5,040 | \$87 | | 4 | | 98 |

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

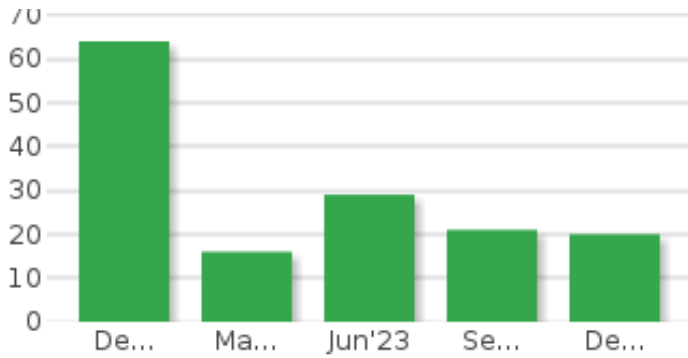


2.82 % Last 30 Days Price Change

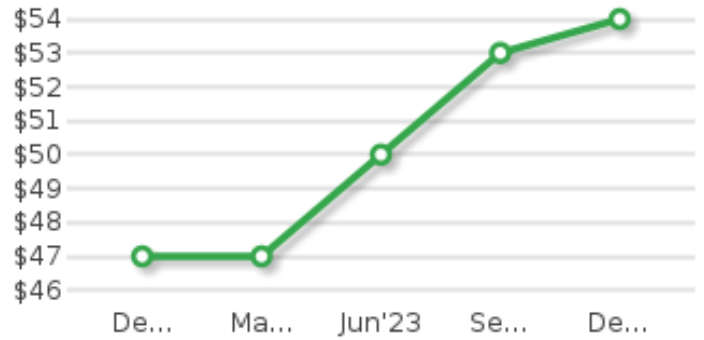


2.53 % Last 30 Days Rent Change

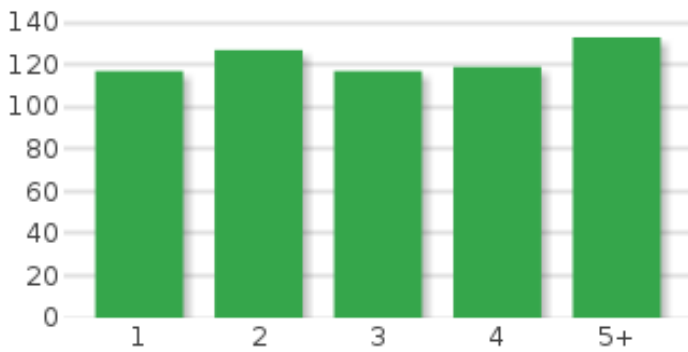
New Pre-Foreclosures



\$ / SqFt



Average Days on Market



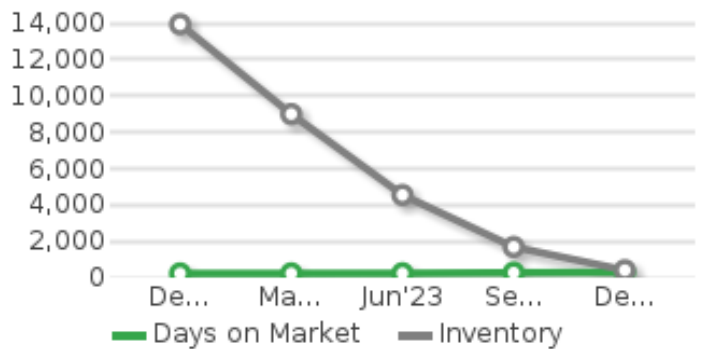
List Price vs. Sale Price



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