

# Comparative Market Analysis

15095 Lesure St, Detroit, MI 48227

APN: 22033221.

Wayne County Data as of: 12/20/2023



**Bedrooms:**                      **Year Built:** 1928  
**Bathrooms:** 1.5                **Square Feet:** 1,360

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Corporate  
**Occupancy:** Vacant  
**Property Type:** Single Family (SFR)  
**Owner Name:** P & B DETROIT LLC  
**Mailing Address:** 6 PARKLANE BLVD  
DEARBORN, MI 48126

**Comparables**

<b>Properties:</b>	64
<b>Avg. Sale Price:</b>	\$50,185
<b>Days on Market:</b>	78

**Opportunity**

<b>Estimated Value:</b>	\$72,016
<b>Estimated Equity:</b>	\$72,016
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$845
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 15095 LESURE ST, DETROIT, MI 48227-3246 C020 CURRENTLY OWNED BY P & B DETROIT LLC HAVING A TAX ASSESSOR NUMBER OF 22033221. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 403 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2020.266536 DATED 09/02/2020 AND RECORDED 09/15/2020.

## Last Market Sale

**Seller:** P & B DETROIT LLC  
**Buyer:** BZC CAPITAL LLC  
**Rec. Date:** 09/15/2020  
**Sale Date:** 09/02/2020  
**Sale Price:** \$47,000

## 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

<b>Land Use:</b> Single Family Residential	<b>Lot Size:</b> 4,356 SqFt.	<b>Stories:</b> 1.5	<b>Parking Spaces:</b> 1
<b>Zoning:</b> R1	<b>Living Area:</b> 1,360 SqFt.	<b>Pool:</b>	<b>Parking Type:</b> Garage
<b>Year Built:</b> 1928	<b>Bedrooms:</b>	<b>Fireplace:</b> 1	<b>Interior Wall:</b>
<b>Style:</b>	<b>Bathrooms:</b> 1.5	<b>Heating:</b> Forced air unit	<b>Exterior Wall:</b> Brick
<b>Basement:</b> Unspecified Basement	<b>Total Rooms:</b>	<b>Cooling:</b>	<b>Price / Sq.Ft.</b> \$35

## Open Liens

**Owner 1:** P & B DETROIT LLC                      **Combined Loan To Value:** 0 %  
**Owner 2:**    **Estimated Equity:** \$72,016

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
09/02/2020	Warranty Deed	Arm's-length Residential	P & B Detroit Llc	Bzc Capital Llc	\$47,000
01/25/2019	Quit Claim Deed	Non-Arm's length	Central Detroit Christian Community	Lyons Management Inc	
02/19/2019	Warranty Deed	Arm's-length Residential	Lyons Management Inc	P & B Detroit Llc	\$13,500
09/14/2018	Special Warranty Deed	Arm's-length Residential	Fannie Mae, Federal National	Central Detroit Christian Community	\$12,000
11/30/2017	Sheriff's Deed	REO and Trustee Deeds	Abn Amro Mortgage Group Inc	Federal National Mortgage	

## Tax Status

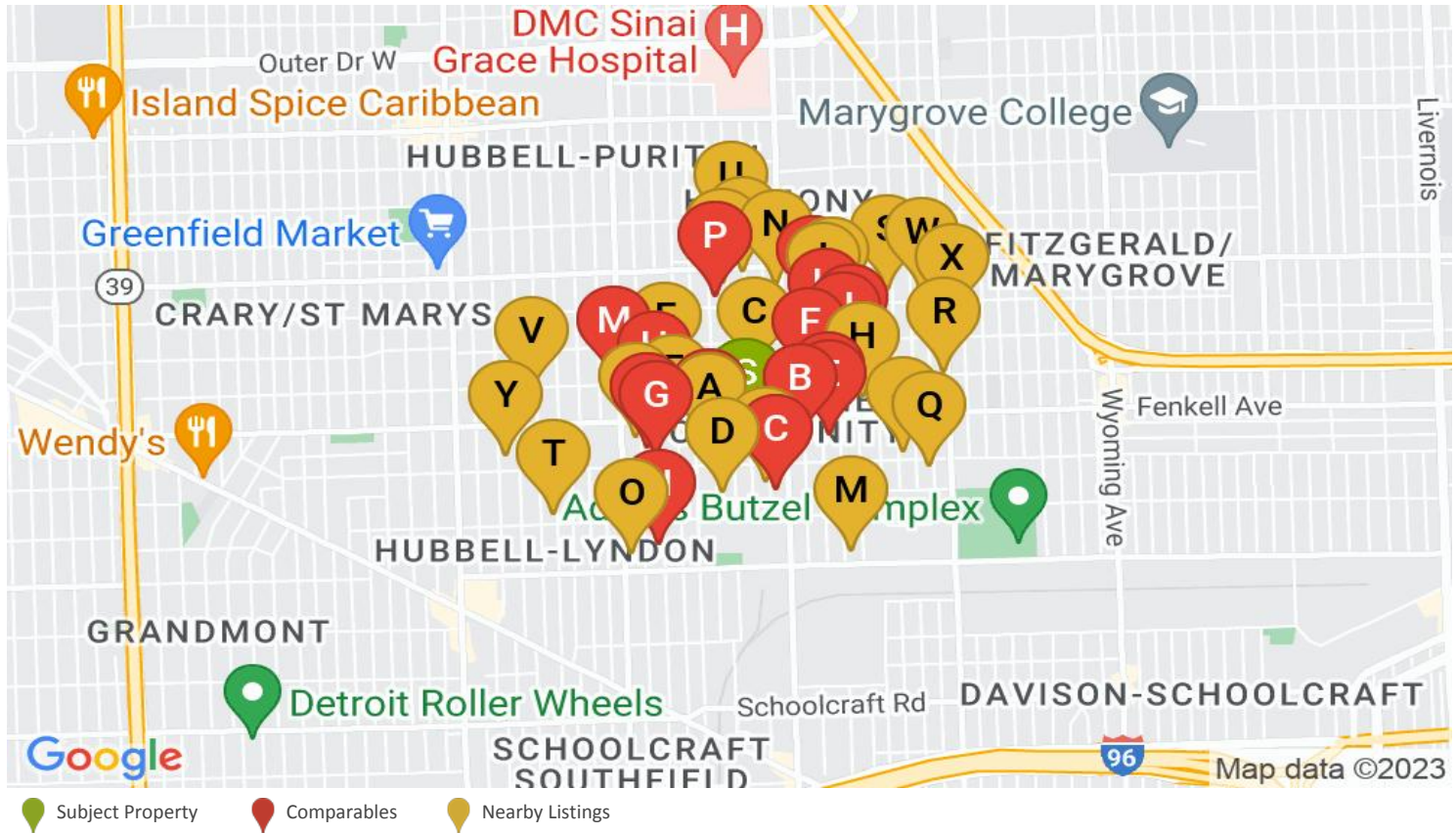
<b>Assessor Parcel #:</b> 22033221.	<b>Land Value:</b>	<b>Total Taxable Value:</b> \$18,400
<b>Tax Year:</b> 2023	<b>Improvement Value:</b>	<b>Property Tax:</b> \$599

## Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

## Comparables & Nearby Listings

Subject Property: 15095 Lesure St, Detroit, MI 48227-3246



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.12		15065 Cruse St, Detroit, Mi 48227	4/01/23	\$120,000			1,456	\$82	4	2	5,663	95
B	0.17		15069 Hartwell St, Detroit, Mi 48227	5/24/23	\$95,000			1,250	\$76	3	1	4,356	87
C	0.21		14882 Tracey St, Detroit, Mi 48227	10/01/23	\$95,000			1,404	\$68	4	2	3,920	94
D	0.25		15108 Snowden St, Detroit, Mi 48227	10/01/23	\$118,000			1,556	\$76	4	1.5	4,356	94
E	0.25		15080 Snowden St, Detroit, Mi 48227	2/17/23	\$85,000			1,192	\$71	4	3	3,920	87
F	0.26		15388 Hartwell St, Detroit, Mi 48227	11/01/23	\$94,860			1,408	\$67	4	1.5	3,920	95
G	0.28		15025 Mark Twain St, Detroit, Mi 48227	10/13/23	\$85,000			1,190	\$71	3	1	3,920	85

H	0.29	15335 Mark Twain St, Detroit, Mi 48227	5/24/23	\$93,000	1,461	\$64	3	1	4,356	83
I	0.3	15056 Strathmoor St, Detroit, Mi 48227	9/13/23	\$72,000	1,299	\$55		1	4,356	85
J	0.37	15426 Littlefield St, Detroit, Mi 48227	6/23/23	\$136,000	1,296	\$105	3	1	3,485	96
K	0.39	15510 Snowden St, Detroit, Mi 48227	5/01/23	\$95,000	1,377	\$69	3	2	3,049	95
L	0.41	15453 Cheyenne St, Detroit, Mi 48227	3/10/23	\$72,000	1,332	\$54		1	3,920	95
M	0.43	15401 Hubbell St, Detroit, Mi 48227	10/30/23	\$114,900	1,355	\$85	3	1	4,356	72
N	0.46	14583 Mark Twain St, Detroit, Mi 48227	9/18/23	\$125,000	1,624	\$77	3	2	4,792	95
O	0.46	15785 Snowden St, Detroit, Mi 48227	5/31/23	\$95,000	1,491	\$64	3	1	3,920	95
P	0.47	15828 Cruse St, Detroit, Mi 48227	3/22/23	\$110,700	1,296	\$85	1	1	4,356	95

**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	0.12	A	15049 Cruse St, Detroit, Mi 48227	3/21/08	\$16,000	12/04/23	\$126,000	1,383	\$91	4	2		95
B	0.17	A	14911 Tracey St, Detroit, Mi 48227	2/22/21	\$37,900	11/10/23	\$95,000	1,495	\$64	4	1	3,920	84
C	0.21	A	15418 Lesure St, Detroit, Mi 48227			12/01/23	\$67,000	803	\$83	2	1		87
D	0.21	A	14882 Cruse St, Detroit, Mi 48227			11/20/23	\$50,000	1,612	\$31	3	2		95
E	0.22	A	15123 Freeland St, Detroit, Mi 48227			11/29/23	\$89,900	1,368	\$66	3	2	4,792	94
F	0.31	A	15410 Mark Twain St, Detroit, Mi 48227	12/12/19	\$12,000	11/29/23	\$70,000	1,128	\$62	3	1		72
G	0.33	P	15095 Strathmoor St, Detroit, Mi 48227	10/17/23	\$18,500	11/17/23	\$29,000	1,922	\$15		2	4,356	94
H	0.38	A	15352 Cheyenne St, Detroit, Mi 48227	2/24/22	\$25,002	12/03/23	\$42,500	1,440	\$30	3	1	3,815	95
I	0.46	A	15766 Snowden St, Detroit, Mi 48227	2/12/19	\$158,725	12/03/23	\$25,000	1,295	\$19	3	1	3,485	95
J	0.48	A	15016 Sorrento St, Detroit, Mi 48227	8/31/21	\$17,000	11/16/23		1,301	\$13	3	1		95
K	0.48	A	15781 Littlefield St, Detroit, Mi 48227	2/03/21	\$8,000	11/11/23	\$100,000	1,273	\$79	3	1	3,485	95
L	0.51	A	15869 Stansbury St, Detroit, Mi 48227	3/10/21	\$63,100	12/01/23	\$92,500	1,157	\$80	3	1	4,356	95
M	0.51	A	14538 Littlefield St, Detroit, Mi 48227			11/29/23	\$43,500	768	\$57	2	1	3,920	100
N	0.51	A	15863 Schaefer Hwy, Detroit, Mi 48227	4/19/12	\$2,089	11/15/23	\$60,000	1,200	\$50			3,920	70
O	0.53	A	14550 Hubbell St, Detroit, Mi 48227	4/26/22	\$2,700	11/07/23	\$99,000	1,301	\$76	3	2		99
P	0.54	A	13803 Puritan St, Detroit, Mi 48227	11/06/13	\$6,900	11/28/23	\$45,000	1,672	\$27				70
Q	0.57	A	14933 Appoline St, Detroit, Mi 48227	5/10/23	\$40,000	11/05/23		1,640	\$24	4	2		92
R	0.63	A	15401 Meyers Rd, Detroit, Mi 48227			11/27/23		1,623		3	30		27
S	0.64	A	15835 Sorrento St, Detroit, Mi 48227	11/01/18	\$25,000	12/02/23	\$102,000	1,252	\$81	2	1	4,356	94
T	0.64	A	14825 Robson St, Detroit, Mi 48227	12/23/22	\$97,000	11/29/23	\$69,900	1,100	\$64	3	1	3,920	85
U	0.66	A	16200 Stansbury St, Detroit, Mi 48235	9/17/13	\$54,000	12/08/23	\$45,000	1,350	\$33	3	1		94
V	0.66	A	15371 Coyle St, Detroit, Mi 48227	11/15/22	\$69,400	12/04/23	\$125,000	1,492	\$84	4	1	5,227	87
W	0.71	A	15817 Appoline St, Detroit, Mi 48227	11/17/22	\$1,917	12/04/23	\$105,000	1,115	\$94	3	2		75
X	0.73	A	15754 Meyers Rd, Detroit, Mi 48227			12/05/23	\$41,500	946	\$44	2	1		77
Y	0.73	P	15048 Whitcomb St, Detroit, Mi 48227	3/08/23	\$40,000	11/27/23	\$124,900	1,190	\$105	3	2		85

**A: Active      P: Pending      C: Contingent**

## Statistics for Detroit, MI

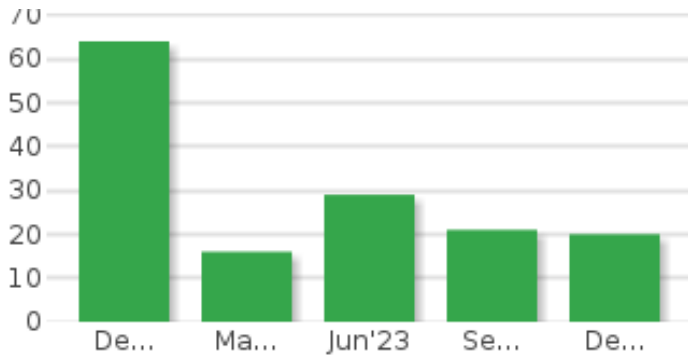


**2.82 %** Last 30 Days Price Change

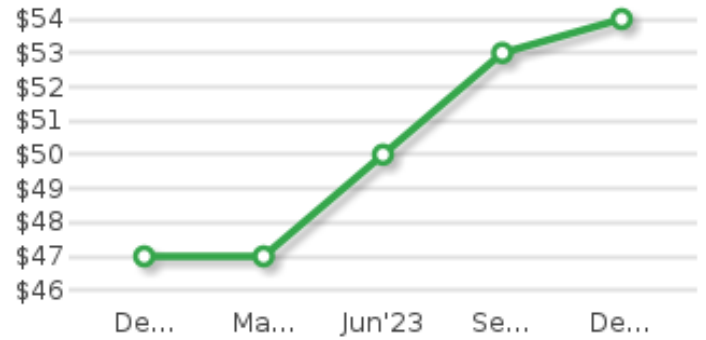


**2.53 %** Last 30 Days Rent Change

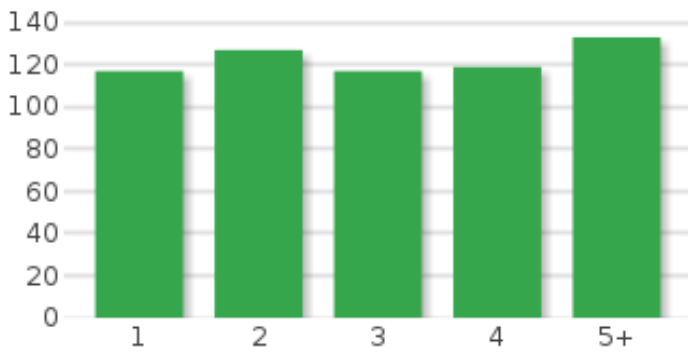
### New Pre-Foreclosures



### \$ / SqFt



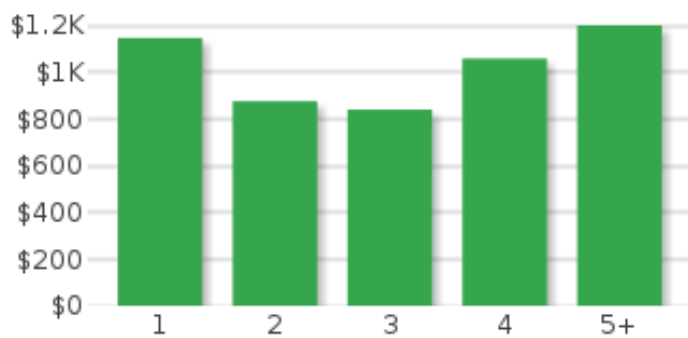
### Average Days on Market



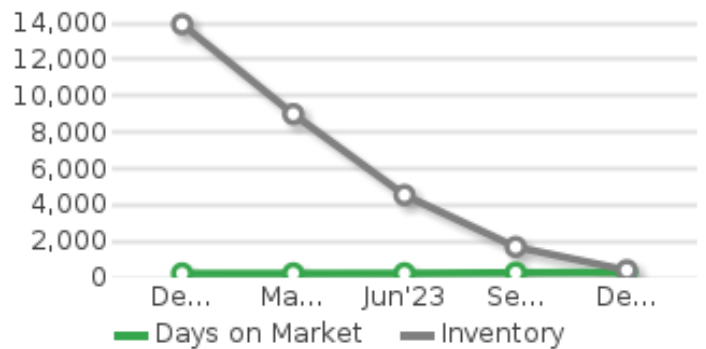
### List Price vs. Sale Price



### 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