

Comparative Market Analysis

15745 Princeton St, Detroit, MI 48238

APN: 12011149.

Wayne County Data as of: 12/17/2023



Bedrooms: 3 **Year Built:** 1923
Bathrooms: 1 **Square Feet:** 1,269

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: RST LOGISTIC LLC
Mailing Address: 7115 BEACH CHANNEL DR
ARVERNE, NY 11692

Comparables	
Properties:	32
Avg. Sale Price:	\$66,558
Days on Market:	78
Opportunity	
Estimated Value:	\$81,004
Estimated Equity:	\$81,004
Mortgage Balance:	\$0
Monthly Rent:	\$805
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 15745 PRINCETON ST, DETROIT, MI 48238-1435 C023 CURRENTLY OWNED BY RST LOGISTIC LLC HAVING A TAX ASSESSOR NUMBER OF 12011149. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 410 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.224599 DATED 05/04/2022 AND RECORDED 06/29/2022.

Last Market Sale

Seller: RASHAD PERRY
Buyer: RST LOGISTIC LLC
Rec. Date: 06/29/2022
Sale Date: 05/04/2022
Sale Price: \$29,500

Current Listing Status

Status: Sold
Date: 07/2022
Price: \$29,500/est

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: 3,049 SqFt.	Stories: 1.5	Parking Spaces: 1
Zoning: R2	Living Area: 1,269 SqFt.	Pool:	Parking Type: Garage
Year Built: 1923	Bedrooms: 3	Fireplace:	Interior Wall:
Style:	Bathrooms: 1	Heating: BASEBOARD FORCED	Exterior Wall: Shingle (Not Wood)
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$23

Open Liens

Owner 1: RST LOGISTIC LLC
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$81,004

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
04/08/2014	Quit Claim Deed	Non-Arm's length	Nunlee Gordon L	Toodle Bealuh	\$9,000
05/18/2022	Quit Claim Deed	Non-Arm's length	Rst Logistic Llc	Kranville Llc	
05/04/2022	Warranty Deed	Arm's-length Residential	Rashad Perry	Rst Logistic Llc	\$29,500
08/06/2021	Quit Claim Deed	Non-Arm's length	Toode Beuluh M	William George	
02/21/2022	Quit Claim Deed	Arm's-length Residential	George Williams Sr	Perry Rashad	\$2,500

Tax Status

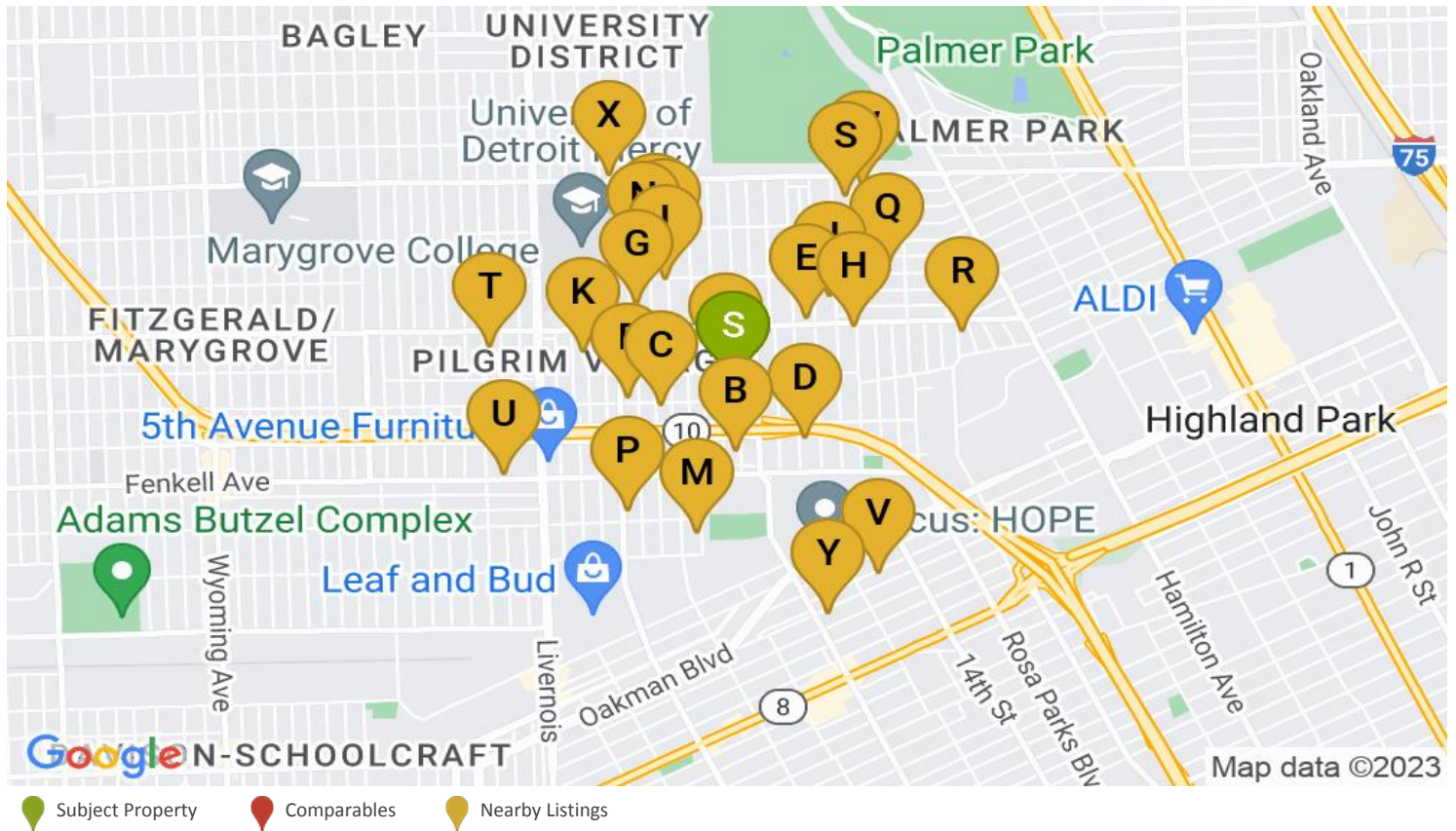
Assessor Parcel #:	12011149.	Land Value:		Total Taxable Value:	\$23,400
Tax Year:	2023	Improvement Value:		Property Tax:	\$60

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
07/2022	Sold	\$29,500/est	\$23	139	James White	M1 REALTY INC 248 398 9200	2220007565
3/05/2022	Contingent	\$32,500	\$26	1	James White	M1 REALTY INC 248 398 9200	2220007565
3/05/2022	Active - Price	\$32,500	\$26	1	James White	M1 Realty Inc	2220007565
3/05/2022	Active - New Listing	\$37,500	\$30	1	James White	M1 Realty Inc	2220007565
05/2022	Fail - FAIL	\$44,900	\$35	60	James White	M1 REALTY INC 248 398 9200	60056775
3/05/2022	Active - New Listing	\$44,900	\$35	1	James White	M1 Realty Inc	60056775

Comparables & Nearby Listings

Subject Property: 15745 Princeton St, Detroit, MI 48238-1435



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	0.07	A	15810 Lawton St, Detroit, Mi 48238	9/25/08	\$2,500	10/24/23	\$25,000	1,176	\$21	3	1	3,049	100
B	0.22	A	15359 Princeton St, Detroit, Mi 48238	1/30/23	\$10,200	11/09/23	\$1,250	1,150	\$1	3	1	3,485	100
C	0.23	A	15510 Muirland St, Detroit, Mi 48238	8/01/07	\$4,500	11/11/23	\$70,000	878	\$80	3	1	3,485	99
D	0.28	A	15406 La Salle Blvd, Detroit, Mi 48238	12/15/16	\$18,000	11/18/23	\$8,500	1,728	\$5		1.5	8,276	99
E	0.32	A	2424 Puritan St, Detroit, Mi 48238	8/28/18	\$9,594	11/20/23	\$79,900	2,492	\$32				62
F	0.32	A	15710 Belden St, Detroit, Mi 48238	12/07/04	\$35,000	11/13/23	\$40,000	756	\$53	2	1	3,049	100
G	0.4	A	16176 Fairfield St, Detroit, Mi 48221	5/31/23	\$95,500	10/29/23	\$160,000	1,493	\$107	4	2	4,356	78
H	0.41	A	2201 Puritan St, Detroit, Mi 48238	6/20/12	\$2,620	12/05/23	\$15,000	2,700	\$6				98
I	0.41	A	16261 Wildemere St, Detroit, Mi 48221	4/13/23	\$144,854	12/01/23	\$109,900	1,573	\$70	3	1		96
J	0.42	A	16189 Inverness St, Detroit, Mi 48221	11/07/13	\$10,000	11/29/23	\$160,000	1,578	\$101	3	2	4,792	92
K	0.47	P	15875 Holmur St, Detroit, Mi 48238	10/21/21	\$15,676	11/10/23	\$10,600	1,317	\$8	4	1		103
L	0.49	P	16575 Wildemere St, Detroit, Mi 48221	7/15/19	\$185,000	11/18/23		1,854	\$100	4	3		96
M	0.51	A	14869 Parkside St, Detroit, Mi 48238	1/04/23	\$18,000	11/11/23	\$16,900	752	\$22	2	1	3,485	99
N	0.51	A	16569 Muirland St, Detroit, Mi 48221	9/27/19	\$185,000	10/16/23		1,823	\$101	4	1.5	4,356	96
O	0.52	A	16596 Muirland St, Detroit, Mi 48221			11/15/23	\$205,000	1,859	\$110	4	2	6,098	97
P	0.53	A	15026 Dexter Ave, Detroit, Mi 48238	2/22/21	\$37,700	11/21/23	\$95,000	1,512	\$63	3	1.5	4,792	86
Q	0.61	A	1952 Florence St, Highland Park, Mi 48203	9/15/23	\$28,000	11/07/23	\$60,000	1,095	\$55	3	1		99
R	0.72	A	16088 Prospect St, Highland Park, Mi 48203			11/11/23	\$50,000	3,384	\$15		4	4,356	
S	0.72	A	16933 Log Cabin St, Highland Park, Mi 48203	7/15/10	\$2,750	10/26/23	\$59,900	1,552	\$39	4	1.5	3,049	98
T	0.75	P	15906 Monica St, Detroit, Mi 48238	4/11/22	\$115,000	11/01/23	\$98,899	1,239	\$80	3	1		98
U	0.76	A	7102 Fenkell St, Detroit, Mi 48238	7/25/12	\$843	12/03/23	\$12,900					6,534	
V	0.77	A	2301 La Belle St, Detroit, Mi 48238	6/04/07	\$15,500	11/24/23	\$129,900	2,400	\$54	6	2		96
W	0.78	A	208 Hill St, Highland Park, Mi 48203	12/22/20	\$13,500	12/03/23	\$1,500	1,284	\$1	3	1		104
X	0.8	A	3714 W McNichols Rd, Detroit, Mi 48221	11/11/14	\$21,000	10/19/23	\$204,900	1,941	\$106				74
Y	0.82	A	2525 Ford St, Detroit, Mi 48238	1/18/21	\$12,000	10/20/23	\$15,998	1,960	\$8	4	2		98

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

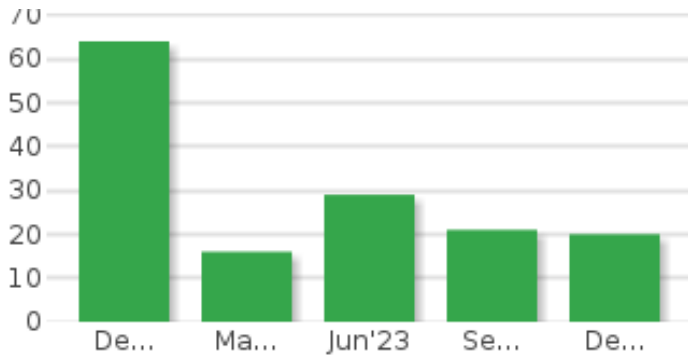


2.82 % Last 30 Days Price Change

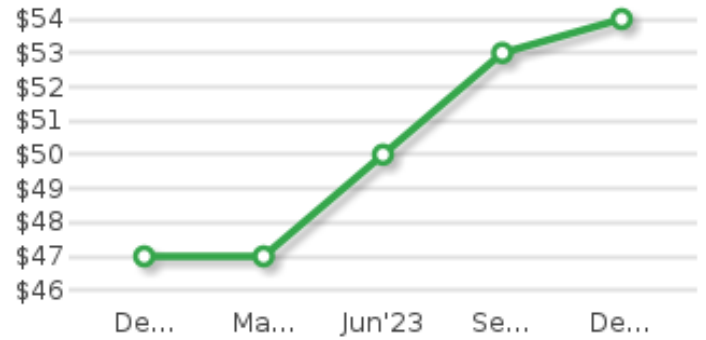


2.53 % Last 30 Days Rent Change

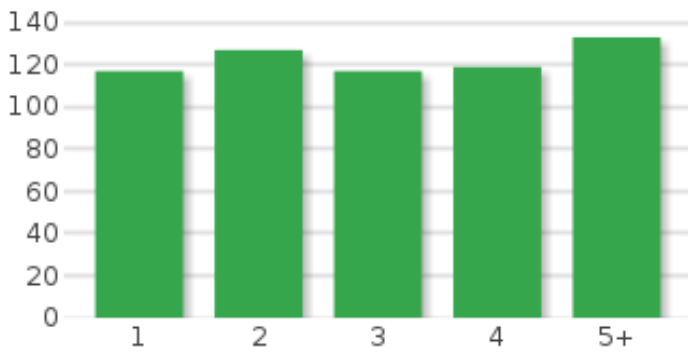
New Pre-Foreclosures



\$ / SqFt



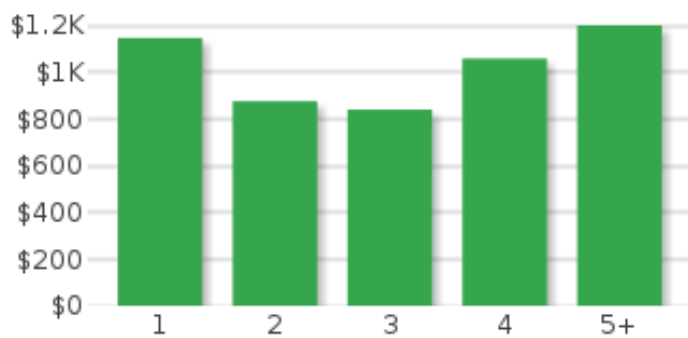
Average Days on Market



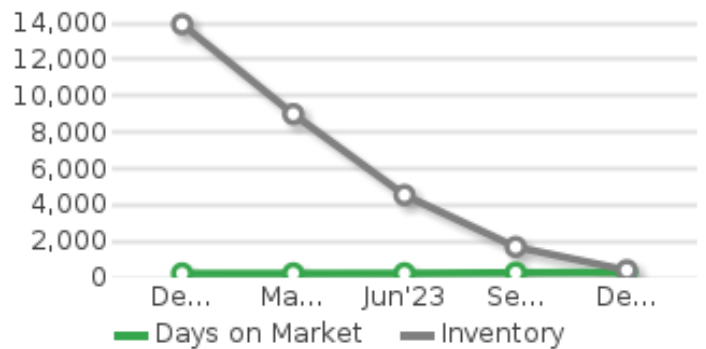
List Price vs. Sale Price



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