

Comparative Market Analysis

2683 Sturtevant St, Detroit, MI 48206

APN: 10003713.

Wayne County Data as of: 12/07/2023



Bedrooms: 2 **Year Built:** 1924
Bathrooms: 1 **Square Feet:** 4,876

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: TEVELOV PROPERTIES LLC
Mailing Address: 2102 SHINNECOCK HILLS WAY
CORAL SPRINGS, FL 33071

Comparables

Properties:	8
Avg. Sale Price:	\$125,588
Days on Market:	148

Opportunity

Estimated Value:	\$103,571
Estimated Equity:	\$103,571
Mortgage Balance:	\$0
Monthly Rent:	\$1,687
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 2683 STURTEVANT ST, DETROIT, MI 48206-1134 C019 CURRENTLY OWNED BY TEVELOV PROPERTIES LLC HAVING A TAX ASSESSOR NUMBER OF 10003713. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 207 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.300047 DATED 09/29/2022 AND RECORDED 10/04/2022.

Listing Description:

This 2 BDRM upper & lower unit has been updated and Ready for immediate occupancy. New paint, flooring throughout. All applicants must provide the following information. SECTION 8 ACCEPTED. Income 2.5 -3x rental rate. Must provide 2 year work history. No recent or prior eviction within 3- 5 years. \$45 Application fee. No pets allowed. Call today to schedule appointment. PLEASE HAVE CLIENTS APPLY ONLINE WITH THIS LINK. EMAIL YOUR CLIENTS NAME TO AGENT FOR CREDIT.

Last Market Sale

Seller: STEPHENS MYRA L
Buyer: TEVELOV PROPERTIES LLC
Rec. Date: 10/04/2022
Sale Date: 09/29/2022
Sale Price: \$120,000

Current Listing Status

Status: Sold
Date: 09/2023
Price: \$800/est

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association		Home Owner Assessments Fee	\$74	

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 6,098 SqFt. **Stories:** 2 **Parking Spaces:**
Zoning: R2 **Living Area:** 4,876 SqFt. **Pool:**
Year Built: 1924 **Bedrooms:** 2 **Fireplace:**
Style: **Bathrooms:** 1 **Heating:** Forced air unit **Interior Wall:**
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Exterior Wall:** Brick
Price / Sq.Ft. \$25

Open Liens

Owner 1: TEVELOV PROPERTIES LLC **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$103,571

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
09/28/2022	Quit Claim Deed	Non-Arm's length	Barrow Thomas	Stephens Myra	
09/29/2022	Warranty Deed	Arm's-length Residential	Stephens Myra L	Tevelov Properties Llc	\$120,000

Tax Status

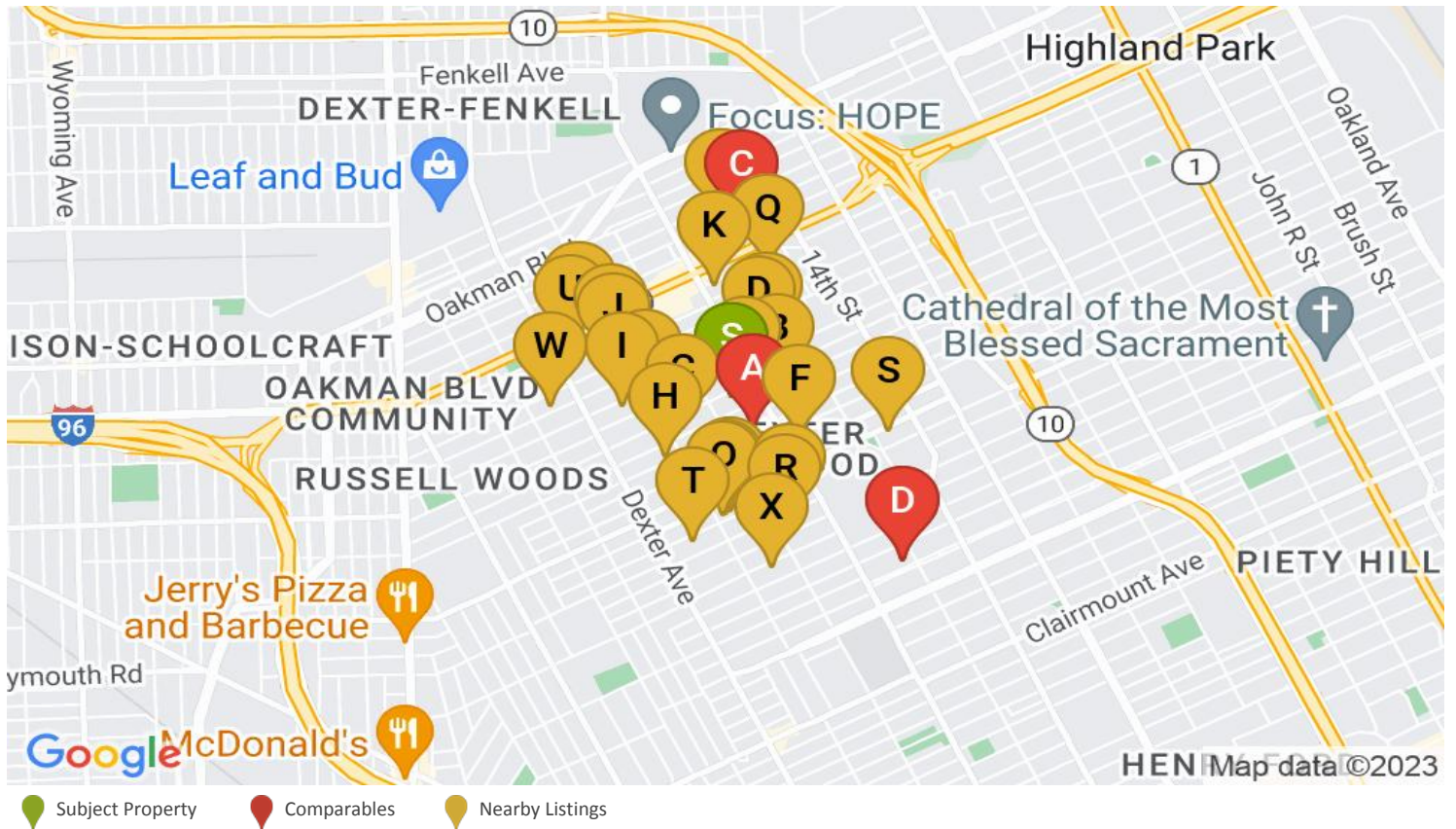
Assessor Parcel #:	10003713.	Land Value:		Total Taxable Value:	\$43,100
Tax Year:	2023	Improvement Value:		Property Tax:	\$792

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
09/2023	Sold	\$800/est	\$0	103	Erica Coleman	Moving Forward Realty	20230038115

Comparables & Nearby Listings

Subject Property: 2683 Sturtevant St, Detroit, MI 48206-1134



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.13		2675 Richton St, Detroit, Mi 48206	1/18/23	\$225,000			4,870	\$46	5	6,098		99
B	0.29		3240 Richton St, Detroit, Mi 48206	4/26/23	\$360,000			5,040	\$71	4			98
C	0.58		2340 Clements St, Detroit, Mi 48238	12/21/22	\$299,000			4,800	\$62	4.5	6,098		98
D	0.76		2432 W Boston Blvd, Detroit, Mi 48206	3/24/23	\$330,000			4,249	\$78	6	6	10,454	101

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	0.05	A	2631 Sturtevant St, Detroit, Mi 48206	6/06/22	\$10,000	10/30/23	\$50,000	2,556	\$20		2		99
B	0.14	A	2545 Highland St, Detroit, Mi 48206	8/16/06	\$79,389	11/16/23	\$89,900	2,064	\$44		2		101
C	0.18	A	3008 Cortland St, Detroit, Mi 48206	10/06/22	\$14,591	10/14/23	\$74,500	2,700	\$28		2		98
D	0.18	A	2538 Fullerton St, Detroit, Mi 48238	7/24/08	\$4,500	10/13/23	\$32,000	1,635	\$20	5	2		96
E	0.2	A	2510 Fullerton St, Detroit, Mi 48238	8/09/21	\$5,000	11/26/23	\$950	1,488	\$1	4	2		98
F	0.25	A	2564 Elmhurst St, Detroit, Mi 48206	6/08/23	\$23,500	11/05/23		1,304	\$18	3	1	4,792	101
G	0.26	A	3216 Fullerton St, Detroit, Mi 48238	12/24/20	\$11,500	10/13/23	\$39,900	2,850	\$14		4	4,356	97
H	0.29	A	3240 Richton St, Detroit, Mi 48206	4/26/23	\$360,000	11/24/23	\$440,000	5,040	\$87		4		98
I	0.33	A	3287 Leslie St, Detroit, Mi 48238			11/08/23	\$95,000	2,037	\$47	4	2	4,356	97
J	0.37	A	3253 W Buena Vista St, Detroit, Mi 48238	11/30/18	\$52,750	11/11/23		1,642	\$32	4	1	3,485	100
K	0.38	A	2533 Waverly St, Detroit, Mi 48238	9/13/21	\$30,000	11/09/23	\$109,900	1,440	\$76		2	3,485	99
L	0.39	A	3244 W Buena Vista St, Detroit, Mi 48238	8/21/23	\$30,000	11/09/23	\$62,500	1,482	\$42	4	2		99
M	0.39	A	3020 Webb St, Detroit, Mi 48206			11/06/23	\$130,000	3,480	\$37	6	20	4,792	94
N	0.39	A	3006 Webb St, Detroit, Mi 48206	9/08/21	\$34,100	11/04/23	\$1,400	3,016	\$0	5	3	4,792	99
O	0.4	A	3028 Webb St, Detroit, Mi 48206	8/17/23	\$74,269	11/20/23	\$100,000	3,828	\$26		2		97
P	0.44	A	2717 Burlingame St, Detroit, Mi 48206	10/18/21	\$41,000	11/22/23		1,856	\$22	4	3	4,356	99
Q	0.45	P	2336 Tyler St, Detroit, Mi 48238	5/28/13	\$15,454	10/28/23	\$50,000	2,064	\$24		2	3,920	98
R	0.47	A	2744 Lawrence St, Detroit, Mi 48206	5/21/20	\$73,000	11/01/23		1,406	\$52	3	1	4,356	99
S	0.49	A	2291 Tuxedo St, Detroit, Mi 48206	10/27/22	\$19,800	11/27/23	\$19,100	1,197	\$16	3	1		102
T	0.5	P	3299 Webb St, Detroit, Mi 48206	5/12/23	\$25,000	10/30/23		3,638	\$7	8	4		98
U	0.51	P	3343 Waverly St, Detroit, Mi 48238	6/06/14	\$700	11/20/23	\$165,000	2,112	\$78		2		97
V	0.51	A	3300 Waverly St, Detroit, Mi 48238	4/12/21	\$115,000	10/22/23		1,988	\$58	5	2		95
W	0.55	A	3782 Glendale St, Detroit, Mi 48238	10/05/22	\$75,000	10/21/23		2,005	\$37	3	2		87
X	0.59	A	2975 Collingwood St, Detroit, Mi 48206	4/14/08	\$6,900	11/26/23	\$56,000	1,575	\$36	3	1.5	4,356	101
Y	0.59	A	13639 La Salle Blvd, Detroit, Mi 48238	7/26/22	\$170,000	11/16/23		4,838	\$35		16		98

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

Statistics for Detroit, MI

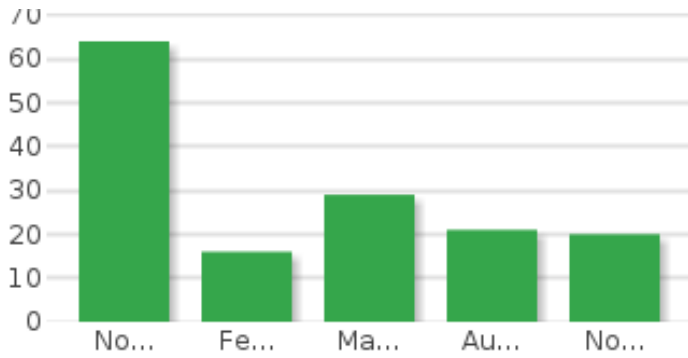


2.82 % Last 30 Days Price Change

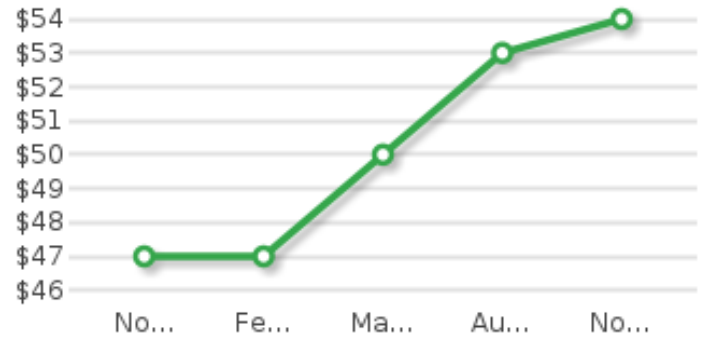


2.53 % Last 30 Days Rent Change

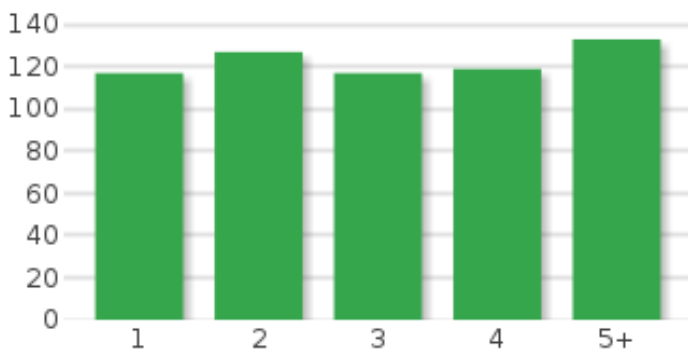
New Pre-Foreclosures



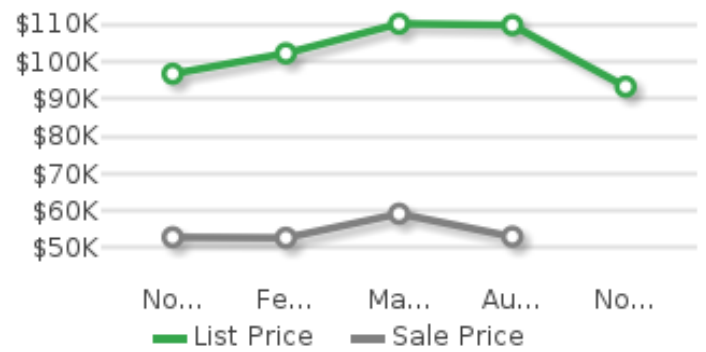
\$ / SqFt



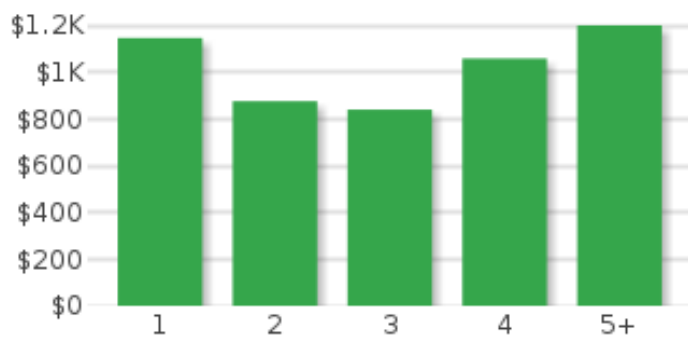
Average Days on Market



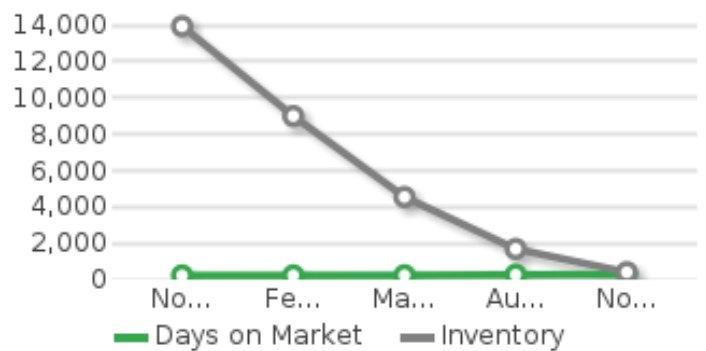
List Price vs. Sale Price



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