

# Comparative Market Analysis

16005 Schoolcraft St, Detroit, MI 48227

APN: 22008720.

Wayne County Data as of: 10/24/2024



**Bedrooms:**                      **Year Built:** 1967  
**Bathrooms:** 8                      **Square Feet:** 4,658

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Corporate  
**Occupancy:** Non-Owner Occupied  
**Property Type:** Multi Family (MFR)  
**Owner Name:** LRJ JONES HOLDINGS LLC  
**Mailing Address:** 29831 QUINKERT ST  
ROSEVILLE, MI 48066

Comparables	
<b>Properties:</b>	1
<b>Avg. Sale Price:</b>	\$190,000
<b>Days on Market:</b>	
Opportunity	
<b>Estimated Value:</b>	\$259,515
<b>Estimated Equity:</b>	\$259,515
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 16005 SCHOOLCRAFT ST, DETROIT, MI 48227-1734 C007 CURRENTLY OWNED BY LRJ JONES HOLDINGS LLC HAVING A TAX ASSESSOR NUMBER OF 22008720. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 105 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2023.147741 DATED 03/31/2023 AND RECORDED 05/09/2023.

## Last Market Sale

**Seller:** HARDAWAY JEAN  
**Buyer:** LRJ JONES HOLDINGS LLC  
**Rec. Date:** 05/09/2023  
**Sale Date:** 03/31/2023  
**Sale Price:** \$155,000

## Current Listing Status

**Status:** Fail  
**Date:** 01/2024  
**Price:**

## 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> Residential Income	<b>Lot Size:</b> 6,098 SqFt.	<b>Stories:</b> 2	<b>Parking Spaces:</b>
<b>Zoning:</b> B4	<b>Living Area:</b> 4,658 SqFt.	<b>Pool:</b>	<b>Parking Type:</b>
<b>Year Built:</b> 1967	<b>Bedrooms:</b>	<b>Fireplace:</b>	<b>Interior Wall:</b>
<b>Style:</b>	<b>Bathrooms:</b> 8	<b>Heating:</b> BASEBOARD	<b>Exterior Wall:</b>
<b>Basement:</b>	<b>Total Rooms:</b>	<b>Cooling:</b>	<b>Price / Sq.Ft.</b> \$33

## Open Liens

<b>Owner 1:</b> LRJ JONES HOLDINGS LLC	<b>Combined Loan To Value:</b> 0 %
<b>Owner 2:</b>	<b>Estimated Equity:</b> \$259,515

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
05/17/2023	1st / Trust Deed/Mortgage	\$222,485	F Street Investments Llc	Lrj Jones Holdings Llc	Conventional	4 Months

## 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
02/15/2023	Warranty Deed	Non-Arm's length	Mccann James C	Hardaway Jean	
03/31/2023	Warranty Deed	Arm's-length Residential	Hardaway Jean	Lrj Jones Holdings Llc	\$155,000

## Tax Status

<b>Assessor Parcel #:</b> 22008720.	<b>Land Value:</b>	<b>Total Taxable Value:</b> \$150,500
<b>Tax Year:</b> 2024	<b>Improvement Value:</b>	<b>Property Tax:</b> \$4,471

## Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
01/2024	Fail - FAIL			6	Downtown Realty	Downtown Realty	60281140
1/07/2024	Active - New Listing			1	Downtown Realty	Downtown Realty	60281140
01/2024	Fail - FAIL			3	Downtown Realty	Downtown Realty	20240001124
1/05/2024	Active - Price	\$549,999	\$118	1	Lamont Jones	Downtown Realty	20240001124
1/07/2024	Active - Price			3	Downtown Realty	Downtown Realty	20240001124

### COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.35		15721 Glendale St, Detroit, Mi 48227	12/08/23	\$190,000			5,364	\$35			26,572	61
B	0.8		14030 Hubbell St, Detroit, Mi 48227	7/16/24	\$3,576			3,996	\$1		4	7,841	98

**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	0.03	A	13610 Mansfield St, Detroit, Mi 48227	3/21/22	\$50,000	10/12/24	\$175,000	1,694	\$103	3	3	5,227	88
B	0.12	A	13527 Forrer St, Detroit, Mi 48227	9/01/17	\$26,500	10/03/24	\$92,900	1,224	\$76	3	1	4,356	87
C	0.14	A	13583 Montrose St, Detroit, Mi 48227	7/12/24	\$60,000	10/04/24	\$165,000	1,319	\$125	3	1	4,792	86
D	0.17	A	12945 Forrer St, Detroit, Mi 48227	5/06/24	\$34,952	10/11/24	\$139,000	1,064	\$131	3	1	4,792	96
E	0.24	P	14000 Asbury Park, Detroit, Mi 48227	1/29/20	\$153,600	10/11/24	\$145,000	1,671	\$87	3	1.5	4,792	87
F	0.29	P	14160 Mettetal St, Detroit, Mi 48227	6/06/94	\$8,000	10/11/24	\$109,900	1,467	\$75	4	1.5	4,792	97
G	0.34	A	12869 Asbury Park, Detroit, Mi 48227	2/05/24	\$39,000	10/14/24	\$1,250	881	\$1	2	1	5,663	83
H	0.39	A	13962 Whitcomb St, Detroit, Mi 48227	4/29/08	\$4,000	9/29/24	\$70,000	1,539	\$45	3	1.5	4,792	87
I	0.47	A	14186 Whitcomb St, Detroit, Mi 48227	8/08/14	\$6,500	9/23/24	\$90,000	1,472	\$61	3	1	4,792	100
J	0.48	P	14376 Asbury Park, Detroit, Mi 48227	4/11/24	\$90,000	10/09/24	\$289,999	3,375	\$86	5	3	4,792	98
K	0.49	A	14384 Asbury Park, Detroit, Mi 48227	2/11/19	\$90,000	10/12/24	\$150,000	1,734	\$87	3	2	4,792	87
L	0.51	A	13334 Coyle St, Detroit, Mi 48227	2/21/23	\$33,000	10/07/24	\$74,900	1,250	\$60	4	2	4,356	99
M	0.52	A	16436 Fullerton St, Detroit, Mi 48227	11/18/21	\$64,900	9/27/24	\$55,000	801	\$69	2	1	4,356	70
N	0.53	A	13935 Rutland St, Detroit, Mi 48227	11/19/12	\$6,328	10/10/24	\$2,250	1,100	\$2	3	1	7,405	74
O	0.55	A	14500 Mettetal St, Detroit, Mi 48227	3/12/24	\$50,500	10/12/24	\$260,000	2,064	\$126	4	2	5,227	86
P	0.55	P	12645 Grandmont Ave, Detroit, Mi 48227			9/18/24	\$94,900	909	\$104	3	1	5,663	73
Q	0.66	A	14375 Coyle St, Detroit, Mi 48227	10/01/20	\$41,000	10/10/24	\$109,500	1,802	\$61		2	4,356	96
R	0.68	A	12152 Rutherford St, Detroit, Mi 48227	6/22/22	\$70,000	9/28/24	\$100,000	920	\$109	3	1	5,227	71
S	0.73	C	13416 Marlowe St, Detroit, Mi 48227	12/28/20	\$64,900	9/22/24	\$95,000	2,000	\$48	5	2	3,920	98
T	0.8	A	12061 Asbury Park, Detroit, Mi 48227	3/27/07	\$15,000	10/08/24	\$59,900	1,082	\$55	3	1	4,356	96
U	0.8	A	12795 Hubbell St, Detroit, Mi 48227			9/21/24	\$48,900	1,326	\$37	3	1.5	3,920	99
V	0.81	A	14219 Hubbell St, Detroit, Mi 48227	2/22/24	\$44,000	9/20/24	\$120,000	1,178	\$102	3	2	3,920	105
W	0.82	A	14861 Saint Marys St, Detroit, Mi 48227	3/19/21	\$27,000	10/10/24		2,500	\$11		2	4,792	98

X	0.84	A	12016 Winthrop St, Detroit, Mi 48227			9/27/24	\$35,000	862	\$41	2	1	4,356	85
Y	0.84	A	12944 Rosemont Ave, Detroit, Mi 48223	5/10/19	\$20,000	9/27/24	\$1,125	732	\$2	2	1	4,356	74

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

## Statistics for Detroit, MI

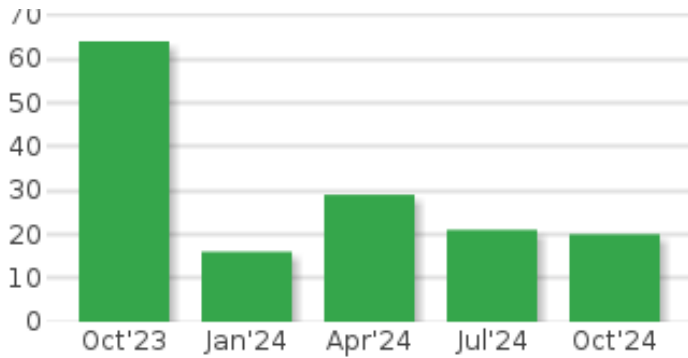


**2.82 %** Last 30 Days Price Change

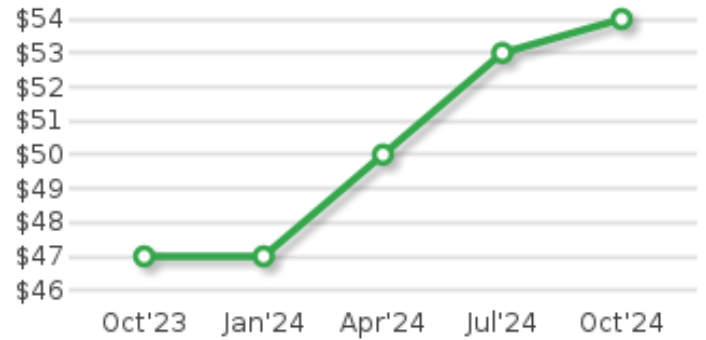


**2.53 %** Last 30 Days Rent Change

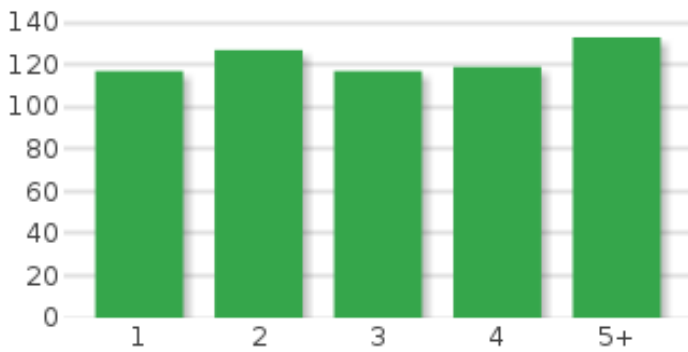
### New Pre-Foreclosures



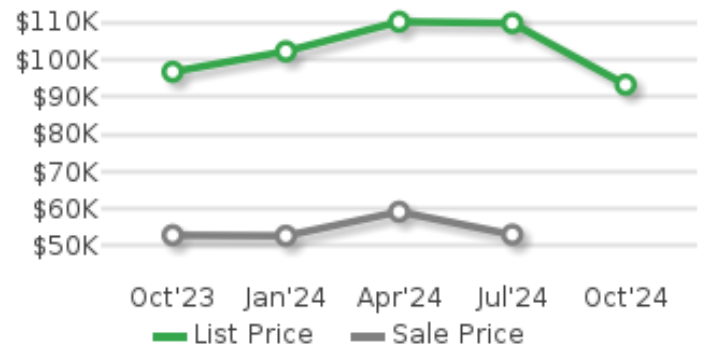
### \$ / SqFt



### Average Days on Market



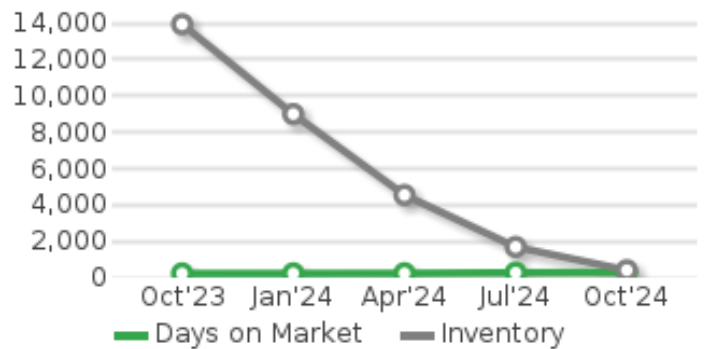
### List Price vs. Sale Price



### 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