

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Jeffrey Batton	Loan Number: 002252	
Street Address: 2710 Collingwood St	City: Detroit	State: MI	Zip Code: 48206
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 45,000	As Repaired List	\$ 45,000	Quick Sale	\$ 40,500	Land	\$ 11,250
Suggested List Price:	As Is Sale	\$ 45,000	As Repaired Sale	\$ 45,000	Quick Sale	\$ 40,500	Land	\$ 11,250

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 0

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 0
Explain Required Repairs:			

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 1605
Bedroom: 3	Bathroom: 1 1/2	Garage: 2 Det
Year Built: 1923	Lot Size: 0.10 Ac	Basement: Unfnshd
APN#: W10I003095S	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Urban

SUBJECT PROPERTY COMMENTS

Property features 3 beds, 1 full bath & 1 half bath w/ 1 detached garage. Home is well-maintained and requires no repair at this time of inspection. Close to freeways, schools and shops. There are no negative attributes seen at this time of inspection & there are no environmental concerns present. All comparables selected were the best and closest to the subject in terms of sqft, year built, lot size, style & design. Search radius is within 1 mile for 6-12 months date range. Sold 1 & List 1 are the most comparables selected compare to the subject in terms search criteria used.

Property Status

Vacant:	No	Vandalized:	No	Locked/Secured:	Yes	Winterized:	Unknown
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COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
3344 COLLINGWOOD STREET DETROIT (★)	FS	SFR-Det	Avg	0.35 Mi	1771	5	1	0.10 Ac		Unfnshd	1925	49,900	40,000	2023-10-09	23	129
2469 GLYNN COURT DETROIT	FS	SFR-Det	Avg	0.26 Mi	1591	3	1 1/2	0.09 Ac		Unfnshd	1922	50,000	50,000	2023-10-16	31	6
3294 LAWRENCE STREET DETROIT	FS	SFR-Det	Avg	0.31 Mi	1657	3	1 1/2	0.10 Ac	2 Det	Unfnshd	1923	79,000	79,000	2023-04-18	48	102
1. Comments: Solid Brick home, liv room, dinning room, eat in kitchen with Kitchen nook and small pantry 4-bedrooms with hardwood floors on the entry level and 2nd level													MLS# 20221010573	Sale Type: Cash		
2. Comments: The first floor has that old world character and charm with a natural fireplace in the living room. Upstairs you will find 3 bedrooms, one which has a balcony. The primary bedroom has hardwood flooring under the carpet and the other 2 bedrooms have ha													MLS# 20230050535	Sale Type: Cash		
3. Comments: Great Opportunity, Solid, Large 3 bed brick colonial. Beautiful Picture window allowing natural lighting with a natural fireplace, hardwood floors, formal dining room, den, Newer Roof, newer furnace													MLS# 20230014824	Sale Type: FHA		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
2491 HIGHLAND STREET DETROIT (★)	FS	SFR-Det	Avg	0.55 Mi	1571	4	1 1/2	0.08 Ac		Unfnshd	1923	49,900	49,900	32	90
3007 W PHILADELPHIA STREET DETROIT	FS	SFR-Det	Avg	1.00 Mi	1334	4	1 1/2	0.07 Ac	1 Det	Unfnshd	1919	54,900	49,999	37	82
3218 HAZELWOOD STREET DETROIT	FS	SFR-Det	Avg	0.73 Mi	1466	4	1	0.07 Ac	2 Det	Unfnshd	1922	59,900	59,900	41	18
1. Comments: IF you are looking for a nice property that offers many great options. This is the one for you. Seller also has the furnace and water tank in storage and can provide it for the right purchase price. Come take a look today!													MLS# 20230075267		
2. Comments: Presenting 4 bedroom, 2 bathroom colonial home that would be a great addition to any investors portfolio. Minutes from downtown Detroit.													MLS# 20230078462		
3. Comments: Brick 4brdm colonial home with almost 1500sqft. Entry level has living room, formal dining room, and kitchen. Your upper level has 4brdms and a bath. 2 car detached garage. Home within walking distance of schools, shopping, and public transportation.													MLS# 20230098277		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly):	\$ 1,300
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 5	Comparable Sales: 90 Days	
Comparable Listing: 60 Days			

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: 10+ miles Describe neighborhood factors that would detract from property: There are no factors in the neighborhood that would detract from property.
Number of similar listings within 1 mile:	5-10	Price Range:	\$ 23,500 - \$ 231,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 1,238	
Mello-Roos/Special Assesment Property:	No	Amount:	\$ 0	
Special Assessments/Homeowner Dues:	No	Amount:	\$ 0	

LISTING AGENT INFORMATION

Name: N/A	Firm Name: N/A	Phone Number: N/A	Subject MLS: N/A
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BPO PREPARATION

Broker Firm Name: Johnson Premier Realty Co	Preparer: Darren Johnson	Phone Number: 248-737-9993
Broker Tax ID#: 57-1231042	Inspection Date: 2023-12-05	Report Date: 2023-12-05
Office proximity to subject: 17.29 Mi	Explain if more than 40 miles: N/A	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



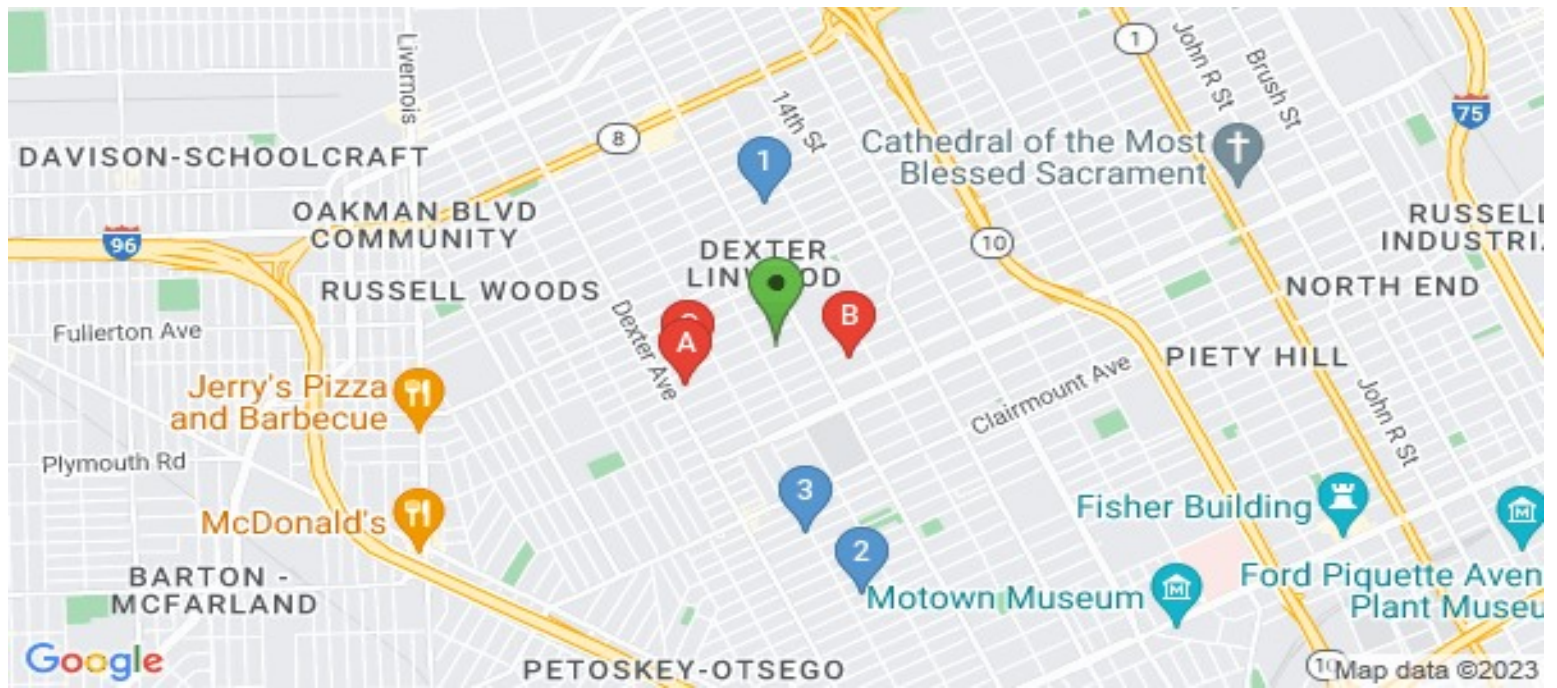
Listing 2










Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	2710 Collingwood St	48206	0 MI
 COMPARABLE SALE 1	3344 COLLINGWOOD STREET	48206	0.35 Mi
 COMPARABLE SALE 2	2469 GLYNN COURT	48206	0.26 Mi
 COMPARABLE SALE 3	3294 LAWRENCE STREET	48206	0.31 Mi
 COMPARABLE LISTING 1	2491 HIGHLAND STREET	48206	0.55 Mi
 COMPARABLE LISTING 2	3007 W PHILADELPHIA STREET	48206	1.00 Mi
 COMPARABLE LISTING 3	3218 HAZELWOOD STREET	48206	0.73 Mi

Residential Full

3344 COLLINGWOOD Street, Detroit 48206-1470

MLS#: **20221010573**
 P Type: **Residential**
 Status: **Sold**

Area: **05043 - Det: Livernois-175 6-Gd River**
 DOM: **N/129/129**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$49,900**
 OLP: **\$69,900**
 SP: **\$40,000**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str: **N**
 School Dist: **Detroit**
 Location: **Between Dexter and Linwood**
 Directions: **Take Dexter to Collingwood, go west**

Parking

Garage: **No**
 Grg Sz: **No Garage**
 Grg Dim:
 Grg Feat:

Lot Information

Acreage: **0.1**
 Lot Dim: **35.00 x 127.00**
 Rd Front Ft: **35**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,771**
 Est Fin Lower:
 Est Tot Lower: **778**
 Est Tot Fin: **1,771**
 Price/SqFt: **\$28.18**

Layout

Beds: **5**
 Baths: **1.0**
 Rooms: **10**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **REBEKAH KASHAT**
 Phone: **(248) 820-0384**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1925**
 Year Remod:

Listing Information

Listing Date: **06/26/2022**
 Activation Date: **06/26/2022**
 Pending Date: **11/02/2022**
 Land DWP:
 Protect Period: **1**
 Terms Offered: **Cash**

List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Srvc Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**

Off Mkt Date: **11/02/2022** BMK Date: Contingency Date:
 Land Int Rate: **%** Land Payment: Land Cntrt Term:
 Restrictions: Exclusions: Possession: **At Close**
 MLS Source: **REALCOMP** Originating MLS#: **20221010573**

Includes:

Features

Pets Allowed: Entry Location: **Ground Level w/Steps**
 Foundation: **Basement** Fndtn Material: **Block**
 Basement: **Unfinished**
 Exterior: **Brick** Cnstrct Feat: Fireplace Loc: **Living Room**
 Fireplc Fuel: Cooling:
 Porch Type: **Porch** Road: **Paved**
 Roof Material: **Asphalt** Sewer: **Public Sewer (Sewer-Sanitary)**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel:
 Water Source: **Public (Municipal)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Upper	5 x 7	Linoleum	Bedroom	Upper	13 x 12	Wood
Bedroom	Third	14 x 18	Other	Bedroom	Upper	10 x 10	Wood
Bedroom	Upper	10 x 10	Wood	Bedroom - Primary	Upper	12 x 14	Wood
Breakfast Nook/Room	First/Entry	5 x 6	Linoleum	Butlers Pantry	First/Entry	2 x 3	Linoleum
Dining Room	First/Entry	10 x 12	Wood	Kitchen	First/Entry	8 x 10	Linoleum
Living Room	First/Entry	12 x 14	Wood				

Legal/Tax/Financial

Property ID: **W12I003185S** Subdivision: **J W LATHRUPS LAWRENCE & COLLINGWOOD AVES (PLATS)**
 Ownership: **Standard (Private)** Occupant: **Tenant**
 Tax Summer: **\$812** Tax Winter: **\$89** Homestead: **Yes** Oth/Sp Asmnt: **240.00**
 SEV: **\$10,200** Taxable Value: **\$9,401** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **N COLLINGWOOD 212 J W LATHRUPS LAWRENCE & COLLINGWOOD AVES SUB L33 P9 PLATS, W C R 12/193 35 X 127.23**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.

Sub Ag Comp: **Yes: 1%**
 Buy Ag Comp: **Yes: \$3597.00**
 Trn Crd Comp: **Yes: 1%**
 Compensation Arrangements:
 List Office: **New Michigan Realty, LLC**
 List Agent: **MICHAEL C SEIFERT**
 Access: **Lock Box**

List Office Ph: **(248) 729-2426**
 List Agent Ph: **(844) 639-6424**

LB Location: **Front Door**

Remarks

Public Remarks: **Great Investment Opportunity!! Property needs some repairs but property has capabilities to be live-in now. Solid Brick home, liv room, dining room, eat in kitchen with Kitchen nook and small pantry 4-bedrooms with hardwood floors on the entry level and 2nd level. Basement solid and dry.**

REALTOR® Remarks: **Agents, all showings to be scheduled ONLINE ONLY using the Showing Time tool. Please leave a business card. Please be advised, buyer's agent or selling agents to verify all room sizes and square footage. No virtual showings. SELLER SELLING "AS-IS" ***** SERIOUS BUYERS ONLY ***** Hard-money and Cash ONLY. Proof of funds must be sent with ALL offers. If proof of funds is NOT attached with the offer, your offer will not be acknowledged. Send all Offers to RebekahK213@gmail.com**

Sold Information

Sold Date: **10/09/23** Sold Price: **\$40,000** Short Sale: **No** SP/LP: **80.16%**
 3rd Party Appr: Finance Code: **Cash Sale** SP/SqFt Abv: **\$22.58** SP/OLP: **57.23%**
 Selling Office: **New Michigan Realty, LLC** Selling Office Ph: **(248) 729-2426**
 Selling Agent: **Michael C Seifert** Selling Agent Ph: **(844) 639-6424**
 Co-Selling Agent: Co-Selling Agt Ph:

Sell Concession: **No**

Concession Type:

Concession Amt:

2469 GLYNN Court, Detroit 48206-1746

MLS#: **20230050535**
 P Type: **Residential**
 Status: **Sold**

Area: **05043 - Det: Livernois-I75 6-Gd River**
 DOM: **N/6/6**

Short Sale: **No**
 Trans Type: **Sale ERTS/FS**

LP: **\$50,000**
 OLP: **\$50,000**
 SP: **\$50,000**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str: **Detroit**
 School Dist: **Detroit**
 Location: **Lindwood St & Chicago Blvd**
 Directions: **Lindwood St to Glynn Ct, North on Glynn Ct to property.**

Parking

Garage: **No**
 Grg Sz: **No Garage**
 Grg Dim:
 Grg Feat:

Lot Information

Acreage: **0.09**
 Lot Dim: **35.00 x 117.00**
 Rd Front Ft: **35**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,591**
 Est Fin Lower:
 Est Tot Lower: **753**
 Est Tot Fin: **1,591**
 Price/SqFt: **\$31.43**

Layout

Beds: **3**
 Baths: **1.1**
 Rooms: **6**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **DAVID MISKO**
 Phone: **(248) 207-7388**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1922**
 Year Remod:

Listing Information

Listing Date: **06/24/2023** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **06/26/2023** Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Pending Date: **10/13/2023** Off Mkt Date: **10/13/2023** BMK Date: Contingency Date:
 ABO Date: **10/16/2023** Land Int Rate: **%** Land Payment: Land Cntrt Term:
 Land DWP: Restrictions: Exclusions: Possession: **At Close**
 Protect Period: **90** MLS Source: **REALCOMP** Originating MLS#: **20230050535**
 Terms Offered: **Cash**
 Includes:

Features

Pets Allowed: Entry Location: **Ground Level w/Steps**
 Foundation: **Basement** Fndtn Material: **Brick/Mortar**
 Basement: **Unfinished**
 Exterior: **Brick, Shingle Siding** Cnstrct Feat:
 Porch Type: **Porch - Enclosed, Porch**
 Heat & Fuel: **Natural Gas, Hot Water** Cooling:
 Wtr Htr Fuel: Road: **Paved**
 Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	8 x 7	Ceramic	Bath - Lav	First/Entry	6 x 3	Ceramic
Bedroom	Second	13 x 9	Wood	Bedroom	Second	13 x 9	Wood
Bedroom - Primary	Second	20 x 13	Carpet	Dining Room	First/Entry	14 x 13	Laminate
Kitchen	First/Entry	18 x 8	Vinyl	Living Room	First/Entry	22 x 13	Carpet

Legal/Tax/Financial

Property ID: **W10I002860S** Subdivision: **JOY FARM (ALSO P39 PLATS)**
 Ownership: **Standard (Private)** Occupant: **Vacant**
 Tax Summer: **\$917** Tax Winter: **\$105** Homestead: **Yes** Oth/Sp Asmnt: **240.00**
 SEV: **\$15,400** Taxable Value: **\$11,146** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **S GLYNN CT 1126 JOY FARM SUB L32 P39-40 PLATS, W C R 10/99 35 X 117**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.
 Sub Ag Comp: **Yes: 3%**
 Buy Ag Comp: **Yes: 3%**
 Trn Crd Comp:
 Compensation Arrangements:
 List Office: **Van Esley Real Estate Inc** List Office Ph: **(734) 459-7570**
 List Agent: **DAVID D MISKO** List Agent Ph: **(734) 459-7570**
 Access: **Appointment/LockBox** LB Location: **Side Door**

Remarks

Public Remarks: **Beautiful home in need of restoration This home backs directly to the Boston Edison District. The first floor has that old world character and charm with a natural fireplace in the living room. Upstairs you will find 3 bedrooms , one which has a balcony. The primary bedroom has hardwood flooring under the carpet and the other 2 bedrooms have hardwood flooring. In the attic, there is a cedar closet. Updates include furnace (2016), Electrical service panel (2016). This property is subject to Probate Court Approval. All information is estimated and should be verified.**

REALTOR® Remarks: **This property is subject to Probate Court Approval. Purchaser is responsible to turn utilities on and off and re-winterize if inspected. NO ONE DAY CODES. This is an "as is sale."**

Sold Information

Sold Date: **10/16/23** Sold Price: **\$50,000** Short Sale: **No** SP/LP: **100.00%**
 3rd Party Appr: Finance Code: **Cash Sale** SP/SqFt Abv: **\$31.42** SP/OLP: **100.00%**
 Selling Office: **Clyde Realty LLC** Selling Office Ph: **(313) 974-1830**
 Selling Agent: **Alex Lauer** Selling Agent Ph: **(313) 974-1830**
 Co-Selling Agent: Co-Selling Agt Ph:
 Sell Concession: **No** Concession Type: Concession Amt:

3294 LAWRENCE Street, Detroit 48206-1446

MLS#: **20230014824**
 P Type: **Residential**
 Status: **Sold**

Area: **05043 - Det: Livernois-I75 6-Gd River**
 DOM: **Y/102/102**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$79,000**
 OLP: **\$79,000**
 SP: **\$79,000**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str: **Detroit**
 School Dist: **Detroit**
 Location: **Dexter and Chicago BLVD**
 Directions: **By Dexter**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim: **Detached**
 Grg Feat: **Detached**

Lot Information

Acreage: **0.1**
 Lot Dim: **35.00 x 127.00**
 Rd Front Ft: **40**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,657**
 Est Fin Lower: **700**
 Est Tot Lower: **1,657**
 Price/SqFt: **\$47.68**

Layout

Beds: **3**
 Baths: **1.1**
 Rooms: **9**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **SAM BAZZY**
 Phone: **(313) 525-5566**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1923**
 Year Remod:

Listing Information

Listing Date: **03/02/2023** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **03/02/2023** Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Pending Date: **03/12/2023** Off Mkt Date: **03/12/2023** BMK Date:
 Land DWP: Land Int Rate: **%** Land Payment:
 Protect Period: **90** Restrictions: Exclusions: Possession: **At Close**
 Terms Offered: **Cash, Conventional, FHA, VA** MLS Source: **REALCOMP** Originating MLS#: **20230014824**

Includes:

Features

Pets Allowed:
 Foundation: **Basement**
 Basement: **Unfinished**
 Exterior: **Brick**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel:
 Water Source: **Public (Municipal), Water at Street**

Entry Location: **Ground Level**
 Fndtn Material: **Block**

Cnstrct Feat:
 Cooling:
 Road: **Paved**
 Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	7 x 8		Bath - Lav	Basement	9 x 6	
Bedroom	Second	11 x 12		Bedroom	Second	10 x 11	
Bedroom - Primary	Second	11 x 13		Breakfast Nook/Room	First/Entry	11 x 9	
Dining Room	First/Entry	12 x 13	Wood	Family Room	First/Entry	12 x 14	Wood
Kitchen	First/Entry	11 x 12	Other	Kitchen	First/Entry	11 x 12	
Library (Study)	First/Entry	8 x 10	Wood				

Legal/Tax/Financial

Property ID: **W12I003280S** Subdivision: **J W LATHRUPS LAWRENCE & COLLINGWOOD AVES (PLATS)**
 Ownership: **Standard (Private)** Occupant: **Owner**
 Tax Summer: **\$843** Tax Winter: **\$91** Homestead: **Yes** Oth/Sp Asmnt: **240.00**
 SEV: **\$13,000** Taxable Value: **\$9,925** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **N LAWRENCE 59 J W LATHRUPS LAWRENCE & COLLINGWOOD AVES SUB L33 P9 PLATS, W C R 12/193 35 X 127.25**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.

Sub Ag Comp: **Yes: 3%**
 Buy Ag Comp: **Yes: 3%**
 Trn Crd Comp: **Yes: 3%**
 Compensation Arrangements:
 List Office: **EXP Realty LLC** List Office Ph: **(888) 501-7085**
 List Agent: **SAM BAZZY** List Agent Ph: **(313) 525-5566**
 Access: **Lock Box** LB Location: **Front Door**

Remarks

Public Remarks: **Great Opportunity, Solid, Large 3 bed brick colonial. Beautiful Picture window allowing natural lighting with a natural fireplace, hardwood floors, formal dining room, den, Newer Roof, newer furnace and updates. Located just outside of Boston Edison District and minutes from Downtown Detroit. Great for investors or First time Home Buyer. BTVAI**

REALTOR® Remarks: **Call CoListing Agent Maya Chami for Questions**

Sold Information

Sold Date: **04/18/23** Sold Price: **\$79,000** Short Sale: **No** SP/LP: **100.00%**
 3rd Party Appr: Finance Code: **FHA Sale** SP/SqFt Abv: **\$47.67** SP/OLP: **100.00%**
 Selling Office: **EXP Realty LLC** Selling Office Ph: **(888) 501-7085**
 Selling Agent: **Juanita Manson** Selling Agent Ph: **(404) 989-1902**
 Co-Selling Agent: Co-Selling Agt Ph:
 Sell Concession: **Yes** Concession Type: **Financing** Concession Amt: **\$2,370.00**

Residential Full

2491 HIGHLAND Street, Detroit 48206-1235

MLS#: **20230075267**
 P Type: **Residential**
 Status: **Active**

Area: **05043 - Det: Livernois-175 6-Gd River**
 DOM: **N/90/90**

Short Sale: **No**
 Sale
 Trans Type: **ERTS/FS**

LP: **\$49,900**
 OLP: **\$49,900**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str:
 School Dist: **Detroit**
 Location: **N of Linwood E of Davison**
 Directions: **N of Linwood E of Davison**

Parking

Garage: **No**
 Grg Sz: **No Garage**
 Grg Dim:
 Grg Feat:

Lot Information

Acreage: **0.08**
 Lot Dim: **35.00 x 100.00**
 Rd Front Ft: **35**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,571**
 Est Fin Lower:
 Est Tot Lower: **711**
 Est Tot Fin: **1,571**
 Price/SqFt: **\$31.76**

Layout

Beds: **4**
 Baths: **1.1**
 Rooms: **6**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **DAVID RABIOR**
 Phone: **(586) 260-4346**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1923**
 Year Remod:

Listing Information

Listing Date: **09/06/2023**

List Type/Level Of Service: **Exclusive Right to Sell/Full Service**

Activation Date: **09/06/2023**

Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**

Land DWP:

Land Int Rate: %

Land Payment:

Land Cntrt Term:

Protect Period: **90**

Restrictions:

Exclusions:

Possession: **At Close**

Terms Offered: **Cash, Conventional**

MLS Source: **REALCOMP**

Originating MLS# **20230075267**



Includes:

Features

Pets Allowed:
 Foundation: **Basement**
 Basement: **Unfinished**
 Exterior: **Brick**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel:
 Water Source: **Public (Municipal), Community**

Entry Location: **Ground Level w/Steps**
 Fndtn Material: **Block**

Cnstrct Feat:
 Cooling:
 Road: **Paved**
 Sewer: **Sewer at Street**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry			Bath - Lav	Basement		
Bedroom	Second	9 x 10		Bedroom	Second	10 x 10	
Bedroom	Second	10 x 12		Bedroom	Second	10 x 10	
Dining Room	First/Entry	10 x 10		Kitchen	First/Entry	9 x 9	

Legal/Tax/Financial

Property ID: **W10I003636S**
 Ownership: **Standard (Private)**
 Tax Summer: **\$765**
 SEV: **\$11,400**
 Legal Desc: **S HIGHLAND 49 LATHRUPS HOME SUB L31 P8 PLATS, W C R 10/129 35 X 100**

Tax Winter: **\$81**
 Taxable Value: **\$8,644**

Subdivision: **LATHRUPS HOME (PLATS)**
 Occupant: **Vacant**
 Homestead: **No**
 Existing Lease: **No**
 Oth/Sp Asmnt: **240.00**
 Home Warranty: **No**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.

Sub Ag Comp:
 Buy Ag Comp: **Yes: \$1000**
 Trn Crd Comp:
 Compensation Arrangements:
 List Office: **Clyde Realty LLC**
 List Agent: **DAVID RABIOR**
 Access: **Lock Box**

List Office Ph: **(313) 974-1830**
 List Agent Ph: **(586) 260-4346**

LB Location:

Remarks

Public Remarks: **Squatter has been removed. House is now accessible with 24 hour notice. Attention investors and buyers of all varieties ...This might be the one for you! This freshly vacated gem is ready for the next buyer to come in and make some minor repairs to enjoy a long term win. IF you are looking for a nice property that offers many great options. This is the one for you. Seller also has the furnace and water tank in storage and can provide it for the right purchase price. Come take a look today! Payment on LC is subject to seller approval. Seller looking for Land Contract terms with 25% down, 36-48 month terms with 3-4 year balloon at 9.75% interest. The payments can be amortized as a 25 year note**

REALTOR® Remarks: **Squatter has been removed. House is now accessible with 24 hour notice. Furnace and water tank in storage...Seller can provide it for the right purchase price. Please reach out via text, call, or email with questions and offers. Dave: 586-260-4346; davidrabor@gmail.com. Please remember: BATVAI. IDRBNG. Measurements are approximate. All showings must be accompanied by a licensed real estate agent! DO NOT send offers through REMINE. Send PDF via email.**

3007 W PHILADELPHIA Street, Detroit 48206-3729

MLS#: **20230078462**
 P Type: **Residential**
 Status: **Active**

Area: **05043 - Det: Livernois-175 6-Gd River**
 DOM: **N/82/82**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$49,999**
 OLP: **\$54,900**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str: **Detroit**
 School Dist: **Detroit**
 Location: **W of Linwood and N of Virginia Park**
 Directions: **W of Linwood and N of Virginia Park**

Parking

Garage: **Yes**
 Grg Sz: **1 Car**
 Grg Dim: **Detached**
 Grg Feat: **Detached**

Lot Information

Acreage: **0.07**
 Lot Dim: **30.00 x 105.00**
 Rd Front Ft: **40**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,334**
 Est Fin Lower: **638**
 Est Tot Lower: **1,334**
 Price/SqFt: **\$37.48**

Layout

Beds: **4**
 Baths: **1.1**
 Rooms: **7**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **FUTURE DAVIS**
 Phone: **(313) 903-2089**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1919**
 Year Remod:

Listing Information

Listing Date: **09/14/2023** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **09/15/2023** Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Land DWP: Land Int Rate: **%** Land Payment: Land Cntrt Term:
 Protect Period: **None** Exclusions: Possession: **Negotiable**
 Terms Offered: **Cash, Conventional** MLS Source: **REALCOMP** Originating MLS#: **20230078462**
 Includes:

Features

Pets Allowed:
 Foundation: **Basement** Entry Location: **Ground Level w/Steps**
 Basement: **Unfinished** Fndtn Material: **Poured**
 Exterior: **Brick** Cnstrct Feat:
 Heat & Fuel: **Natural Gas, Hot Water** Cooling:
 Wtr Htr Fuel: Road: **Paved**
 Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second			Bath - Lav	Basement		
Bedroom	Second	10 x 10		Bedroom	Second	9 x 10	
Bedroom	Second	10 x 10		Bedroom	Second	10 x 10	
Dining Room	First/Entry	11 x 11		Kitchen	First/Entry	10 x 10	
Living Room	First/Entry	12 x 14					

Legal/Tax/Financial

Property ID: **W12I001974S** Subdivision: **LYNDALE**
 Ownership: **Standard (Private)** Occupant: **Owner**
 Tax Summer: **\$645** Tax Winter: **\$63** Homestead: **Yes** Oth/Sp Asmnt: **240.00**
 SEV: **\$10,800** Taxable Value: **\$6,665** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **S PHILADELPHIA 180 LYNDALE SUB L18 P30 PLATS, W C R 12/182 30 X 105**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.
 Sub Ag Comp:
 Buy Ag Comp: **Yes: 3%**
 Trn Crd Comp:
 Compensation Arrangements:
 List Office: **EXP Realty LLC** List Office Ph: **(888) 501-7085**
 List Agent: **FUTURE D DAVIS** List Agent Ph: **(888) 501-7085**
 Access: **Appointment/LockBox** LB Location:

Remarks

Public Remarks: **Investor special! Presenting 4 bedroom, 2 bathroom colonial home that would be a great addition to any investors portfolio. Minutes from downtown Detroit. Seller motivated! BATVAI**
 REALTOR® Remarks: **Investor special! Presenting 4 bedroom, 2 bathroom colonial home that would be a great addition to any investors portfolio. Minutes from downtown Detroit. Seller motivated! BATVAI**

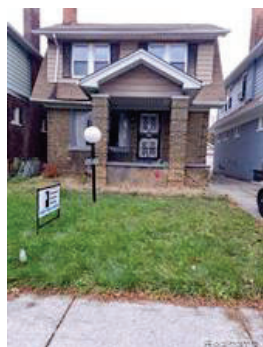
3218 HAZELWOOD Street, Detroit 48206-2156

MLS#: **20230098277**
 P Type: **Residential**
 Status: **Active**

Area: **05043 - Det: Livernois-I75 6-Gd River**
 DOM: **N/18/18**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$59,900**
 OLP: **\$59,900**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str: **Detroit**
 School Dist: **Detroit**
 Location: **Joy Rd and Dexter Rd**
 Directions: **Take Joy Road South and Dexter East**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim: **Detached**
 Grg Feat: **Detached**

Lot Information

Acreage: **0.07**
 Lot Dim: **30.00 x 106.00**
 Rd Front Ft: **30**

Square Footage

Sqft Source: **Estimated**
 Est Fin Abv Gr: **1,466**
 Est Fin Lower: **667**
 Est Tot Fin: **1,466**
 Price/SqFt: **\$40.86**

Layout

Beds: **4**
 Baths: **1.0**
 Rooms: **5**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **DEVINA GOLDSMITH**
 Phone: **(313) 694-3999 X227**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1922**
 Year Remod:

Listing Information

Listing Date: **11/17/2023** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **11/17/2023** Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Land DWP: **\$11,980** Land Int Rate: **11%** Land Payment: **\$660** Land Cntrt Term: **120**
 Protect Period: **180** Restrictions: **No** Exclusions:
 Terms Offered: **Cash, Contract, Conventional, FHA, VA, Warranty Deed** MLS Source: **REALCOMP** Possession: **At Close**
 Originating MLS#: **20230098277**

Includes:

Features

Pets Allowed:
 Foundation: **Basement** Entry Location: **Ground Level**
 Basement: **Unfinished** Fndtn Material: **Brick/Mortar**
 Exterior: **Brick** Cnstrct Feat:
 Heat & Fuel: **Natural Gas, Forced Air** Cooling:
 Wtr Htr Fuel: Road: **Paved**
 Water Source: **Water at Street** Sewer: **Sewer at Street**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	10 x 6		Bedroom	Second	12 x 12	
Bedroom	Second	12 x 12		Bedroom	Second	10 x 12	
Bedroom - Primary	Second	12 x 12		Kitchen	First/Entry	10 x 10	

Legal/Tax/Financial

Property ID: **W12I002469S** Subdivision: **WM HOLMES SUB**
 Ownership: **Standard (Private)** Occupant: **Vacant**
 Tax Summer: **\$1,061** Tax Winter: **\$96** Homestead: **No** Oth/Sp Asmnt: **240.00**
 SEV: **\$20,200** Taxable Value: **\$10,670** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **N HAZELWOOD 324 WILLIAM HOLMES SUB L18 P18 PLATS, W C R 12/184 30 X 106**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.
 Sub Ag Comp:
 Buy Ag Comp: **Yes: 3%**
 Trn Crd Comp:
 Compensation Arrangements:
 List Office: **Harvest Homes Realty** List Office Ph: **(313) 694-3999**
 List Agent: **TODD HARRIS** List Agent Ph: **(313) 694-3999**
 Access: **Appointment/LockBox** LB Location:

Remarks

Public Remarks: **Brick 4brdm colonial home with almost 1500sqft. Entry level has living room, formal dining room, and kitchen. Your upper level has 4bdms and a bath. 2 car detached garage. Home within walking distance of schools, shopping, and public transportation. Stop by today! Land Contract terms available with 20% down. Can also be bought as a bundle package with 3260 Clairmount.**

REALTOR® Remarks: **Brick 4brdm colonial home with almost 1500sqft. Entry level has living room, formal dining room, and kitchen. Your upper level has 4bdms and a bath. 2 car detached garage. Home within walking distance of schools, shopping, and public transportation. Stop by today! Buyers agent to verify all information and measurements. Seller will contribute up to 5% of buyers closing costs. Land Contract terms available with 20% down. Can also be bought as a bundle package with 3260 Clairmount.**

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: City/State/Zip:	2710 Collingwood Street Detroit, Michigan, 48206-1473	Property ID:	W10I003095S
Owner Name: Taxpayer Address: City/State/Zip:	Jeffrey Batton/Patricia Tyson 8120 E Jefferson Avenue Detroit, Michigan, 48214-3973	Lat/Long: Census Tract: Block Group:	42.379921 / -83.115480 5314 2
City/Village/Town: Subdivision:	Detroit J W LATHRUPS LAWRENCE & COLLINGWOOD AVES (PLATS)	School District: Property Category:	Detroit Residential
MLS Area: Legal Description:	05043 - Det: Livernois-175 6-Gd River N COLLINGWOOD 164 J W LATHRUPS LAWRENCE & COLLINGWOOD AVE SUB L33 P9 PLATS, W C R 10/120 35 X 127.25		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2023	S	\$988.26	\$9.88	\$240.00	\$0.00	\$1,238.14
2022	W	\$115.14	\$1.15	\$0.00	\$0.00	\$116.29
2022	S	\$953.59	\$9.53	\$240.00	\$0.00	\$1,203.12
2021	W	\$111.98	\$1.11	\$0.00	\$0.00	\$113.09
2021	S	\$921.36	\$9.21	\$240.00	\$0.00	\$1,170.57
2020	W	\$110.64	\$1.10	\$0.00	\$0.00	\$111.74
2020	S	\$922.33	\$9.22	\$240.00	\$0.00	\$1,171.55
2019	W	\$108.60	\$1.08	\$0.00	\$0.00	\$109.68
2019	S	\$905.17	\$9.05	\$240.00	\$0.00	\$1,154.22

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2023	\$12,966	\$20,600	0	\$1,238.14
2022	\$12,349	\$16,600	0	\$1,319.41
2021	\$11,955	\$13,500	0	\$1,283.66
2020	\$11,790	\$12,500	0	\$1,283.29
2019	\$11,571	\$11,900	0	\$1,263.90

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
FANNIE MAE	BATTON JEFFREY C	01/13/2017	01/04/2017	\$5,000	DEED	53468/1175
SHAW ELLA L	FANNIE MAE	01/04/2016	12/17/2015	\$3,000	SHER/DEED	52651/0694
KELLY MICHAEL	SHAW ELLA	09/27/2004	08/10/2004		QCD	41401/0336

Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
FINANCIAL FREEDOM	SHAW ELLA L	10/01/2004	08/23/2004	\$150,000	MTG	41420/0998
FINANCIAL FREEDOM SENIC	SHAW ELLA	09/27/2004	08/10/2004	\$150,000	MTG	06319

Characteristics

Living Area SF:	1605	Bedrooms:	
Basement Sqft:	897	Bathrooms:	1.1
Year Built:	1923	Pool:	
Year Remodeled:		Fireplace:	Yes
Exterior:	Brick	Garage Features:	Detached
Architecture Level:	2 Story	Garage Year Built:	
Style:		Garage Sqft:	360
Roof Type/Materials:	/Asphalt	Garage Length:	
Basement:	Basement	Garage Width:	
Water:		Garage Capacity:	1
Heating:	Hot Water	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Wood/Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	35.00X127.00
Topography:		Land Sqft:	4443
Irregular:		Acres:	0.10

Search for MLS Listings

2710 COLLINGWOOD Street, Detroit 48206-1473

MLS#: **2210022352** Area: **05043 - Det: Livernois-I75 6-Gd River** Short Sale: **No** LP: **\$295,000**
 P Type: **Residential** DOM: **N/164/164** Trans Type: **Sale** OLP: **\$295,000**
 Status: **Unconditionally Withdrawn Released**



Location Information
 County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str:
 School Dist: **Detroit**
 Location: **N of S Chicago Blvd/W of Linwood**
 Directions: **Linwood to Collingwood**

Parking
 Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **Electricity, Side Entrance, Detached**

Lot Information
 Acreage: **0.1**
 Lot Dim: **35.00X127.00**
 Rd Front Ft: **35**

Waterfront Information
 Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

Square Footage
 Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,605**
 Est Fin Lower:
 Est Tot Lower: **717**
 Est Tot Fin: **1,605**
 Price/SqFt: **\$183.8**

Layout
 Beds: **3**
 Baths: **1.1**
 Rooms: **8**
 Arch Sty: **Colonial**
 Arch Lvl: **3 Story**
 Site Desc:

Contact Information
 Name: **GAYE**
 Phone: **(248) 396-3608**

General Information
 Year Built: **1923**
 Year Remod: **2017**

Listing Information

Listing Date: **04/05/2021** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **04/06/2021** Srvc's Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Pending Date: Off Mkt Date: **09/16/2021** BMK Date: Contingency Date:
 Land DWP: Land Int Rate: **%** Land Payment: Land Cntrt Term:
 Protect Period: **90** Restrictions: Exclusions: Possession: **At Close**
 Terms Offered: **Cash, Conventional** MLS Source: **REALCOMP** Originating MLS#: **2210022352**

Includes:

Features

Pets Allowed: Entry Location: **Ground Level w/Steps**
 Foundation: **Basement** Fndtn Material: **Brick/Mortar**
 Basement: **Unfinished**
 Exterior Feat: **Rain Barrel/Cistern(s), Fenced**
 Exterior: **Brick, Cedar**
 Fireplc Fuel: **Natural** Cnstrct Feat: Fireplace Loc: **Living Room**
 Porch Type: **Deck, Porch, Terrace** Fencing: **Fenced**
 Roof Material: **Asphalt** Dishwasher, ENERGY STAR® qualified refrigerator, Free-Standing Gas Range, Microwave, Stainless Steel Appliance(s)
 Out Buildings: Security Alarm (owned), ENERGY STAR® Qualified Window(s)
 Appliances: Interior Feat: **Natural Gas, Steam** Cooling:
 Heat & Fuel: **Natural Gas, Steam** Road: **Paved**
 Wtr Htr Fuel: **Natural Gas** Sewer: **Sewer at Street**
 Water Source: **Public (Municipal)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	5 x 7	Ceramic	Bath - Lav	First/Entry	3 x 4	Ceramic
Bedroom	Second	19 x 10	Wood	Bedroom	Second	11 x 12	Wood
Bedroom	Second	10 x 11	Wood	Breakfast Nook/Room	First/Entry	12 x 8	Wood
Dining Room	First/Entry	12 x 12	Wood	Kitchen	First/Entry	17 x 10	Ceramic
Living Room	First/Entry	14 x 16	Wood	Loft	Third	20 x 8	Wood

Legal/Tax/Financial

Property ID: **W10I003095S** Subdivision: **J W LATHRUPS LAWRENCE & COLLINGWOOD AVES (PLATS)**
 Ownership: **Standard (Private)** Occupant:
 Tax Summer: **\$1,172** Tax Winter: **\$112** Homestead: **No** Oth/Sp Asmnt: **0**
 SEV: **\$12,500** Taxable Value: **\$11,790** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **N COLLINGWOOD 164 J W LATHRUPS LAWRENCE & COLLINGWOOD AVE SUB L33 P9 PLATS, W C R 10/120 35 X 127.25**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.

Sub Ag Comp:
 Buy Ag Comp: **Yes: 3.0**
 Trn Crd Comp:
 Compensation Arrangements:
 List Office: **Robinson Realty & Management Group Inc** List Office Ph: **(248) 593-9494**
 List Agent: **GAYE A BUTLER** List Agent Ph: **(248) 396-3608**
 Access: **Appointment** LB Location:

Remarks

Public Remarks: **Amazing Airbnb opportunity in Detroit. Close to Downtown, Entertainment, University & Medical Centers. Truly a home away from home. This Airbnb home has been well managed & is a Superhost. It consistently rates at the top & has received 100+ consecutive 5 star ratings from guests. This property was been painstakingly restored in 2017 & has the charm found in homes thruout Detroit. Restored woodwork, stain/beveled glass french doors, updated kitchen w/ stainless steel appliances. Entry level & 2nd floor living room areas. New Roof on home & garage. New windows thruout the home & add'l insulation added. New Furnace & Hot Water Heater. Updated electrical. Laundry in the lower level to incld exercise/workout equip. The backyard features deck, 2nd floor terrace and campfire style fire pit area and is perfect for relaxing in the City. Whether your guests are in town for business or visiting family they will be comfortable for short or long-term stays. Be sure to checkout the virtual tour.**

REALTOR® Remarks: **Serious buyers only. All offers shall be submitted to gayebutler313@gmail.com. When touring the home please follow COVID safe guidelines. Home Highlights is added as an additional document to listing Be sure to check out Airbnb site for virtual tour: https://www.airbnb.com/rooms/31340349?guests=1&adults=1&s=67&unique_share_id=a6a9d5ff-117c-4019-88d4-c0ad2baeca68. This tour is linked to the listing as well.**

