

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: 3290 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	\$ 95,000	As Repaired List	\$ 95,000	Quick Sale	\$ 85,500	Land	\$ 23,750
Suggested List Price:	As Is Sale	\$ 95,000	As Repaired Sale	\$ 95,000	Quick Sale	\$ 85,500	Land	\$ 23,750

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
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Explain Required Repairs:

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 1858
Bedroom: 4	Bathroom: 2 1/2	Garage: 1 Det
Year Built: 1923	Lot Size: 0.10 Ac	Basement: Part
APN#: W12I003193S	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 4 bedrooms, 2 full bathrooms, 1 half bathroom and 2 detached garage. Home is well- maintained and no repair seen 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 and design. Search radius is within 1 mile for 6-12 months date range. Sold #2 & List #3 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
3222 W BUENA VISTA STREET DETROIT	FS	SFR-Det	Avg	0.82 Mi	1908	4	2	0.09 Ac	2 Det	Unfnshd	1925	29,900	50,530	2023-09-18	26	35
4841 STURTEVANT STREET DETROIT (★)	FS	SFR-Det	Avg	0.89 Mi	2064	4	2 1/2	0.11 Ac	2 Det	Unfnshd	1930	89,900	95,000	2023-11-03	46	10
3749 CORTLAND STREET DETROIT	FS	SFR-Det	Avg	0.50 Mi	1586	4	2	0.09 Ac	2 Det	Unfnshd	1926	115,000	110,000	2023-06-09	69	2
1. Comments: Home is prepped for a four bedroom, two bathroom, living room has fireplace. Home has a full basement, nice size yard with a two car detached garage and fenced yard.													MLS# 20230062693	Sale Type: Cash		
2. Comments: CLEAN AND NEAT 4 BEDROOM 2.5 BATH BRICK COLONIAL IN RUSSEL WOODS SUB. WALK TO MARYGROVE UNIVERSITY. PERFECT STARTER HOME, "FLIPPER", OR RENTAL PROPERTY.													MLS# 20230084158	Sale Type: Cash		
3. Comments: HARDWOOD FLOORS THROUGHOUT. HARDWOOD FLOORS UNDERNEATH CARPET ON UPPER LEVEL. LARGE FORMAL LIVING ROOM WITH NATURAL FIREPLACE.													MLS# 2210078129	Sale Type: CV		

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	Fair	0.71 Mi	1571	4	1 1/2	0.08 Ac		Unfnshd	1923	49,900	49,900	32	90
3287 LESLIE STREET DETROIT	FS	SFR-Det	Avg	0.66 Mi	2037	4	1 1/2	0.10 Ac		Unfnshd	1926	95,000	95,000	47	29
3211 LESLIE STREET DETROIT (★)	FS	SFR-Det	Avg	0.67 Mi	1995	4	1 1/2	0.10 Ac		Part	1925	225,000	199,900	100	139
1. Comments: 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.													MLS# 20230075267		
2. Comments: Four large bedrooms, 1st and 2nd floor balconies with large backyard and massive third floor additional living space to be utilized for whatever creative vibe you want to reveal.													MLS# 20230094009		
3. Comments: This home also offers the convenience of 1 full bath and 2 half baths, allowing for easy access and minimizing morning routines. No more waiting in line for the bathroom! The Living Room serves as the heart of the home, providing a warm and welcoming s													MLS# 58050115937		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly):	\$ 1,500
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 5	Comparable Sales: 15 Days	
Comparable Listing: 90 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 that would detract from the property.
Number of similar listings within 1 mile:	5-10	Price Range:	\$ 30,000 - \$ 282,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 1,353	
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: 17.18 Mi	Explain if more than 40 miles: N/A	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



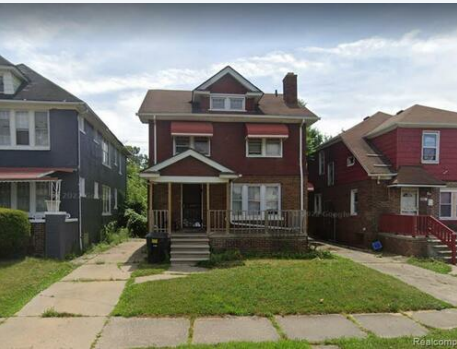
Sale 2



Sale 3



Listing 1



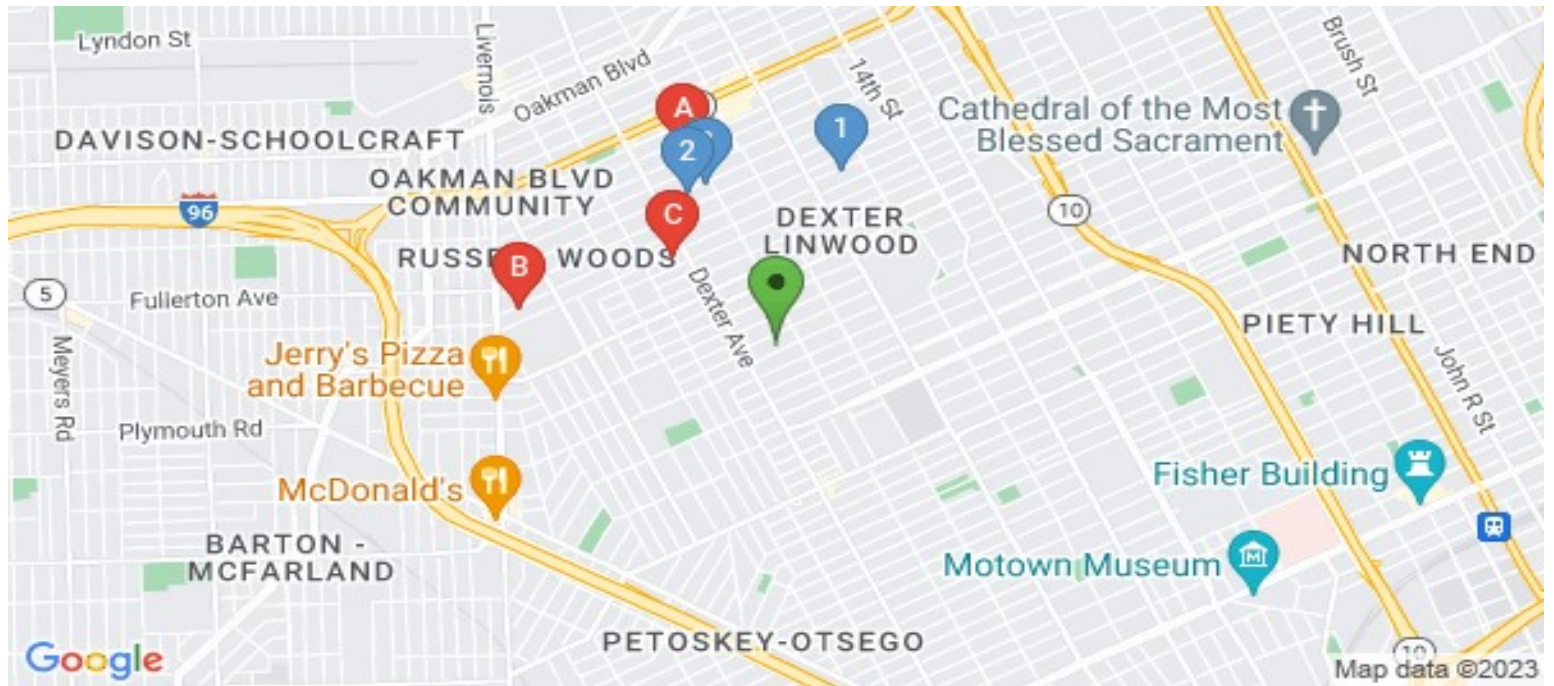
Listing 2



Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
SUBJECT PROPERTY	3290 Collingwood St	48206	0 MI
COMPARABLE SALE 1	3222 W BUENA VISTA STREET	48238	0.82 Mi
COMPARABLE SALE 2	4841 STURTEVANT STREET	48204	0.89 Mi
COMPARABLE SALE 3	3749 CORTLAND STREET	48206	0.50 Mi
COMPARABLE LISTING 1	2491 HIGHLAND STREET	48206	0.71 Mi
COMPARABLE LISTING 2	3287 LESLIE STREET	48238	0.66 Mi
COMPARABLE LISTING 3	3211 LESLIE STREET	48238	0.67 Mi

Residential Full

3222 W BUENA VISTA Street, Detroit 48238-3323

MLS#: **20230062693**
 P Type: **Residential**
 Status: **Sold**

Area: **05043 - Det: Livernois-175 6-Gd River**
 DOM: **N/35/35**

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

LP: **\$29,900**
 OLP: **\$29,900**
 SP: **\$50,530**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str:
 School Dist: **Detroit**
 Location: **S ELMHURST E LIVERNOIS**
 Directions: **SOUTH OF ELMHURST AND EAST OF LIVERNOIS**

Parking

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

Lot Information

Acreage: **0.09**
 Lot Dim: **35.00 x 109.00**
 Rd Front Ft: **35**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,908**
 Est Fin Lower:
 Est Tot Lower: **750**
 Est Tot Fin: **1,908**
 Price/SqFt: **\$15.67**

Layout

Beds: **4**
 Baths: **2.0**
 Rooms: **6**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **SHERRI SAAD**
 Phone: **(313) 730-6554**

Waterfront Information

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

General Information

Year Built: **1925**
 Year Remod:

Listing Information

Listing Date: **07/28/2023** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **07/28/2023** SrvcS Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Pending Date: **08/31/2023** Off Mkt Date: **08/31/2023** BMK Date:
 ABO Date: **09/01/2023** Contingency Date:
 Land DWP:
 Protect Period: **90** Land Int Rate: **%** Land Payment:
 Terms Offered: **Cash** Restrictions:
 MLS Source: **REALCOMP** Possession: **At Close**
 Originating MLS#: **20230062693**

Includes:

Features

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

Room Information

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

Legal/Tax/Financial

Property ID: **W12I004295S** Subdivision: **WARK GILBERT SECURITY**
 Ownership: **Real Estate Owned (Bank)** Occupant: **Vacant**
 Tax Summer: **\$1,077** Tax Winter: **\$130** Homestead: **Yes** Oth/Sp Asmnt: **240.00**
 SEV: **\$17,900** Taxable Value: **\$13,770** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **N BUENA VISTA 128 WARK-GILBERT COS SECURITY SUB L38 P60 PLATS, W C R 12/273 35 X 109**

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: **RE/MAX Leading Edge** List Office Ph: **(313) 277-7777**
 List Agent: **SHERRI SAAD** List Agent Ph: **(313) 277-7777**
 Access: **Appointment/LockBox** LB Location:

Remarks

Public Remarks: **Take advantage of this fantastic opportunity to own a home with great potential. Home is prepped for a four bedroom, two bathroom, living room has fireplace. Home has a full basement, nice size yard with a two car detached garage and fenced yard. Contact us today to schedule a viewing and explore the possibilities this property has to offer.**

REALTOR® Remarks: ****PLEASE READ BANK-OWNED CASH OFFERS ONLY** No sight-unseen offers are allowed. HOLD HARMLESS FORM MUST BE SIGNED PRIOR TO CONFIRMED SHOWING REQUEST- SEND ALL SIGNED HOLD HARMLESS BY AGENT AND BUYER TO SHERRI.SAAD@COMCAST.NET & to FRONTDESK@REMAXLEADINGEDGE.NET ** Please be advised that any offers on this property require a minimum Earnest Money Deposit of 10% of the Purchase Price on cash offers. All initial offers must be submitted via PropOffers.com by the BUYER AGENT ONLY. offers must be submitted on PropOffers.com. BUYER'S AGENT IS TO PAY A \$175.00 PLUS SALES TAX OFFER MANAGEMENT FEE AT CLOSING OF ANY ACCEPTED OFFER. If you choose to use the seller-preferred title insurance provider, the seller will pay for the buyer's owner title policy. All cash offers must be presented with proof of funds dated within 30days & with buyers name. NO UNSEEN OFFERS TO BE SUBMITTED. SELLER DOES NOT ACCEPT ESCALATION CLAUSES. LISTING AGENT HAS NO PRIOR KNOWLEDGE OF THE HISTORY OF THE HOME. No disclosures, seller bank addendums will follow once your offer is accepted. Property being sold in as is condition. Buyer and buyer's agent to verify all data. For the free pre-qualification, contact: Tito Rodriguez 313-414-3909 tito.rodriguez@caliberhomeloans.com**

Sold Information

Sold Date: **09/18/23** Sold Price: **\$50,530** Short Sale: **No** SP/LP: **169.00%**
 3rd Party Appr: Finance Code: **Cash Sale** SP/SqFt Abv: **\$26.48** SP/OLP: **169.00%**

Selling Office: [Keller Williams Advantage](#)
Selling Agent: [Taylor Johnson](#)
Co-Selling Agent:
Sell Concession: **No**

Concession Type:

Concession Amt:

Selling Office Ph: **(248) 380-8800**
Selling Agent Ph: **(313) 333-5324**
Co-Selling Agt Ph:

4841 STURTEVANT Street, Detroit 48204-1474

MLS#: **20230084158**
 P Type: **Residential**
 Status: **Sold**

Area: **05043 - Det: Livernois-I75 6-Gd River**
 DOM: **N/10/10**

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

LP: **\$89,900**
 OLP: **\$89,900**
 SP: **\$95,000**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str: **Detroit**
 School Dist: **Detroit**
 Location: **Livernois & Davison**
 Directions: **Take Livernois south make a left on Sturtevant.**

Parking

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

Lot Information

Acreage: **0.11**
 Lot Dim: **40.00 x 120.00**
 Rd Front Ft: **40**

Square Footage

Sqft Source: **Assessor**
 Est Fin Abv Gr: **2,064**
 Est Fin Lower: **793**
 Est Tot Lower: **2,064**
 Price/SqFt: **\$43.56**

Layout

Beds: **4**
 Baths: **2.1**
 Rooms: **7**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **ALEX SAAD**
 Phone: **(313) 790-7222**

Waterfront Information

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

General Information

Year Built: **1930**
 Year Remod: **2018**

Listing Information

Listing Date: **10/03/2023** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **10/03/2023** Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Pending Date: **10/12/2023** Off Mkt Date: **10/12/2023** BMK Date:
 Land DWP: Land Int Rate: **%** Land Payment:
 Protect Period: **90** Restrictions: **No** Exclusions:
 Terms Offered: **Cash, Conventional** MLS Source: **REALCOMP** Possession: **At Close**
 Originating MLS#: **20230084158**

Includes:

Features

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

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	8 x 6	Ceramic	Bath - Full	Second	8 x 6	Ceramic
Bath - Lav	First/Entry	6 x 4	Ceramic	Bedroom	Second	15 x 14	Wood
Bedroom	Second	13 x 12	Wood	Bedroom	Second	13 x 12	Wood
Bedroom - Primary	Second	18 x 15	Wood	Dining Room	First/Entry	14 x 12	Wood
Kitchen	First/Entry	18 x 14	Ceramic	Living Room	First/Entry	20 x 15	Wood

Legal/Tax/Financial

Property ID: **W14I004711S** Subdivision: **RUSSELL WOODS (PLATS)**
 Ownership: **Standard (Private)** Occupant: **Vacant**
 Tax Summer: **\$1,602** Tax Winter: **\$211** Homestead: **No** Oth/Sp Asmnt: **240.00**
 SEV: **\$39,900** Taxable Value: **\$22,405** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **S STURTEVANT 542 RUSSELL WOODS SUB L34 P3 PLATS, W C R 14/195 40 X 120 NEZH CERT #2007-2451, PARCEL 27072451.**

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: 1%**
 Compensation Arrangements:
 List Office: **RE/MAX Team 2000** List Office Ph: **(313) 561-0900**
 List Agent: **ALEX H SAAD** List Agent Ph: **(313) 790-7222**
 Access: **Lock Box** LB Location: **Front Door**

Remarks

Public Remarks: **CLEAN AND NEAT 4 BEDROOM 2.5 BATH BRICK COLONIAL IN RUSSEL WOODS SUB. WALK TO MARYGROVE UNIVERSITY. HIGHER END SALES IN THE AREA RANGE IN BETWEEN 275k-295k.PERFECT STARTER HOME, "FLIPPER", OR RENTAL PROPERTY. THE POSBILITUES ARE ENDLESS HERE. LOTS OF POTENTIAL REGARLESS OF WHAT YOU CHOOSE TO DO WITH THIS PROPERTY.**
 REALTOR® Remarks: **EMAIL OFFER TO ALEXSAADREMAX@GMAIL.COM... CLEAN AND NEAT 4 BEDROOM 2.5 BATH BRICK COLONIAL IN RUSSEL WOODS SUB. WALK TO MARYGROVE UNIVERSITY. HIGHER END SALES IN THE AREA RANGE IN BETWEEN 275k-295k.PERFECT STARTER HOME, "FLIPPER", OR RENTAL PROPERTY. THE POSBILITUES ARE ENDLESS HERE. LOTS OF POTENTIAL REGARLESS OF WHAT YOU CHOOSE TO DO WITH THIS PROPERTY.**

Sold Information

Sold Date: **11/03/23** Sold Price: **\$95,000** Short Sale: **No** SP/LP: **105.67%**
 3rd Party Appr: Finance Code: **Cash Sale** SP/SqFt Abv: **\$46.02** SP/OLP: **105.67%**
 Selling Office: **RE/MAX Leading Edge** Selling Office Ph: **(313) 277-7777**
 Selling Agent: **Heather Dell** Selling Agent Ph: **(248) 464-1116**
 Co-Selling Agent: Co-Selling Agt Ph:
 Sell Concession: **No** Concession Type: Concession Amt:

3749 CORTLAND Street, Detroit 48206-1005

MLS#: **2210078129**
 P Type: **Residential**
 Status: **Sold**

Area: **05043 - Det: Livernois-I75 6-Gd River**
 DOM: **N/2/2**

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

LP: **\$115,000**
 OLP: **\$115,000**
 SP: **\$110,000**



Location Information
 County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str: **Detroit**
 School Dist: **Detroit**
 Location: **S of DAVISON/W of DEXTER**
 Directions: **SOUTH OF DAVISON, WEST OF DEXTER**

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

Lot Information
 Acreage: **0.09**
 Lot Dim: **40.00X93.00**
 Rd Front Ft: **40**

Square Footage
 Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,586**
 Est Fin Lower:
 Est Tot Lower: **800**
 Est Tot Fin: **1,586**
 Price/SqFt: **\$72.51**

Layout
 Beds: **4**
 Baths: **2.0**
 Rooms: **8**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information
 Name: **TARICK SALMACI**
 Phone: **(313) 333-0111**

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

General Information
 Year Built: **1926**
 Year Remod:

Listing Information

Listing Date: **09/16/2021** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Pending Date: **05/29/2023** Off Mkt Date: **05/29/2023** BMK Date: **05/31/2023** Contingency Date:
 Land DWP: Land Int Rate: **%** Land Payment: Land Cntrt Term:
 Protect Period: **0** Restrictions: Exclusions: Possession: **At Close**
 Terms Offered: **Cash, Conventional, FHA, FHA 203K** MLS Source: **REALCOMP** Originating MLS#: **2210078129**

Includes:

Features

Pets Allowed: Entry Location: **Ground Level w/Steps**
 Foundation: **Basement** Fndtn Material: **Poured**
 Basement: **Unfinished**
 Exterior Feat: **Lighting, Fenced**
 Exterior: **Brick** Cnstrct Feat: **Living Room**
 Fireplc Fuel: **Natural** Fireplace Loc: **Fenced**
 Out Buildings: Fencing: **Ceiling Fan(s)**
 Heat & Fuel: **Natural Gas, Steam** Cooling: **Paved**
 Wtr Htr Fuel: Road: **Public Sewer (Sewer-Sanitary)**
 Water Source: **Public (Municipal)** Sewer:

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Basement			Bath - Full	Second		
Bedroom	Second	11 x 11	Wood	Bedroom	Second	11 x 10	Wood
Bedroom	Second	12 x 9	Wood	Bedroom - Primary	Second	16 x 12	Wood
Breakfast Nook/Room	First/Entry	9 x 8		Dining Room	First/Entry	12 x 12	Wood
Kitchen	First/Entry	16 x 12		Living Room	First/Entry	16 x 12	Wood

Legal/Tax/Financial

Property ID: **W14I004508S** Subdivision: **SULLIVANS DEXTER BLVD NO 1 (PLATS)**
 Ownership: **Standard (Private)** Occupant:
 Tax Summer: **\$605** Tax Winter: **\$44** Homestead: **Yes** Oth/Sp Asmnt: **0**
 SEV: **\$10,800** Taxable Value: **\$4,621** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **S CORTLAND 548 SULLIVANS DEXTER BLVD SUB NO 1 L55 P53 PLATS, W C R 14/211 40 X 93.37A**

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: **ARG Realty** List Office Ph: **(313) 792-8030**
 List Agent: **TARICK M SALMACI** List Agent Ph: **(313) 333-0111**
 Access: **Appointment/LockBox** LB Location:

Remarks

Public Remarks: **ALMOST 1600 SQFT IN THIS LARGE SOLID BRICK COLONIAL. HARDWOOD FLOORS THROUGHOUT. HARDWOOD FLOORS UNDERNEATH CARPET ON UPPER LEVEL. LARGE FORMAL LIVING ROOM WITH NATURAL FIREPLACE. NEW BOILER.**

REALTOR® Remarks: **EMAIL ALL OFFERS TO Tarick@Tarick.com**

Sold Information

Sold Date: **06/09/23** Sold Price: **\$110,000** Short Sale: **No** SP/LP: **95.65%**
 3rd Party Appr: Finance Code: **CONV Sale** SP/SqFt Abv: **\$69.35** SP/OLP: **95.65%**
 Selling Office: **Brookstone, Realtors LLC** Selling Office Ph: **(248) 963-0505**
 Selling Agent: **Olga Mackenzie** Selling Agent Ph: **(248) 649-3800**
 Co-Selling Agent: Co-Selling Agt Ph:
 Sell Concession: **No** Concession Type: Concession Amt:

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**
 Trans Type: **Sale**
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.**

3287 LESLIE Street, Detroit 48238-3307

MLS#: **20230094009**
 P Type: **Residential**
 Status: **Active**

Area: **05043 - Det: Livernois-I75 6-Gd River**
 DOM: **N/29/29**

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

LP: **\$95,000**
 OLP: **\$95,000**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str:
 School Dist: **Detroit**
 Location: **S of Davison/E of Dexter**

Parking

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

Lot Information

Acreage: **0.1**
 Lot Dim: **35.00 x 122.00**
 Rd Front Ft: **40**

Directions: **Turn left onto Davison W, Turn Right onto Dexter Ave, turn left onto Leslie Street, destination will be on the left.**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **2,037**
 Est Fin Lower:
 Est Tot Lower: **908**
 Est Tot Fin: **2,037**
 Price/SqFt: **\$46.64**

Layout

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

Contact Information

Name: **DENISE BARKSDALE**
 Phone: **(248) 579-3336**

Waterfront Information

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

General Information

Year Built: **1926**
 Year Remod:

Listing Information

Listing Date: **11/06/2023**
 Activation Date: **11/06/2023**
 Land DWP:
 Protect Period: **180**
 Terms Offered: **Cash**

List Type/Level Of Service: **Exclusive Right to Sell/Entry Only (MLS Entry Only)**
 Srvc Offered: **Unknown**
 Land Int Rate: **%**
 Restrictions:

Land Payment:
 Exclusions:
 MLS Source: **REALCOMP**
 Land Cntrt Term:
 Possession: **At Close**
 Originating MLS#: **20230094009**

Includes:

Features

Pets Allowed:
 Foundation: **Basement**
 Basement: **Unfinished**
 Exterior: **Brick**
 Fireplc Fuel: **Natural**
 Porch Type: **Patio**
 Heat & Fuel: **Natural Gas, Steam**
 Wtr Htr Fuel:
 Water Source: **Public (Municipal), Water at Street**

Entry Location: **Ground Level w/Steps**
 Fndtn Material: **Brick/Mortar**

Cnstrct Feat:
 Fireplace Loc: **Living Room**

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

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry	3 x 3	Ceramic	Bath - Lav	First/Entry	2 x 2	Ceramic
Bedroom	First/Entry	12 x 16	Carpet	Bedroom	First/Entry	12 x 16	Carpet
Bedroom	First/Entry	8 x 10	Carpet	Bedroom	First/Entry	9 x 9	Carpet
Dining Room	First/Entry	13 x 13	Carpet	Kitchen	First/Entry	10 x 13	Wood
Living Room	First/Entry	16 x 17	Wood				

Legal/Tax/Financial

Property ID: **W12I004098S**
 Ownership: **Real Estate Owned (Bank)**
 Tax Summer: **\$1,203**
 SEV: **\$21,600**
 Legal Desc: **S LESLIE 125 LATHRUPS DEXTER BOULEVARD SUB L32 P15 PLATS, W C R 12/217 35 X 121.56**

Subdivision: **LATHRUPS DEXTER BOULEVARD SUB (PLATS)**
 Occupant: **Vacant**
 Homestead: **No**
 Existing Lease: **No**

Tax Winter: **\$112**
 Taxable Value: **\$12,507**
 Oth/Sp Asmnt: **240.00**
 Home Warranty: **No**

Agent/Office Information

Sub Ag Comp: **Yes: \$1500**

Buy Ag Comp:
 Trn Crd Comp:

Compensation Arrangements:
 List Office: **Premier Realty Source, LLC**
 List Agent: **DENISE M BARKSDALE**

List Office Ph: **(888) 854-5095**
 List Agent Ph: **(248) 579-3336**

Access: **Appointment/LockBox**

LB Location:
 Remarks

Public Remarks: **Gorgeous Vintage Home perfect for an investor or a family. Already prepped and ready to add your perfect finishes to this endless charming home. Four large bedrooms, 1st and 2nd floor balconies with large backyard and massive third floor additional living space to be utilized for whatever creative vibe you want to reveal. ***MLS ENTRY ONLY*** SCHEDULE ONLINE ***BATVAI**

REALTOR® Remarks: **Gorgeous Vintage Home perfect for an investor or a family. Already prepped and ready to add your perfect finishes to this endless charming home. Four large bedrooms, 1st and 2nd floor balconies with large backyard and massive third floor additional living space to be utilized for whatever creative vibe you want to reveal. ***MLS ENTRY ONLY*** SCHEDULE ONLINE ***BATVAI**

3211 Leslie, Detroit 48238

MLS#: **58050115937**
 P Type: **Residential**
 Status: **Active**

Area:
 DOM:

05043 - Det: Livernois-I75 6-Gd River
N/139/139

Short Sale: **No**
 Trans Type: **Sale**
UNKNDS/MEO

LP: **\$199,900**
 OLP: **\$225,000**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str:
 School Dist: **Detroit**
 Location: **Wildemere St / Buena / Vista**
 Directions:

Parking

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

Lot Information

Acreage: **0.1**
 Lot Dim: **35.00X122.00**
 Rd Front Ft:

Square Footage

Sqft Source:
 Est Fin Abv Gr: **1,995**
 Est Fin Lower: **850**
 Est Tot Lower: **850**
 Est Tot Fin: **2,845**
 Price/SqFt: **\$100.2**

Layout

Beds: **4**
 Baths: **1.2**
 Rooms: **4**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **ELANA**
 Phone: **(407) 949-7386**

Waterfront Information

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

General Information

Year Built: **1925**
 Year Remod:

Listing Information

Listing Date: **07/19/2023**
 Activation Date:
 Land DWP:
 Protect Period:
 Terms Offered: **Cash, Conventional**

List Type/Level Of Service: **Unknown (Data Share Listing)/Entry Only (MLS Entry Only)**

Srvcs Offered: **Arrange Appointments, Accept/Present Offers**
 Land Int Rate: **%**
 Restrictions:
 Land Payment:
 Exclusions:
 MLS Source: **MiRealSource**

Land Cntrt Term:
 Possession: **At Close**
 Originating MLS#: **50115937**



Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Basement: **Partially Finished**
 Exterior: **Brick**
 Heat & Fuel: **Natural Gas, Other**
 Water Source: **Public (Municipal)**

Entry Location:
 Fndtn Material: **Brick/Mortar**
 Cnstrct Feat:
 Cooling:
 Sewer: **Other/None**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second			Bath - Lav	Main		
Bath - Lav	Second			Bedroom		10 x 12	
Bedroom		15 x 15		Bedroom		1 x 5	
Bedroom		10 x 11					

Legal/Tax/Financial

Property ID: **12004087**
 Ownership: **Corporate/Relocation**
 Tax Summer: **\$1,090**
 SEV:
 Legal Desc: **S LESLIE 114 LATHRUPS DEXTER BOULEVARD SUB L32 P15 PLATS, W C R 12/217 35 X 121.56**

Tax Winter: **\$132**
 Taxable Value:

Subdivision: **Lathrups Dexter Blvd Sub**
 Occupant:
 Homestead: **No**
 Existing Lease:
 Oth/Sp Asmnt:
 Home Warranty:

Homeowner Association Information

Assoc Fee Amt:
 Fee Frequency:
 Fee Includes:
 Working Capital:
 Association Contact\Website:
 Association Phone\Email:

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: **HomeCoin.com**
 List Agent: **JONATHAN MINERICK**

List Office Ph: **(888) 400-2513**
 List Agent Ph: **(888) 400-2513**

LB Location:

Remarks

Public Remarks: **Welcome to this charming 4-bedroom Single Family Home! With its spacious layout and thoughtful updated design, this residence offers a comfortable and inviting atmosphere for you and your loved ones. This home also offers the convenience of 1 full bath and 2 half baths, allowing for easy access and minimizing morning routines. No more waiting in line for the bathroom! The Living Room serves as the heart of the home, providing a warm and welcoming space to relax and spend quality time with family and friends. The large windows flood the room with natural light, creating an airy ambiance that complements any decor. This home also has an eat in kitchen and Den/Library space!**

REALTOR@ Remarks: **Vacant, Combo - Please Text or Email or Whatsapp us at 407-949-7386 or elanaatlasfalcon@gmail.com Thank you! Text 407-949-7386 or email atlasfalconrealty@gmail.com for all questions/offers. MLS entry only. Inform support@homecoin.com of accepted offer & closing.**

3290 Collingwood St, Detroit, MI 48206-1417, Wayne County

APN: 12003193. CLIP: 8807370625

	MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
	4	1	1	N/A	N/A
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,858	4,356	1923	SFR	

OWNER INFORMATION			
Owner Name	Batton Group LLC	Taxpayer Address City & State	Detroit, MI
Owner Name 2	Tyson Aaron	Taxpayer Zip	48214
Taxpayer Address	8120 E Jefferson Ave #1d	Taxpayer Address ZIP + 4 Code	2665

COMMUNITY INSIGHTS			
Median Home Value	\$35,782	School District	DETROIT PUBLIC SCHOOLS COMMUNITY DISTRICT
Median Home Value Rating	1 / 10	Family Friendly Score	17 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	15 / 100	Walkable Score	93 / 100
Total Incidents (1 yr)	64	Q1 Home Price Forecast	\$33,181
Standardized Test Rank	9 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
School District	Detroit Public	Property Carrier Route	C023
School District Name	Detroit Public	City/Village/Township	Detroit
Subdivision	J W Lathrups Lawrence & Collingwood Aves	Lot #	204
Census Tract	5314.00	Flood Zone Code	X
Census Block	2	Within 250 Feet of Multiple Flood Zone	No
Property Zip	48206	Flood Zone Panel	26163C0125E
Zip + 4	1417	Flood Zone Date	02/02/2012

TAX INFORMATION			
Property ID	12003193	Summer Tax Year	2023
Assessment Year	2023	Summer Tax	\$1,353
Total Assessed Value	\$22,400	Prior Summer Tax Year	2022
State Equalized Value (SEV)	\$22,400	Prior Year Summer Tax	\$1,314
Capped Value	\$14,456	Prior Winter Tax Year	2022
Taxable Value	\$14,456	Prior Year Winter Tax	\$130
Tax Year	2023	Prior Year Tax Amount	\$1,443
Annual Tax	\$1,353		
Legal Description	N COLLINGWOOD 204 J W LATHRUPS LAWRENCE & COLLINGWOOD AVES SUB L33 P9 PLATS, W C R 12/193 35 X 127.23		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$22,400	\$18,100	\$14,700
Market Value - Total	\$44,800	\$36,200	\$29,400
State Equalized Value (SEV)	\$22,400		

Total Tax	Tax Year	Change (\$)	Change (%)
\$1,404	2021		
\$1,443	2022	\$40	2.84%
\$1,353	2023	-\$91	-6.28%

Period	Tax Year	Tax Amount	Change (\$)	Change (%)	Administrative Fee
Winter	2022	\$130			
Summer	2022	\$1,314			
Total	2022	\$1,443			
Summer	2023	\$1,353	\$39	2.97%	
Total	2023				

Period Ad Valorem Tax

Winter
Summer
Total
Summer
Total

CHARACTERISTICS			
# of Buildings	1	Half Baths	1
Lot Frontage	35	Fireplaces	1
Lot Depth	127.23	Heat Type	Hot Water
Acres	0.1	Heat Fuel Type	Gas
Lot Sq Ft	4,356	No. of Porches	1
Basement Type	Basement	Porch	Covered Wood Porch
Basement Sq Ft	925	Porch Type	Covered Wood Porch
Living Area Sq Ft	1,858	Porch 1 Area	291
Ground Floor Area	925	Garage Type	Detached Garage
Above Grade Sq Ft	1,858	Garage Capacity	Tax: 1 MLS: 2
Total Building Sq Ft	MLS: 1,858	Garage Sq Ft	360
Year Built	1923	Roof Shape	Gable
Stories	2	Roof Material	Asphalt
Bedrooms	MLS: 4	Exterior	Brick
Total Baths	Tax: 2 MLS: 1.1	Building Type	Single Family
MLS Total Baths	1.1	Land Use - CoreLogic	SFR
Full Baths	1	Property Category	Rs

SELL SCORE			
Rating	Moderate	Value As Of	2023-12-03 04:37:33
Sell Score	534		

ESTIMATED VALUE			
RealAVM™	\$86,700	Confidence Score	40
RealAVM™ Range	\$60,700 - \$112,700	Forecast Standard Deviation	30
Value As Of	11/13/2023		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1329	Cap Rate	11.5%
Estimated Value High	2126	Forecast Standard Deviation (FSD)	0.6
Estimated Value Low	532		

- (1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.
- (2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS List Number	2200096340	MLS List Price	\$675
MLS Status	Unconditionally Withdrawn	MLS Original Price	\$525
MLS Status Date	07/04/2022	MLS List. Agent	296409-Gaye A Butler
MLS List Date	11/24/2020	MLS List. Office	ROBINSON REALTY & MANAGEM ENT GROUP INC

MLS Number	218030686
MLS Status	Sold
MLS List Price	\$39,900
MLS List Date	04/13/2018
MLS Orig Price	\$39,900
MLS Sold Date	05/09/2018
MLS Sold Price	\$39,000
MLS Listing Expiration Date	08/31/2018

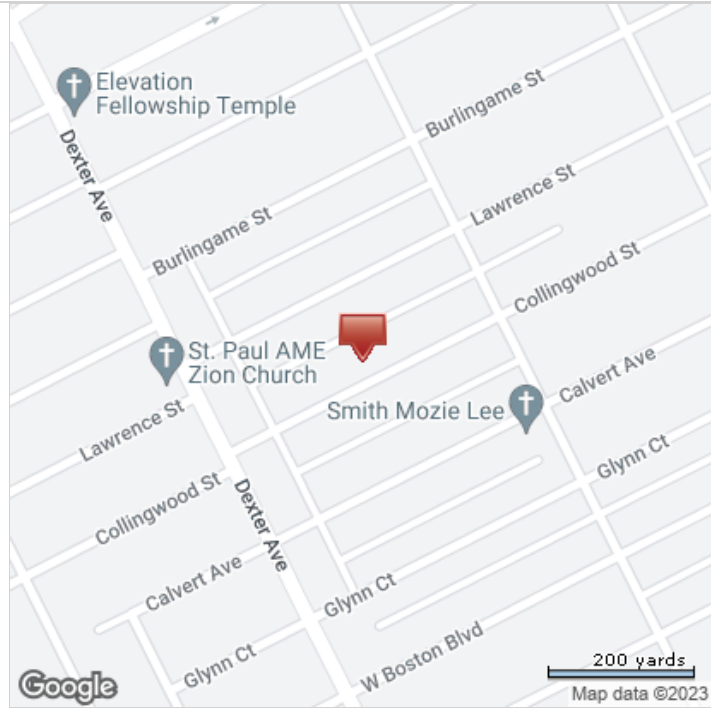
LAST MARKET SALE & SALES HISTORY			
Owner Name	Batton Group LLC	Owner Name 2	Tyson Aaron

Recording Date	05/22/2018
Document Date (Sales History)	05/07/2018
Sale Price	\$39,000
Grantee	Batton Group LLC
Grantee	Tyson Aaron
Grantor	Webb Charles J & Dennis
Liber/Page	54420-944
Deed Type	Warranty Deed

PROPERTY MAP



*Lot Dimensions are Estimated



3290 COLLINGWOOD Street, Detroit 48206-1417

MLS#: **218030686**
 P Type: **Residential**
 Status: **Sold**

Area: **05043 - Det: Livernois-I75 6-Gd River**
 DOM: **N/11/11**

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

LP: **\$39,900**
 OLP: **\$39,900**
 SP: **\$39,000**



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Str:
 School Dist: **Detroit**
 Location:
 Directions: **N of JOY RD / W of LINWOOD
 JUST EAST OF DEXTER ON NORTH SIDE OF COLLINGWOOD (S OF DAVISON)**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim: **20X18**
 Grg Feat: **Detached**

Lot Information

Acreage: **0.1**
 Lot Dim: **35.00X127.23**
 Rd Front Ft: **35**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,858**
 Est Fin Lower: **500**
 Est Tot Lower: **925**
 Est Tot Fin: **2,358**
 Price/SqFt: **\$21.47**

Layout

Beds: **4**
 Baths: **1.2**
 Rooms: **10**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name: **KENAN Z BAKIRCI**
 Phone: **248-330-8038**

Waterfront Information

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

General Information

Year Built: **1923**
 Year Remod:

Listing Information

Listing Date: **04/13/2018** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: Srvc's Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Pending Date: **04/24/2018** Off Mkt Date: **04/24/2018** BMK Date:
 Land DWP: Land Int Rate: **%** Land Payment:
 Protect Period: **180** Restrictions: Exclusions: **No** Contingency Date:
 Terms Offered: **Cash, Conventional** MLS Source: **REALCOMP** Possession: **Negotiable**
 Originating MLS# **218030686**

Includes:

Features

Foundation: **Basement** Fndtn Material: **Brick/Mortar**
 Basement: **Partially Finished**
 Exterior Feat: **Fenced**
 Exterior: **Brick** Cnstrct Feat:
 Fireplc Fuel: **Natural** Fireplace Loc: **Living Room**
 Porch Type: **Deck, Porch**
 Roof Material: **Asphalt**
 Interior Feat: **Security Alarm (owned)**
 Heat & Fuel: **Natural Gas, Steam** Cooling:
 Wtr Htr Fuel: **Natural Gas** Road: **Paved**
 Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Upper	8 x 5		Bath - Lav	Lower	5 x 3	
Bath - Lav	First/Entry	5 x 4	Ceramic	Bedroom	Upper	12 x 9	
Bedroom	Upper	12 x 10		Bedroom	Upper	12 x 12	
Bedroom - Primary	Upper	20 x 13		Dining Room	First/Entry	14 x 12	Carpet
Kitchen	First/Entry	13 x 11	Vinyl	Laundry Area/Room	Lower	14 x 6	
Library (Study)	First/Entry	12 x 9		Living Room	First/Entry	18 x 13	Carpet
Recreation Room	Lower	19 x 17					

Legal/Tax/Financial

Property ID: **W12I003193S** Subdivision: **J W LATHRUPS LAWRENCE & COLLINGWOOD AVES (PLATS)**
 Ownership: **Standard (Private)** Occupant:
 Tax Summer: **\$1,009** Tax Winter: **\$182** Homestead: **Yes** Oth/Sp Asmnt: **240**
 SEV: Taxable Value: Existing Lease: Home Warranty: **No**
 Legal Desc: **N COLLINGWOOD 204 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: **No**
 Buy Ag Comp: **Yes: 3**
 Trn Crd Comp: **Yes: 2**
 Compensation Arrangements:
 List Office: **Max Broock, REALTORS@-Birmingham** List Office Ph: **(248) 644-6700**
 List Agent: **KENAN Z BAKIRCI** List Agent Ph: **(248) 644-6700**
 Access: **Appointment** LB Location:

Remarks

Public Remarks: **GREAT OPPORTUNITY TO TAKE ADVANTAGE OF THIS WELL MAINTAINED AND UPDATED SUPER SOLID HOME. LIVING ROOM WITH FIREPLACE, FORMAL DINING ROOM, LIBRARY AND AN "EAT-IN" SIZED KITCHEN ON THE MAIN FLOOR. 4 BEDROOMS UPSTAIRS----WITH HUGE MASTER---- PLUS A WALK-UP ATTIC WITH TONS OF STORAGE SPACE. A PARTIALLY FINISHED BASEMENT AND A REBUILT 2-CAR GARAGE WITH NEWER CONCRETE IN FRONT. NEWER ROOF AND BOILER TOO!! START FROM THE WIDE PARTIALLY COVERED FRONT PORCH AND ENJOY THIS VERY CARED-FOR HOME.**

REALTOR@ Remarks: **ALL APPOINTMENTS THROUGH LISTING AGENT. PLEASE ALLOW MINIMUM 24-HOUR NOTICE TO SHOW AND TO QUALIFIED BUYERS ONLY. Please contact Kenan (248-330-8038) to schedule.**

Sold Information

Sold Date: **05/09/18** Sold Price: **\$39,000** Short Sale: **No** SP/LP: **97.74%**
 3rd Party Appr: **No** Finance Code: **Cash Sale** SP/SqFt Abv: **\$20.99** SP/OLP: **97.74%**
 Selling Office: **Robinson Realty & Management Group Inc** Selling Office Ph: **(248) 593-9494**
 Selling Agent: **Gaye A Butler** Selling Agent Ph: **(248) 593-9494**
 Co-Selling Agent: Co-Selling Agt Ph:
 Sell Concession: **No** Concession Type: Concession Amt:

