

# REIA of Detroit

09.04.20

Hot Properties in COVID-19 times

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Introductions

Speakers – Jason A. Cole

Data Points

Deal Vortex

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# ata Points

Un-Employment 8.4%

Mortgage Rates 3.75%

Flipping Report 2019 avg profit 40% \$52K ATTOMdata

Existing Home Sales 1,546 2,272 -31.95% \$77,545

Construction Permits

Detroit 7<sup>th</sup> in the Nation for Population Loss

Canton – Ann Arbor Growth Areas

# A Good Deal

Doors @ \$20 sq ft acquisition

Doers @ \$30 sq ft rehabilitation

Dollars @ 9.75% acq/rehab loan

Days @ 90days Flip

Done @ \$100 sq ft disposition

# Commitments since George Floyd

TCF Chemical 1Bil

Bank of America 1Bil

Huntington 5Bil

Comerica 1Mil

# LENDERS that are back

Finance of America

Lima One

Lendini

LendingHome

LendingOne

11Capital

Temple View

# Edge Fund Leonard DiLott 313 510 7887

## 25 PROPERTIES IN DETROIT, MI

ADDRESS	CITY	STATE	ZIP	BEDS	BATH	SQ. FT.	TYPE	BACK TAXES	SF/MF	Our ASKING	AS-IS	
9400 Meyers Rd.	Detroit	MI	48228		1	1161	Brick	-	Title Clear	SF	\$ 16,000.00	\$ 25,000.00
9235 Meyers Rd.	Detroit	MI	48228	1	1	1008	Brick	-	Title Clear	SF	\$ 16,000.00	\$ 18,000.00
16948 Binwood St.	Detroit	MI	48221	3	2	1248	Brick	-	Title Clear	SF	\$ 19,000.00	\$ 35,000.00
19126 Fielding St.	Detroit	MI	48219	3	3	1924	Brick	\$ 2,003.00	Title Clear	SF	\$ 30,000.00	\$ 30,000.00
14873 Hubbell St.	Detroit	MI	48227	3	1	988	Brick	\$ 1,447.00	Title Clear	SF	\$ 16,000.00	\$ 15,000.00
20442 Greenlawn St.	Detroit	MI	48221		1	1040	Frame	\$ 1,000.00	Title Clear	SF	\$ 18,000.00	\$ 23,000.00
19330 Biltmore St.	Detroit	MI	48235	4	1	888	Brick	\$ 1,726.00	Title Clear	SF	\$ 16,000.00	\$ 22,000.00
8111 Warwick St.	Detroit	MI	48228		1	789	Brick	\$ 1,308.00	Title Clear	SF	\$ 14,000.00	\$ 15,000.00
13739 Cruse St.	Detroit	MI	48227		1.5	1632	Brick	\$ 1,518.00	Title Clear	SF	\$ 17,000.00	\$ 22,000.00
13828 Cruse St.	Detroit	MI	48227	1	1	1296	Brick	\$ 1,592.00	Title Clear	SF	\$ 17,000.00	\$ 22,000.00
13748 Coyte St.	Detroit	MI	48227	3	1	817	Brick	\$ 1,668.00	Title Clear	SF	\$ 18,000.00	\$ 24,000.00
14269 Appoline St.	Detroit	MI	48227	3	1	850	Brick	\$ 1,876.00	Title Clear	SF	\$ 17,000.00	\$ 12,000.00
8663 Sorrento St.	Detroit	MI	48227	1	1	984	Brick	\$ 2,801.00	FOIA Req.	SF	\$ 16,000.00	\$ 18,000.00
13879 Snowden St.	Detroit	MI	48227	1	1	1368	Brick	\$ 3,989.00	Title Clear	SF	\$ 24,000.00	\$ 24,000.00
12643 Stoepele St.	Detroit	MI	48238		1.5	1792	Brick	\$ 3,479.00	Title Clear	SF	\$ 17,000.00	\$ 25,000.00
16410 Novara St.	Detroit	MI	48205		1	868	Brick	\$ 3,608.00	FOIA Req.	SF	\$ 21,000.00	\$ 17,000.00
13380 Lesure St.	Detroit	MI	48227	1	1	1066	Brick	\$ 4,876.00	Title Clear	SF	\$ 19,000.00	\$ 15,000.00
13835 Cruse St.	Detroit	MI	48227	1	1	1384	Brick	\$ 5,331.00	Title Clear	SF	\$ 17,000.00	\$ 21,000.00
8939 Meyers Rd.	Detroit	MI	48228		1	1095	Brick	\$ 6,135.00	Title Clear	SF	\$ 19,000.00	\$ 25,000.00
13396 Tracey St.	Detroit	MI	48227	1	1	1833	Brick	\$ 7,645.00	Title Clear	SF	\$ 27,000.00	\$ 20,000.00
11645 Pinehurst St.	Detroit	MI	48204	3	1	1460	Brick	\$ 4,235.00	Title Clear	SF	\$ 16,000.00	\$ 21,000.00
9025 Roselawn St.	Detroit	MI	48204	1	1	883	Brick	\$ 5,431.00	Title Clear	SF	\$ 16,000.00	\$ 15,000.00
14831 Sussex St.	Detroit	MI	48227		1	1142	Brick	\$ 4,992.00	FOIA Req.	SF	\$ 17,000.00	\$ 21,000.00
13436 Corbett St.	Detroit	MI	48213		1	1125	Brick	\$ 5,120.00	Title Clear	SF	\$ 17,000.00	\$ 25,000.00
26898 Colgate St.	Inkster	MI	48141	3	1	1000	Frame	\$ 3,737.00	FOIA Req.	SF		\$ 25,000.00
								\$ 83,258.00				

# Red Zone Jameel Williams 313.587.0401

ADDRESS	CITY	STATE	ZIP	BEDS	BATH	SQ. FT.	TYPE	SF/MF	RENT
14078 Carlisle St	Detroit	MI	48205	3	1	1161	Brick	SF	\$ 750.00
14882 Troester St.	Detroit	MI	48205	3	1	1140	Brick	SF	\$ 700.00
15652 Liberal St.	Detroit	MI	48205	3	1	711	Frame	SF	\$ 700.00
15714 Liberal St.	Detroit	MI	48205	3	1	711	Frame	SF	\$ 600.00
15864 Eastburn St.	Detroit	MI	48205	3	1	1088	Frame	SF	\$ 650.00
16036 Liberal St.	Detroit	MI	48205	2	1	850	Frame	SF	
16071 Manning St.	Detroit	MI	48205	3	1	848	Frame	SF	
18925 Maine St.	Detroit	MI	18234	3	1	1111	Frame	SF	
20039 Bloom St.	Detroit	MI	48234	3	1	911	Frame	SF	\$ 700.00
20202 Waltham St.	Detroit	MI	48205		1	852	Frame	SF	\$ 700.00
20219 Pelkey St.	Detroit	MI	48205	3	1	889	Frame	SF	\$ 700.00
20307 Pelkey St.	Detroit	MI	48205	2	1	959	Brick	SF	\$ 700.00
19129 Fairport St.	Detroit	MI	48205		1	960	Brick	SF	\$ 700.00
18086 Riopelle St.	Detroit	MI	48203	3	1	823	Brick	SF	\$ 700.00
14432 Wilshire Dr.	Detroit	MI	48213		1.5	1948	Brick	SF	\$ 900.00
2300 Cheyenne St.	Detroit	MI	48228	4	1.5	1234	Brick	SF	\$ 750.00
15350 Greydale St.	Detroit	MI	48223	3	3	1047	Brick	SF	\$ 700.00
15480 Hartwell St.	Detroit	MI	48227		1	1292	Brick	SF	\$ 700.00
11699 Prest St.	Detroit	MI	48227		1	1070	Brick	SF	\$ 700.00



# East Village Ellen Mahoney 248 505 2509

3447 Harding	Single Family	Good	1,888	R-2	0.176	45 x 170	1908		
3441 Bewick	Single Family	Fair-Good	1,440	R-2	0.083	30 x 120	1913		
2969 Garland	Single Family	Poor	1,190	R-2	0.083	30 x 120	1913		
3068 Bewick	Two Family	Fair	2,440	R-2	0.129	40 x 141	1912		
3456 Cadillac	Single Family	Fair	1,731	R-2	0.115	40 x 125	1910		
3475 Montclair	Two Family	Fair	2,476	R-2	0.103	30 x 150	1918		
2940 Bewick	Two Family		2,086	R-2	0.094	30 x 138	1913		
3468 St Clair	Single Family		845	R-2	0.074	30 x 108	1925		
3412 Harding	Single Family		1,511	R-2	0.103	30 x 150	1916		
3007 Montclair	Two Family		2,502	R-2	0.138	40 x 150	1918		
3465 Bewick	Two Family		2,632	R-2	0.11	40 x 120	1915		
3513 Harding	Single Family	Poor	1,643	B-2	0.197	50 x 152	1915		
2108 Montclair	Single Family		1,683	B-4?	0.108	31 x 155	1915		
3027 Garland	Single Family		<u>1,008</u>	R-2	<u>0.083</u>	30 x 120	1915		
			25,075		1.596				
<b>TOTALS:</b>	14 HOMES/19 Units								
Detroit MI Properties owned by The Woodland Initiative, LLC.									
				Priced at Market					
	East Village, Detroit MI 48214								

# CONTACT

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