

**6068 Avery Street & 1619-1653
Marquette Street | Detroit, Michigan**

Midtown Residential Redevelopment Opportunity
+/- 13,000 sf, 18-Unit, Apartment Building
& .24 ac of land

For Sale



COMPELLING FEATURES

- Crossroads: W. Grand Blvd & M-10 Lodge Expressway
- Great Land Site Available for Future Development
- Two blocks from new Cardinal Health Distribution Center and new Henry Ford Cancer Hospital
- Neighbor of the Motown Museum
- Less than a mile to Wayne State University

This property has strong redevelopment potential and ample room for parking, contact us for a tour soon.



Sales Price: \$575,000

Emery Matthews

313.744.6276

For more information, please contact:

ematthews@re-interests.com

www.re-interests.com

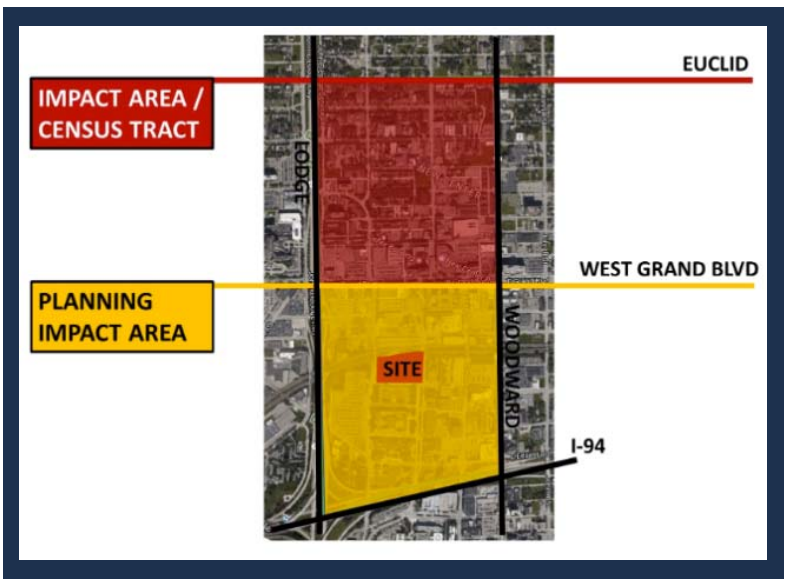
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Surrounding New Development
*Henry Ford Health System 300 Acre
Expansion & Neighborhood Development*

Brigitte Harris Cancer Pavilion - \$155 Million Project



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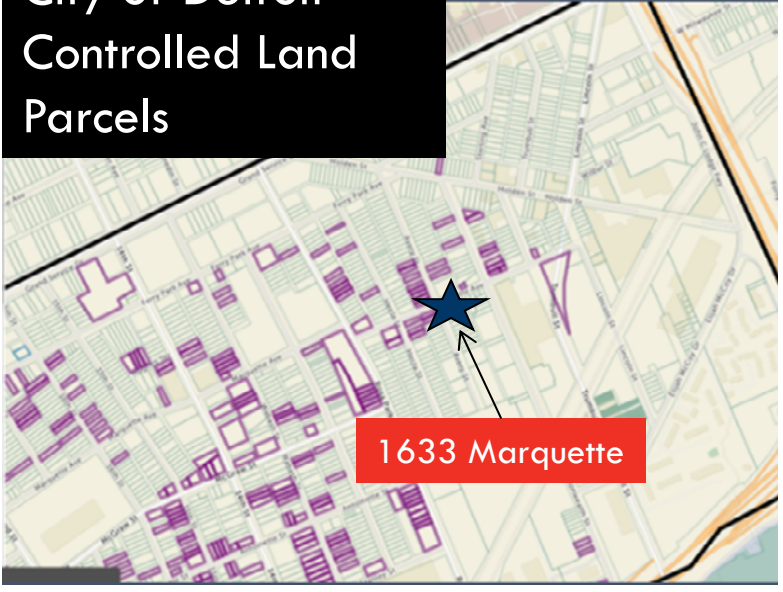
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Strong Neighborhood Anchors
The area is poised for large scale, job creating development.



**City of Detroit
Controlled Land
Parcels**



**Henry Ford Health
System Controlled
Land Parcels**



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Transformative Neighbors

Pistons Practice Facility

REI

Real Estate Interests, LLC

The City of Detroit welcomes you to the....

Pistons Practice Facility

“We are so pleased to partner with the Pistons on this exciting new venture to combine Henry Ford’s medical excellence and innovation with a world-class facility to serve our community for years to come.” – Wight Lassiter III, President and CEO of Henry Ford Health System.

HENRY FORD HEALTH SYSTEM – DETROIT PISTONS PERFORMANCE CENTER

HIGHLIGHTS

- Henry Ford Health System and the Detroit Pistons will collaborate on the design and construction of state-of-the-art training, rehabilitation and sports medicine complex in New Center at 690 Amsterdam Avenue
- The Detroit Pistons will operate a practice facility and training center for their players, as well as offices for their basketball and business operations staffs.
- The project’s cost is estimated at \$50 million
- Henry Ford Health System will operate a comprehensive sports medicine, treatment and rehabilitation facility in an adjacent building.
- The cost is under the threshold for Tier I Community Benefits Ordinance public review; but the Pistons are interested in becoming good neighbors and a good partner in the community.



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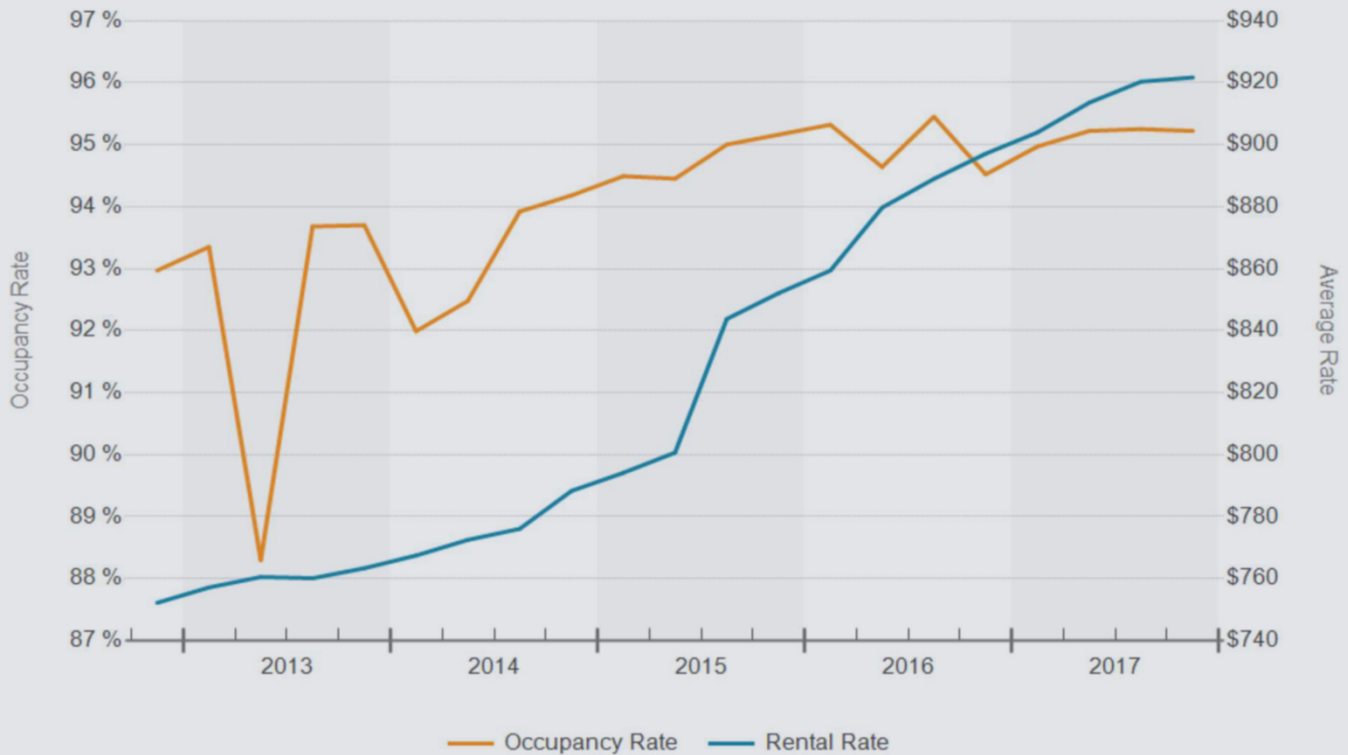
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Outstanding Rental Potential
Detroit Midtown's Market is on a Dynamic Growth Path

Detroit Midtown's Growth Has Been Exceptional

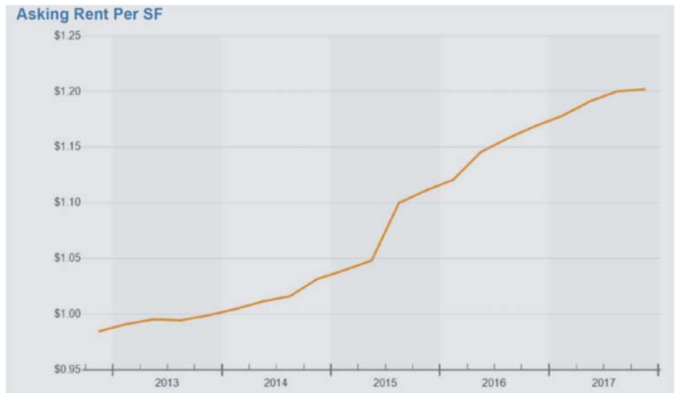
Occupancy & Rental Rates



Rents	Midtown	5-Year Avg
Studio Asking Rent	\$636	\$562
1 Bed Asking Rent	\$841	\$762
2 Bed Asking Rent	\$1,124	\$984
3+ Bed Asking Rent	\$1,149	\$1,059
Concessions	0.6%	0.5%

Sales	Midtown	5-Year Avg
Sale Price Per Unit	\$75,265	\$17,672
Asking Price Per Unit	\$250,000	\$49,162
Sales Volume (Mil.)	\$7.1	\$3.3
Cap Rate	5.6%	6.7%

Source: Costar



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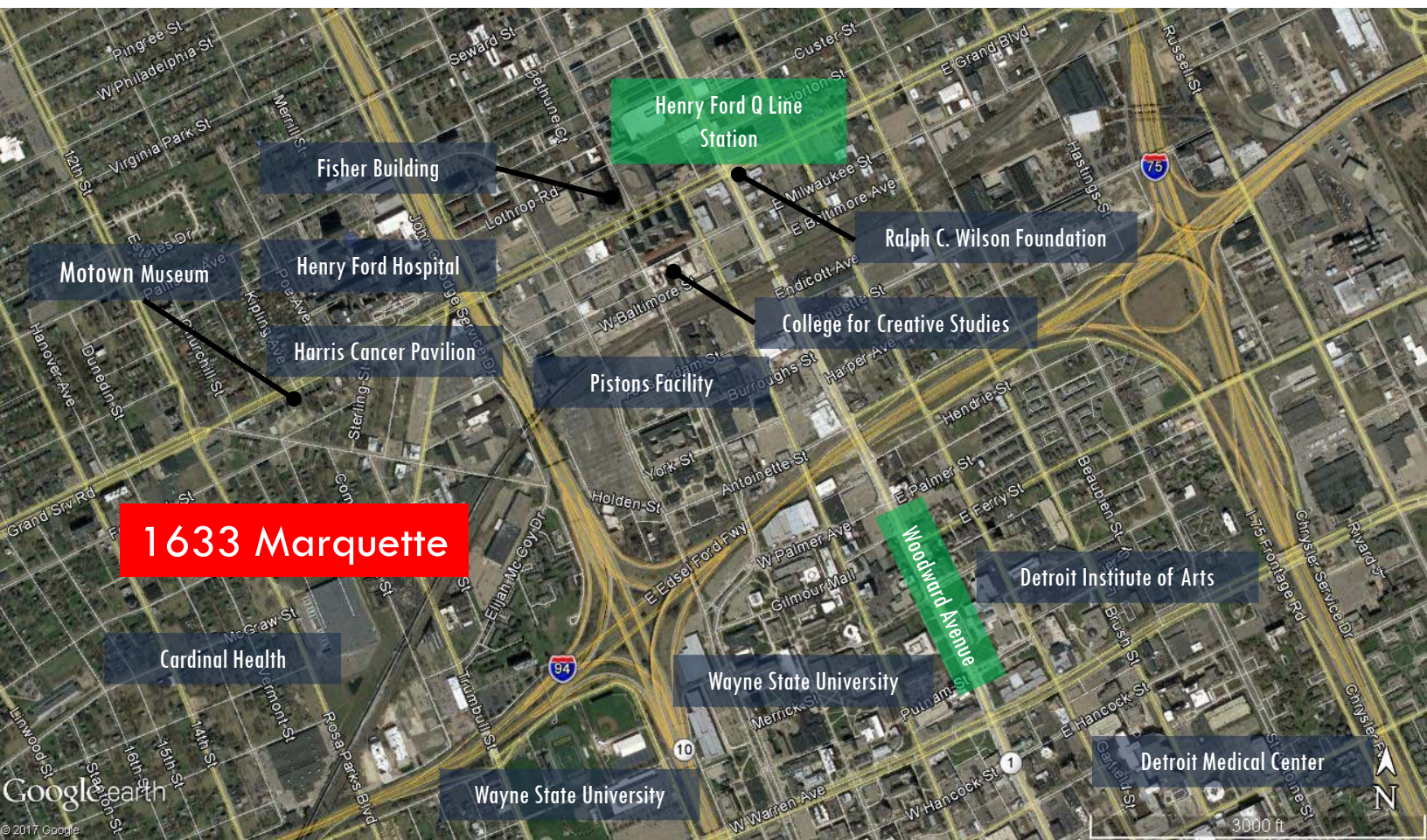
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Detroit Midtown North

The New Center Area has nearly \$1 Billion in new development underway



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