



OFFERING MEMORANDUM

1732 W BETHUNE ST

1732 W Bethune St, Detroit, MI 48206

Marcus & Millichap

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Activity ID #ZAG0290126

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

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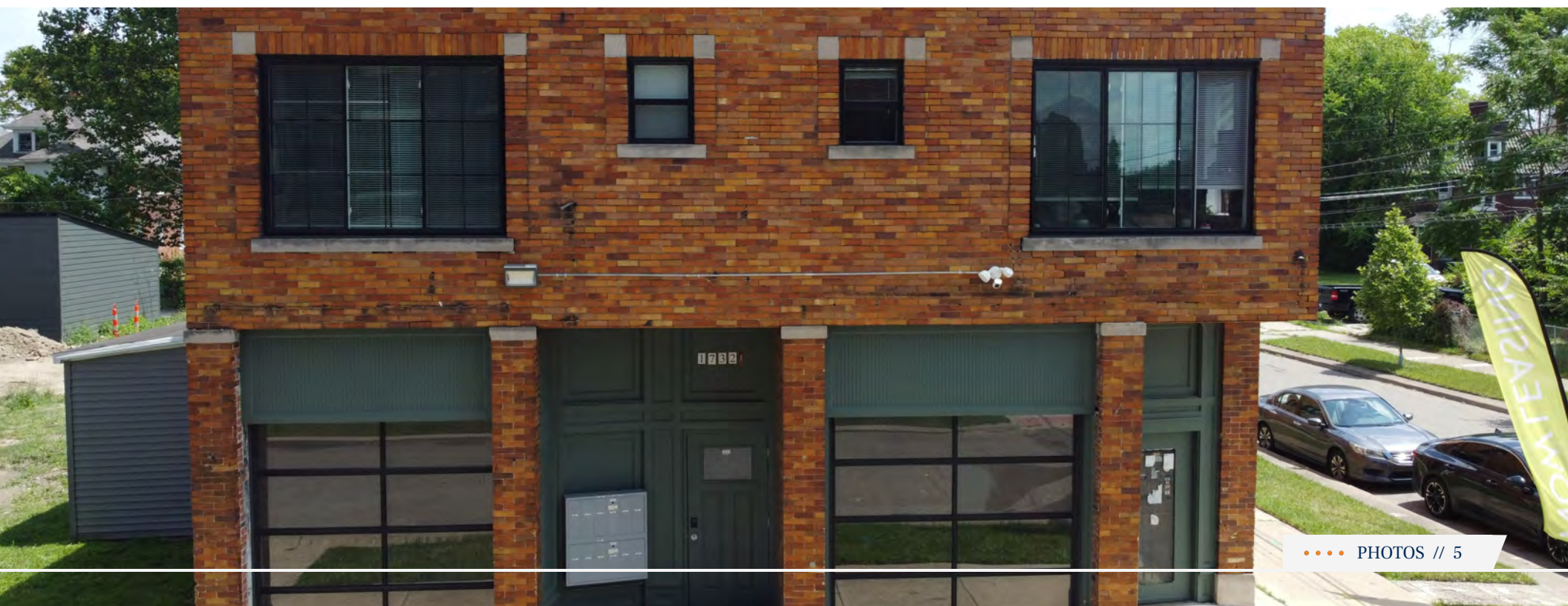
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01

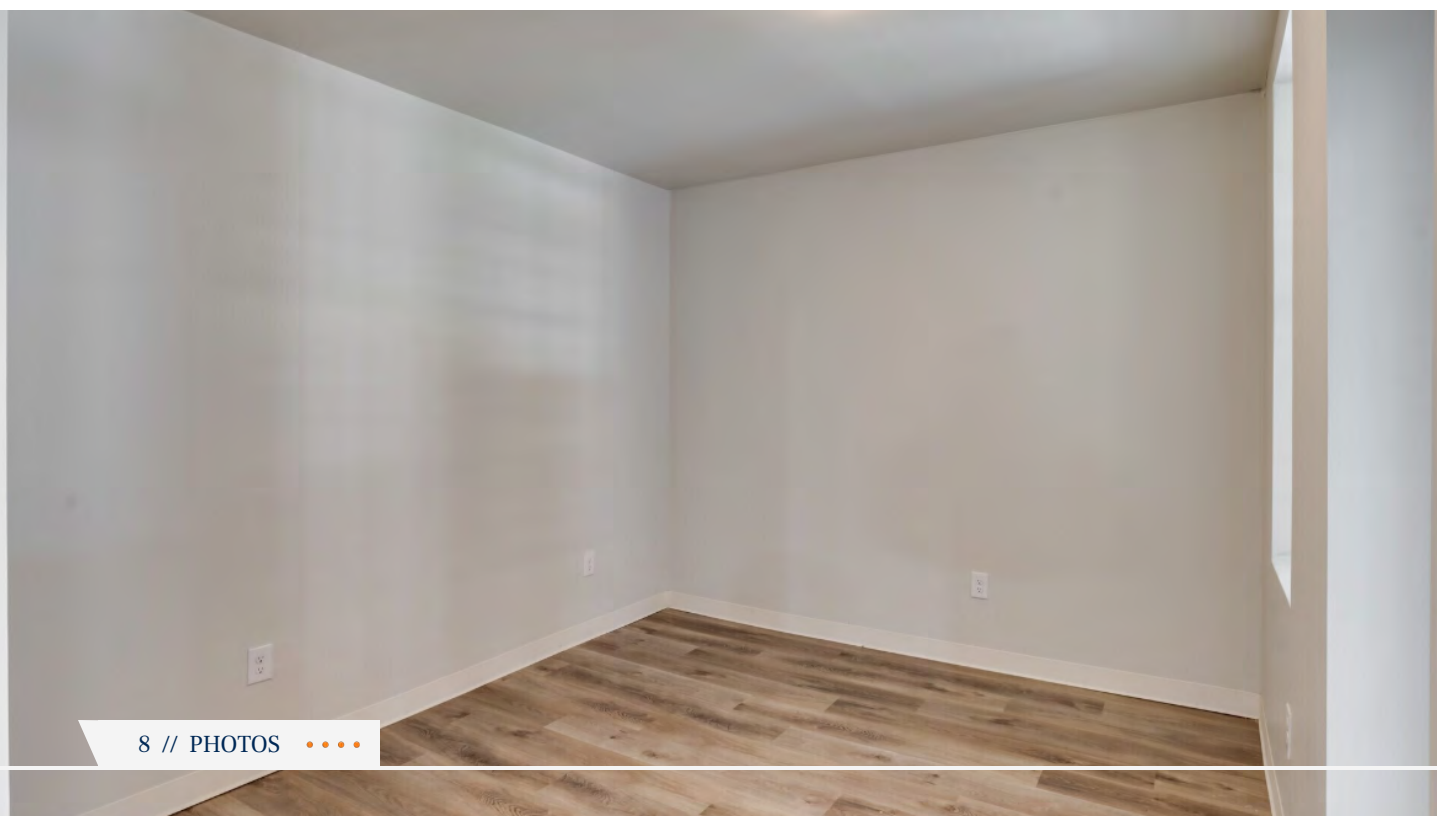


PHOTOS









SECTION 2

02

EXECUTIVE SUMMARY

Offering Summary

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OFFERING SUMMARY

1732 W BETHUNE ST



Listing Price
\$2,195,000



of Units
11



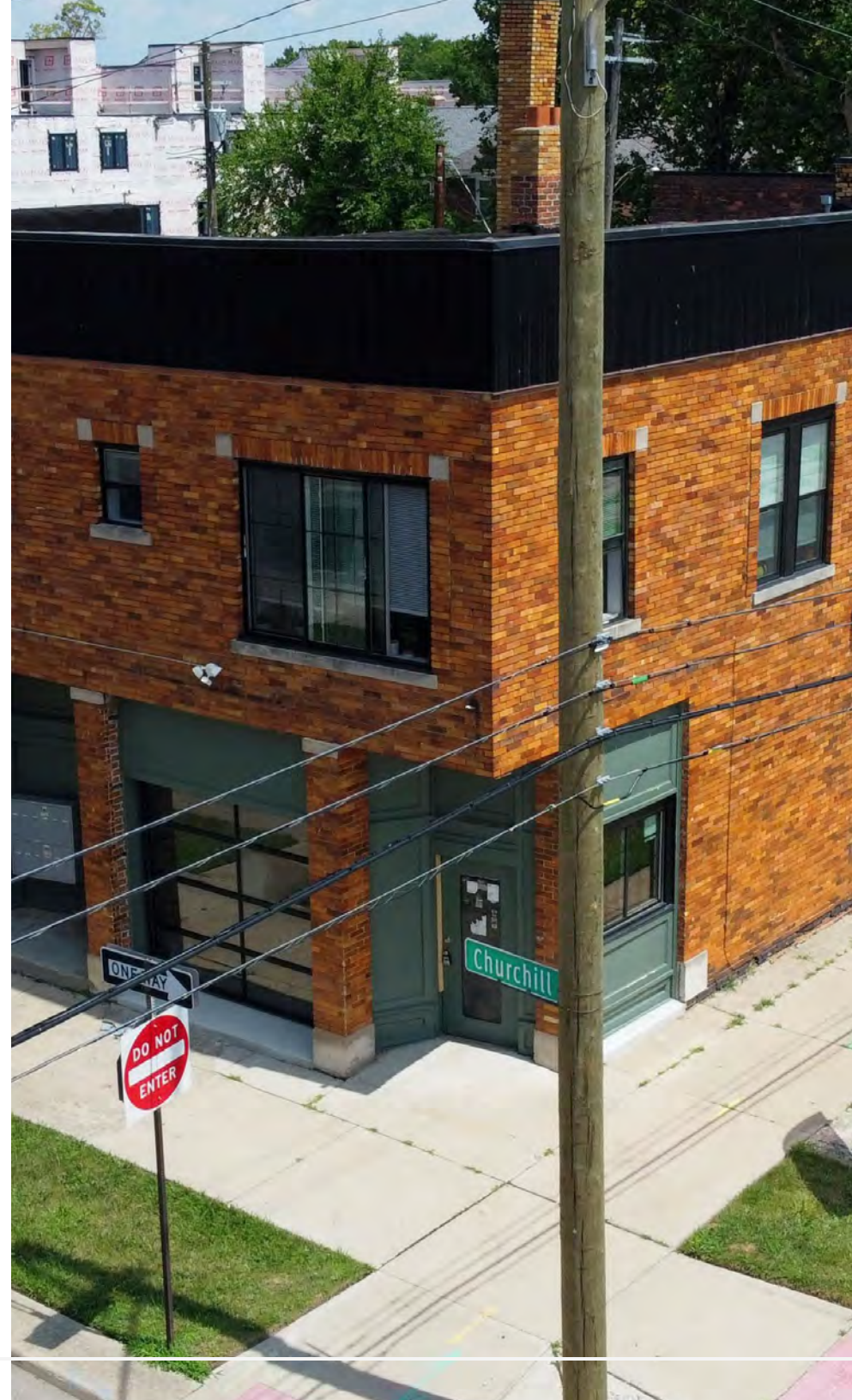
of Suites
1


FINANCIAL

Listing Price	\$2,195,000
NOI	\$153,468
Cap Rate	6.99%
Price/SF	\$256.73

OPERATIONAL

Gross SF	8,550 SF
Rentable SF	8,550 SF
Residential SF	6,550 SF
Commercial SF	2,000 SF
# of Units	11
# of Suites	1
Lot Size	0.11 Acres (4,791 SF)
Occupancy	93%
Year Built	1916





03



PROPERTY INFORMATION

Amenities
Regional Map
Local Map
Aerial Map

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UNIT AMENITIES

- Wide Plank Waterproof Flooring
- Large Loft Style Windows
- Quartz Countertops
- Commercial Style Kitchen Faucet & Garbage Disposal
- Custom Class Showers with Rain Heads
- In-unit Washer and Dryer
- Energy Star Stainless Steel Appliances
- Central Air Conditioning
- Great Natural Light
- Breath-taking Cityscape Views

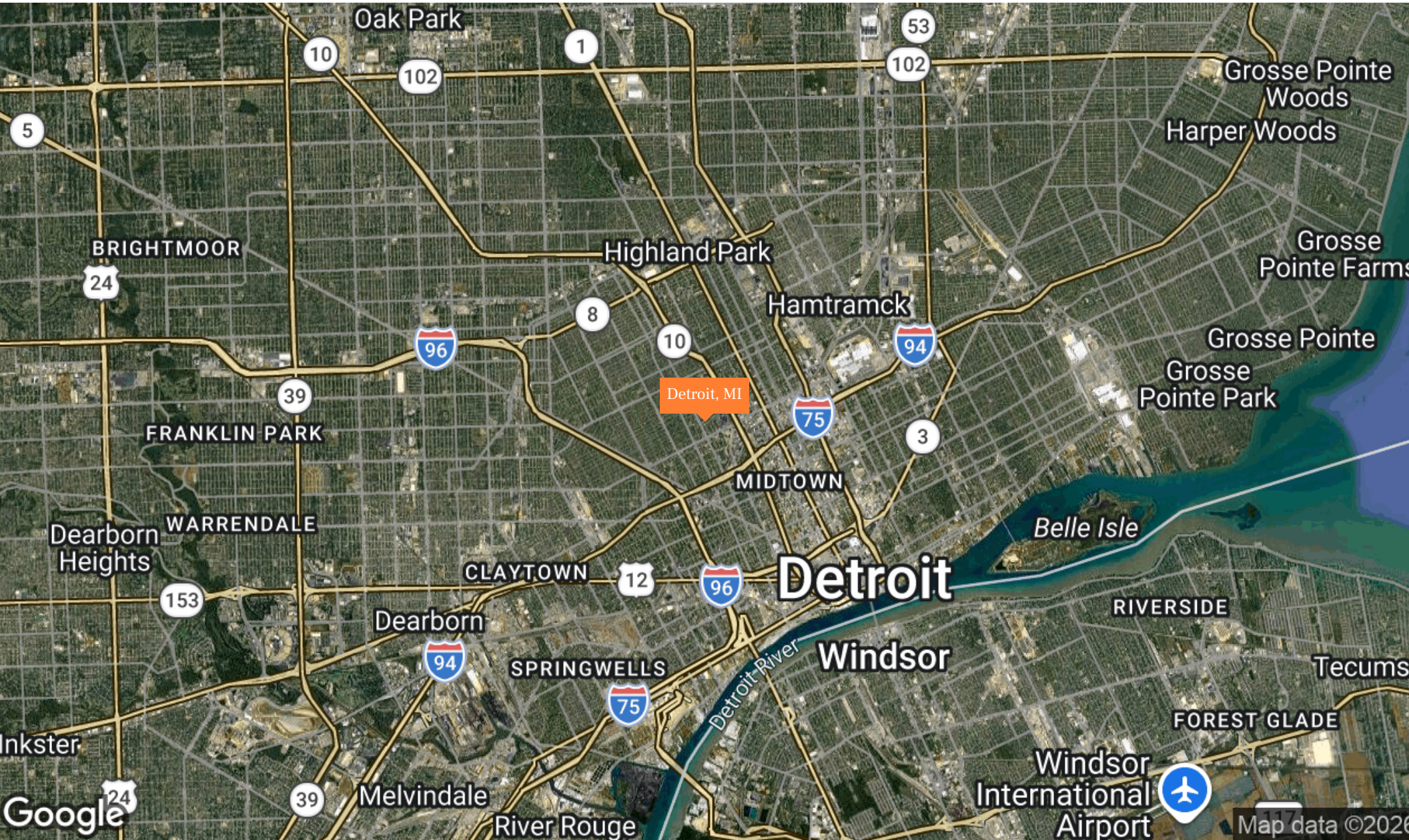
COMMON-AREA AMENITIES

- Secure Parking
- Cats & Dogs Welcome Up to 50lbs
- Security 24/7 Camera Inside & Outside of the Building



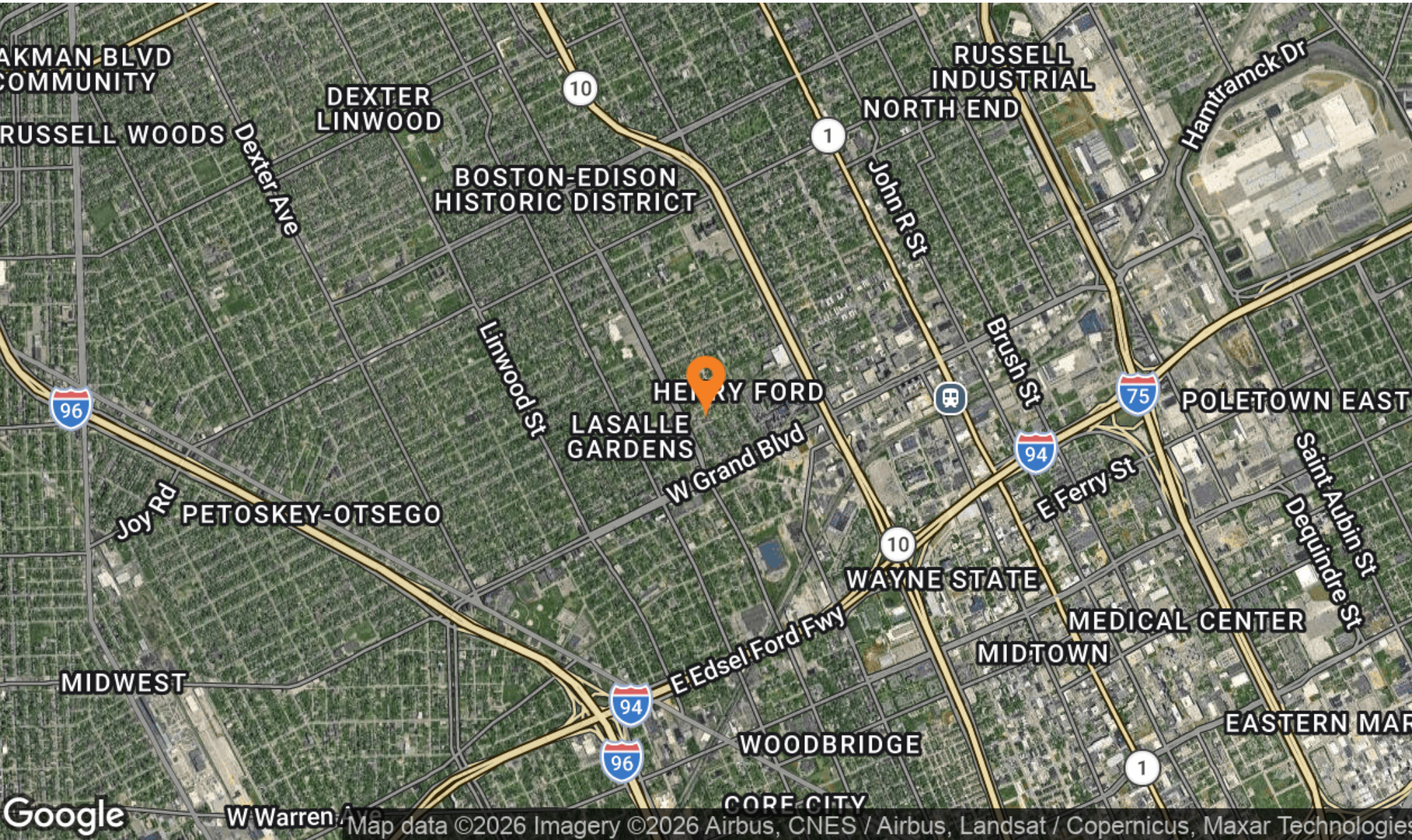
1732 W BETHUNE ST

REGIONAL MAP



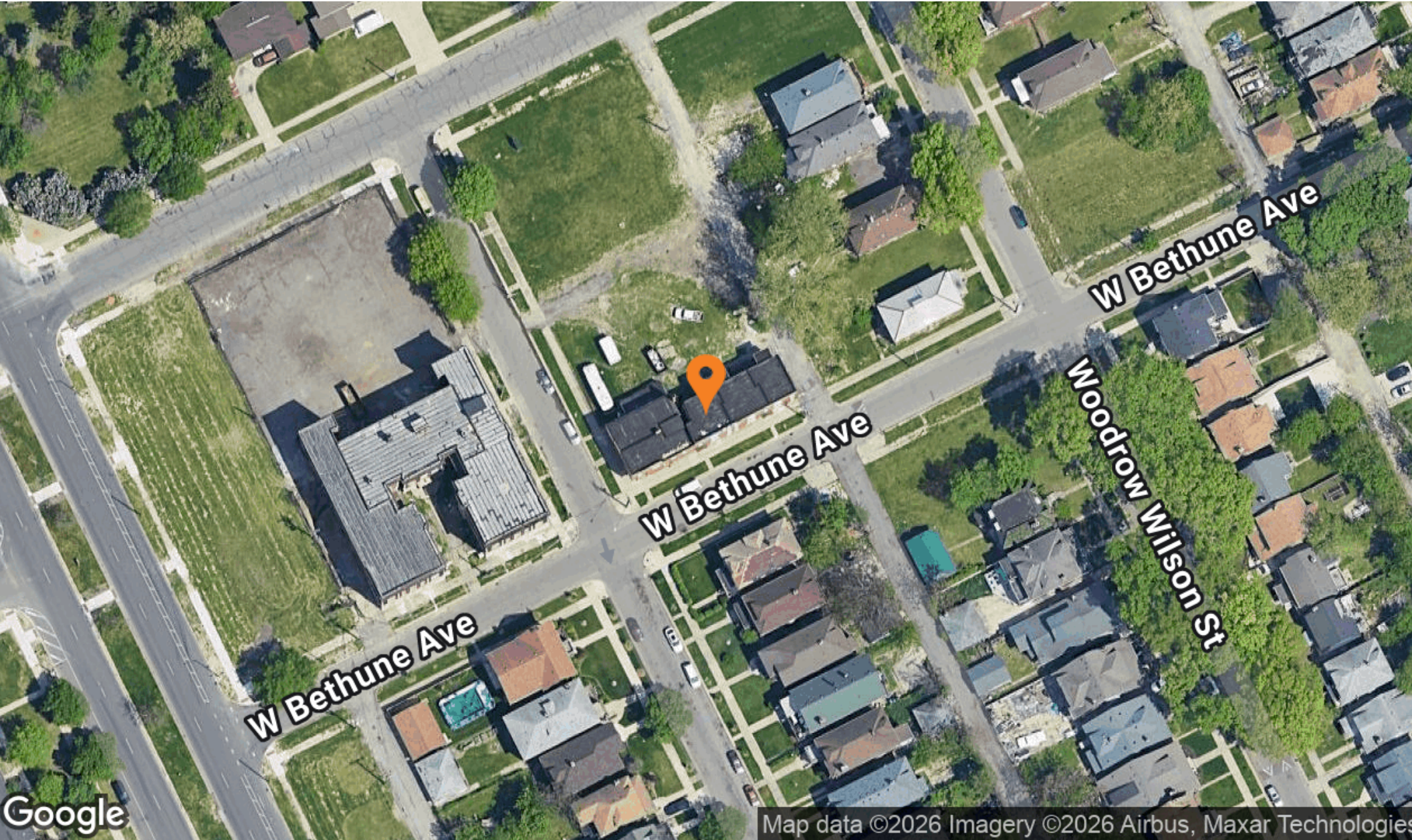
1732 W BETHUNE ST

LOCAL MAP



1732 W BETHUNE ST

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

SECTION 4

04

FINANCIAL ANALYSIS

Financial Details

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1732 W BETHUNE ST

FINANCIAL DETAILS

As of December,2025

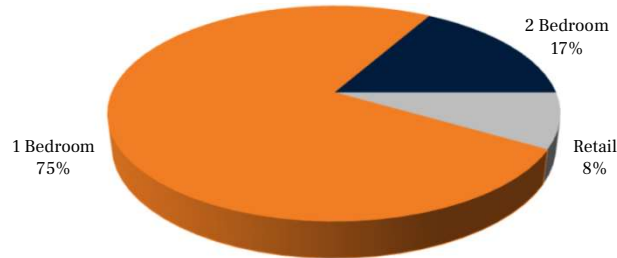
UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
101	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
102	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
103	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
104	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
105	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
106	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
107	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
108	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
109	1 Bedroom	550	\$1,250	\$2.27	\$1,250	\$2.27
110	2 Bedroom	800	\$1,750	\$2.19	\$1,850	\$2.31
111	2 Bedroom	800	\$1,550	\$1.94	\$1,550	\$1.94
Coffee Shop	Retail	2,000	\$4,000	\$2.00	\$4,000	\$2.00
Total		8,550	\$18,550	\$2.17	\$18,650	\$2.18

1732 W BETHUNE ST

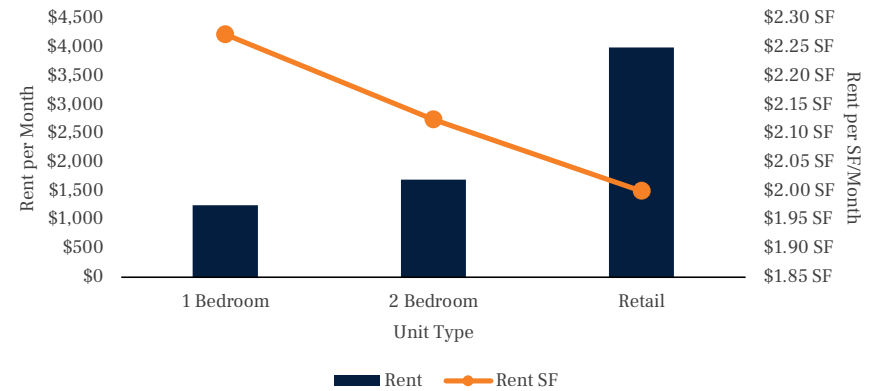
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL					
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME			
1 Bedroom	9	550	\$1,250 - \$1,250	\$1,250	\$2.27	\$11,250	\$1,250	\$2.27	\$11,250			
2 Bedroom	2	800	\$1,550 - \$1,750	\$1,650	\$2.06	\$3,300	\$1,700	\$2.13	\$3,400			
Retail	1	2,000	\$4,000 - \$4,000	\$4,000	\$2.00	\$4,000	\$4,000	\$2.00	\$4,000			
TOTALS/WEIGHTED AVERAGES				12	713		\$1,546	\$2.17	\$18,550	\$1,554	\$2.18	\$18,650
GROSS ANNUALIZED RENTS				\$222,600			\$223,800					

Unit Distribution



Unit Rent



1732 W BETHUNE ST

FINANCIAL DETAILS

INCOME	2025		Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income								
Gross Potential Rent	227,400		223,800		230,514		19,210	26.96
Loss / Gain to Lease	0	0.0%	(1,200)	0.5%	0		0	0.00
Gross Scheduled Rent	227,400		222,600		230,514		19,210	26.96
Physical Vacancy	0	0.0%	(15,001)	6.7%	(11,526)	5.0%	(960)	(1.35)
TOTAL VACANCY	\$0	0.0%	(\$15,001)	6.7%	(\$11,526)	5.0%	(\$960)	(\$1)
Effective Rental Income	227,400		207,599		218,988		18,249	25.61
Other Income								
All Other Income	0		2,190		2,190		183	0.26
TOTAL OTHER INCOME	\$0		\$2,190		\$2,190		\$183	\$0.26
EFFECTIVE GROSS INCOME	\$227,400		\$209,789		\$221,178		\$18,432	\$25.87
EXPENSES	2025		Current		Year 1	NOTES	PER UNIT	PER SF
Real Estate Taxes	3,056		3,056		3,056		255	0.36
Insurance	13,500		13,500		13,500	[2]	1,125	1.58
Utilities	2,622		1,524		1,524		127	0.18
Utilities - Water & Sewer	5,438		4,044		4,044		337	0.47
Trash Removal	1,200		912		912		76	0.11
Repairs & Maintenance	5,686		6,000		6,000		500	0.70
Landscaping	0		2,700		2,700		225	0.32
Marketing & Advertising	9,700		1,200		1,200		100	0.14
Payroll	3,900		3,900		3,900		325	0.46
General & Administrative	3,060		1,800		1,800		150	0.21
Operating Reserves	0		3,000		3,000		250	0.35
Management Fee	11,371		14,685	7.0%	15,482	7.0%	1,290	1.81
TOTAL EXPENSES	\$59,533		\$56,321		\$57,118		\$4,760	\$6.68
EXPENSES AS % OF EGI	26.2%		26.8%		25.8%			
NET OPERATING INCOME	\$167,867		\$153,468		\$164,060		\$13,672	\$19.19

Notes and assumptions to the above analysis are on the following page.

1732 W BETHUNE ST

FINANCIAL DETAILS

SUMMARY		
Price	\$2,195,000	
Down Payment	\$658,500	30%
Number of Units	12	
Price Per Unit	\$182,917	
Price Per SqFt	\$256.73	
Rentable SqFt	8,550	
Lot Size	0.11 Acres	
Approx. Year Built	1916	

RETURNS	Current	Year 1	Reno
CAP Rate	6.99%	7.47%	
GRM	9.86	9.52	
Cash-on-Cash	7.56%	9.16%	
Debt Coverage Ratio	1.48	1.58	

FINANCING	1st Loan
Loan Amount	\$1,536,500
Loan Type	New
Interest Rate	6.75%
Amortization	25 Years
Year Due	2035

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
9	1 Bedroom	550	\$1,250	\$1,250
2	2 Bedroom	800	\$1,650	\$1,700
1	Retail	2,000	\$4,000	\$4,000

OPERATING DATA

INCOME		Current		Year 1
Gross Scheduled Rent		\$222,600		\$230,514
Less: Vacancy/Deductions	6.7%	\$15,001	5.0%	\$11,526
Total Effective Rental Income		\$207,599		\$218,988
Other Income		\$2,190		\$2,190
Effective Gross Income		\$209,789		\$221,178
Less: Expenses	26.8%	\$56,321	25.8%	\$57,118
Net Operating Income		\$153,468		\$164,060
Cash Flow		\$153,468		\$164,060
Debt Service		\$103,714		\$103,714
Net Cash Flow After Debt Service	7.56%	\$49,754	9.16%	\$60,346
Principal Reduction		\$0		\$0
TOTAL RETURN	7.56%	\$49,754	9.16%	\$60,346

EXPENSES	Current	Year 1
Real Estate Taxes	\$3,056	\$3,056
Insurance	\$13,500	\$13,500
Utilities	\$1,524	\$1,524
Utilities - Water & Sewer	\$4,044	\$4,044
Trash Removal	\$912	\$912
Repairs & Maintenance	\$6,000	\$6,000
Landscaping	\$2,700	\$2,700
Marketing & Advertising	\$1,200	\$1,200
Payroll	\$3,900	\$3,900
General & Administrative	\$1,800	\$1,800
Operating Reserves	\$3,000	\$3,000
Management Fee	\$14,685	\$15,482
TOTAL EXPENSES	\$56,321	\$57,118
Expenses/Unit	\$4,693	\$4,760
Expenses/SF	\$6.59	\$6.68

SECTION 5

05

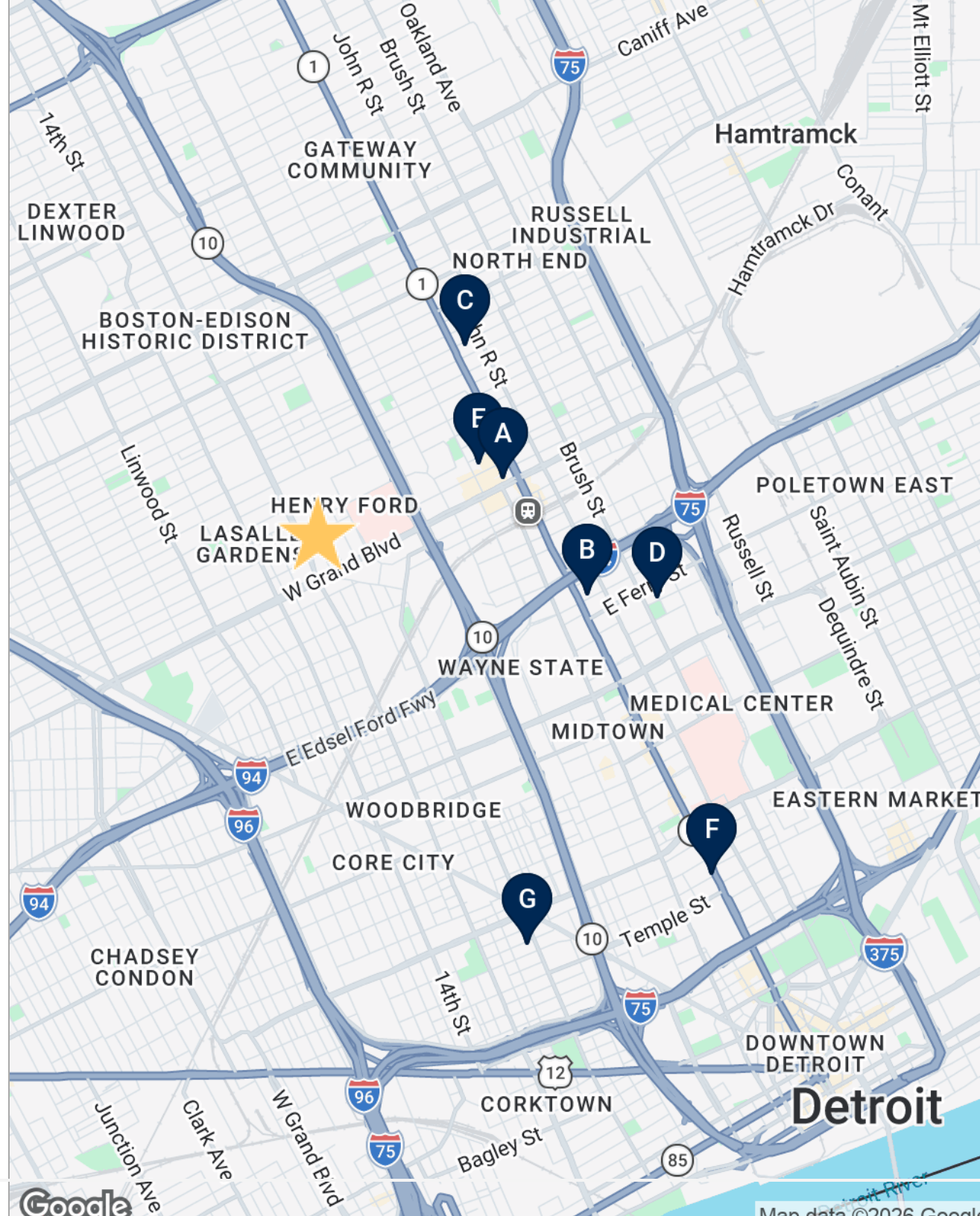
LEASE COMPARABLES

Rent Comps Map
Rent Comps Summary
Rent by Bed Chart
Rent Comps

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RENT COMPS MAP

- ★ 1732 W Bethune St
- A St Regis House
- B Barlum Apartments
- C 40 Hague
- D Kirby Manor
- E The Kahn
- F Addison Apartments
- G Corktown Ash Apartments



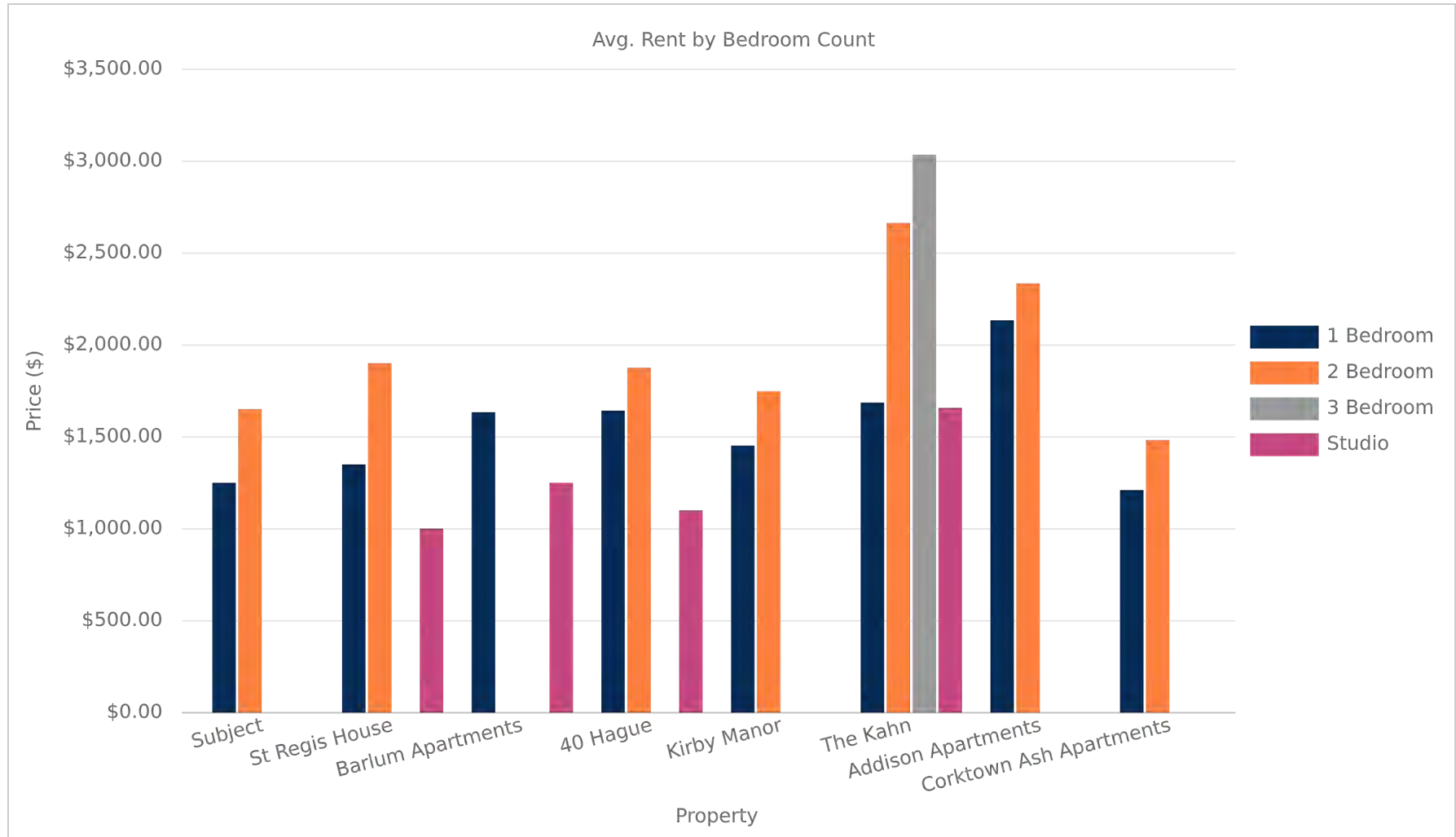
1732 W BETHUNE ST

RENT COMPS SUMMARY

	SUBJECT PROPERTY	GROSS SF	# OF UNITS
	1732 W Bethune St 1732 W Bethune St Detroit, MI 48206	8,550 SF	11
	RENT COMPARABLES	GROSS SF	# OF UNITS
	St Regis House 3071 W Grand Blvd Detroit, MI 48202	64,000 SF	58
	Barlum Apartments 25 E Palmer St Detroit, MI 48202	84,936 SF	83
	40 Hague 40 Hague St Detroit, MI 48202	36,944 SF	38
	Kirby Manor 457 E Kirby St Detroit, MI 48202	32,310 SF	30
	The Kahn 7430 2nd Ave Detroit, MI 48202	330,727 SF	206
	Addison Apartments 3101 Woodward Ave Detroit, MI 48201	51,126 SF	45
	Corktown Ash Apartments 1533 Ash St Detroit, MI 48208	21,000 SF	34
	AVERAGES	88,720 SF	71

1732 W BETHUNE ST

RENT BY BED CHART

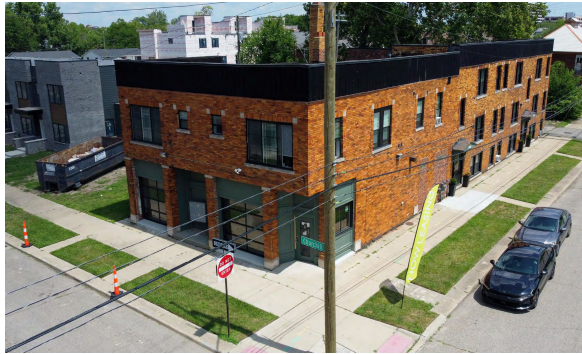


1732 W BETHUNE ST

RENT COMPS

★ 1732 W Bethune St
1732 W Bethune St, Detroit, MI 48206

11 Units | 1 Suite | Year Built 1916



PROPERTY INFORMATION

Lot Size: 0.11 Acres | Gross SF: 8,550 SF | Year Renovated: 2024

TENANTS

Coffee Shop

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	9	75.0	550	\$1,250	\$2.27
2 Bedroom	2	16.7	800	\$1,650	\$2.06
Retail	1	8.3	2,000	\$4,000	\$2.00
TOTAL /AVG	12	100%	712	\$1,545	\$2.17

A St Regis House
3071 W Grand Blvd, Detroit, MI 48202

58 Units | Year Built 2016



PROPERTY INFORMATION

Property Type: Multifamily | Lot Size: 2.3 Acres | Gross SF: 64,000 SF
Year Renovated: -

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	9	15.5	365	\$1,000	\$2.74
1 Bedroom	45	77.6	562	\$1,350	\$2.40
2 Bedroom	4	6.9	870	\$1,900	\$2.18
TOTAL/AVG	58	100%	552	\$1,333	\$2.41

1732 W BETHUNE ST

RENT COMPS

B **Barlum Apartments**
25 E Palmer St, Detroit, MI 48202

 83 Units |  Year Built 1924



PROPERTY INFORMATION

Property Type: Multifamily Lot Size: 0.74 Acres Gross SF: 84,936 SF
Year Renovated: 2021

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	48	57.8	395	\$1,250	\$3.16
1 Bedroom	35	42.2	688	\$1,634	\$2.38
TOTAL/AVG	83	100%	518	\$1,411	\$2.72

C **40 Hague**
40 Hague St, Detroit, MI 48202

 38 Units |  Year Built 2021



PROPERTY INFORMATION

Property Type: Multifamily Lot Size: 1.07 Acres Gross SF: 36,944 SF
Year Renovated: -

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	2	5.3	500	\$1,100	\$2.20
1 Bedroom	28	73.7	807	\$1,642	\$2.03
2 Bedroom	8	21.1	922	\$1,875	\$2.03
TOTAL/AVG	38	100%	815	\$1,662	\$2.04

1732 W BETHUNE ST

RENT COMPS

D **Kirby Manor**
457 E Kirby St, Detroit, MI 48202

 30 Units |  Year Built 1970



PROPERTY INFORMATION

Property Type: Multifamily Lot Size: 0.22 Acres Gross SF: 32,310 SF
Year Renovated: -

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	18	60	650	\$1,452	\$2.23
2 Bedroom	12	40	800	\$1,748	\$2.19
TOTAL/AVG	30	100%	710	\$1,570	\$2.21

E **The Kahn**
7430 2nd Ave, Detroit, MI 48202

 206 Units |  Year Built 2021



PROPERTY INFORMATION

Property Type: Multifamily Lot Size: 1.26 Acres Gross SF: 330,727 SF
Year Renovated: -

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	12	5.8	550	\$1,657	\$3.01
1 Bedroom	164	79.6	675	\$1,686	\$2.50
2 Bedroom	27	13.1	1,037	\$2,663	\$2.57
3 Bedroom	3	1.5	1,293	\$3,034	\$2.35
TOTAL/AVG	206	100%	724	\$1,831	\$2.53

1732 W BETHUNE ST

RENT COMPS

F **Addison Apartments**
3101 Woodward Ave, Detroit, MI 48201

 45 Units |  Year Built 1912



PROPERTY INFORMATION

Property Type:	Multifamily	Lot Size:	0.19 Acres	Gross SF:	51,126 SF
Year Renovated:	2024				

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	29	64.4	925	\$2,134	\$2.31
2 Bedroom	16	35.6	977	\$2,334	\$2.39
TOTAL/AVG	45	100%	943	\$2,205	\$2.34

G **Corktown Ash Apartments**
1533 Ash St, Detroit, MI 48208

 34 Units |  Year Built 1915



PROPERTY INFORMATION

Property Type:	Multifamily	Lot Size:	0.11 Acres	Gross SF:	21,000 SF
Year Renovated:	2024				

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	17	50	550	\$1,210	\$2.20
2 Bedroom	17	50	675	\$1,483	\$2.20
TOTAL/AVG	34	100%	612	\$1,346	\$2.20



SECTION 6

MARKET OVERVIEW

Market Overview
Demographics
Broker of Record-PAULKERBER

Marcus & Millichap



1732 W BETHUNE ST

MARKET OVERVIEW

DETROIT

Known for Motown and the auto industry, the Detroit metro is in the southeastern portion of Michigan along the Detroit River, which connects Lake St. Clair and Lake Erie. Across the Detroit River lies the city of Windsor, Ontario, which provides easy access to the Canadian market. The central business district is recognizable by its many buildings that retain early 20th century Art Deco stylings no longer common in other American cities. The metro comprises six counties: Wayne, Macomb, Lapeer, Oakland, St. Clair and Livingston. More than 4.3 million residents live in the market, with Wayne as the most populated county. Approximately 633,000 residents live within the city limits of Detroit. The metro has become the epicenter for electronic and autonomous driving technology. The Detroit Center for Innovation — under construction downtown — aims to make the region competitive in a variety of tech industries, alongside the recently completed Michigan Central Innovation District.

METRO HIGHLIGHTS



AUTO DESIGN AND MANUFACTURING

Detroit hosts the Big Three, now referring to General Motors, Ford and Stellantis' North American headquarters and numerous auto suppliers here, along with many automotive research and development firms.



STRATEGIC LOCATION

The metro's position between Chicago and Toronto is convenient for business travel, logistics and access to Canadian parts manufacturers. Lake Erie and the Port of Detroit are also a boon to industry.



RESEARCH AND INNOVATION

Self-driving technology is generating the need for additional designers and engineers, bringing well-paying jobs to the metro. Apple's planned Manufacturing Academy aims to support human capital development at the same time.

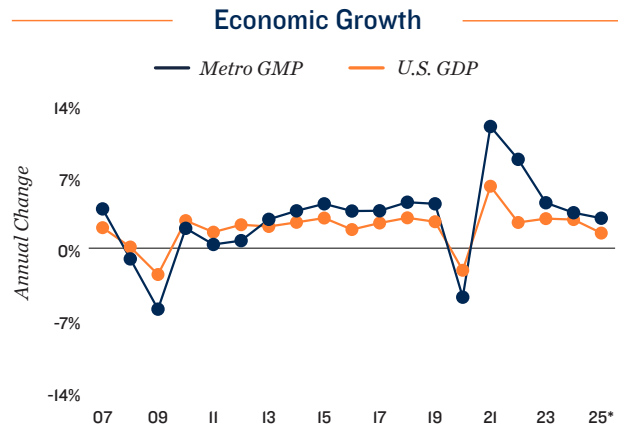


1732 W BETHUNE ST

MARKET OVERVIEW

ECONOMY

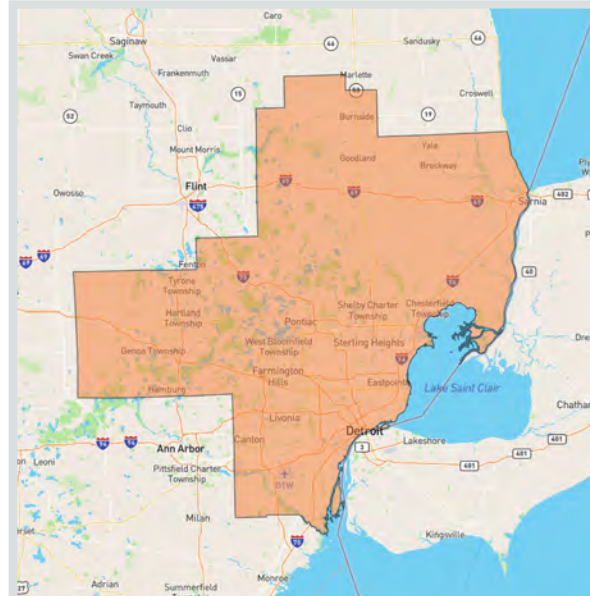
- Fortune 500 companies based in the metro include many in the auto industry, such as Ford Motor Co., General Motors Corp. and Penske Automotive Group.
- A growing knowledge-based economy is supplementing the manufacturing and automotive industries. The New Economy Initiative for Southeast Michigan provides support and networking for entrepreneurial activity.
- Professional and business services employment is boosted by offices for each of the “big four” accounting firms: Deloitte, PricewaterhouseCoopers, Ernst & Young and KPMG.



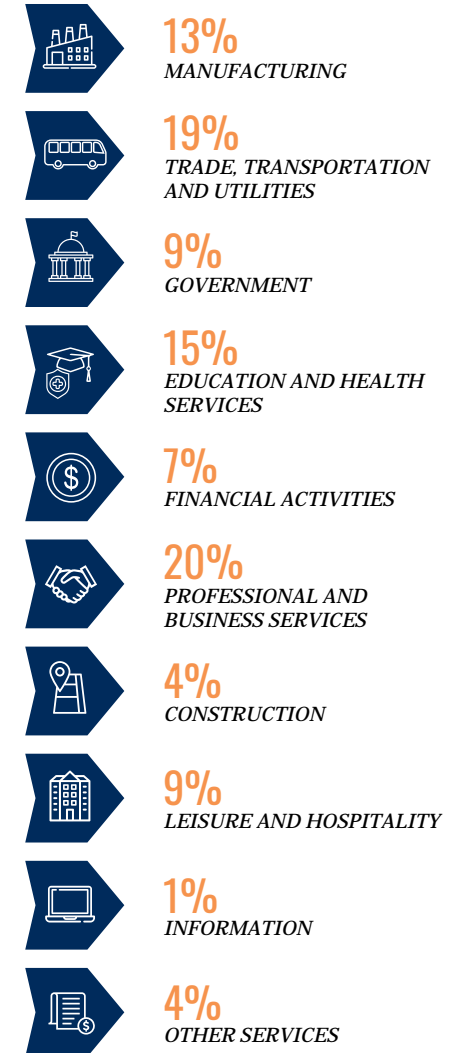
* Forecast

MAJOR AREA EMPLOYERS

- General Motors Company
- Rocket Companies Inc.
- Syncreon Holdings Inc.
- MAHLE Behr Manufacturing MGT, Inc.
- Huntington Bank
- BrightDrop LLC
- Ford Motor Co.
- Michigan Healthcare Professionals



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

1732 W BETHUNE ST

MARKET OVERVIEW

DEMOGRAPHICS

- The metro's population is expected to increase by almost 5,000 people through 2029. About 12,000 new households are anticipated within the same time frame.
- Relatively affordable home prices lead to a homeownership rate of about 69 percent, exceeding the national average.
- Roughly 33 percent of residents have received a bachelor's degree or higher and about 14 percent have also obtained a graduate or professional degree.

QUALITY OF LIFE

The Detroit region, birthplace of Motown and the mass-production automobile industry, offers all the benefits of living close to the Great Lakes and at a moderate cost. Revitalization has included sports facilities, such as Comerica Park for the Tigers, Ford Field for the Lions, and Little Caesars Arena for the Red Wings and Pistons. Additionally, new entertainment and retail venues are reshaping downtown Detroit. The region is also home to the Detroit Institute of Arts, the Detroit Historical Museum and the Michigan Science Center. Universities and colleges located nearby include the University of Michigan-Dearborn, Wayne State University, University of Detroit Mercy and Pensole Lewis College of Business.

SPORTS

Baseball | **MLB** | Detroit Tigers

Football | **NFL** | Detroit Lions

Basketball | **NBA** | Detroit Pistons



EDUCATION

- University of Michigan-Dearborn
 - University of Detroit Mercy
- Pensole Lewis College of Business
 - Wayne State University



ARTS & ENTERTAINMENT

- Detroit Institute of Arts
- Detroit Symphony Orchestra
- Detroit Historical Museum
- Michigan Science Center



QUICK FACTS



POPULATION

4.3M

Growth 2025-2029*
0.1%



HOUSEHOLDS

1.8M

Growth 2025-2029*
0.7%



MEDIAN AGE

41

U.S. Median:
39



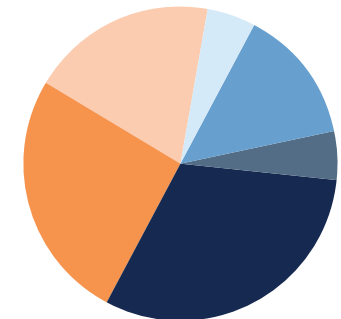
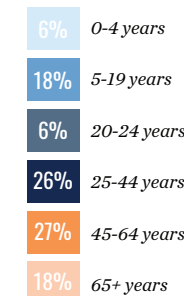
MEDIAN HOUSEHOLD INCOME

\$83,000

U.S. Median:
\$76,000

*Forecast

2025 Population by Age



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

1732 W BETHUNE ST

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	13,516	120,629	319,337
2025 Estimate			
Total Population	13,578	120,500	319,358
2020 Census			
Total Population	14,201	125,181	332,050
2010 Census			
Total Population	16,099	139,283	368,233
Daytime Population			
2025 Estimate	39,285	178,192	403,358
HOUSEHOLDS			
2030 Projection			
Total Households	7,263	53,846	133,722
2025 Estimate			
Total Households	7,225	53,439	132,774
Average (Mean) Household Size	1.9	2.3	2.5
2020 Census			
Total Households	7,155	52,666	130,978
2010 Census			
Total Households	7,482	56,929	140,248
Growth 2025-2030	0.5%	0.8%	0.7%
HOUSING UNITS			
Occupied Units			
2030 Projection	10,085	71,703	168,913
2025 Estimate	10,029	71,147	167,681
Owner Occupied	2,003	17,866	54,837
Renter Occupied	5,190	35,516	77,888
Vacant	2,804	17,708	34,906
Persons in Units			
2025 Estimate Total Occupied Units	7,225	53,439	132,774
1 Person Units	55.6%	48.3%	44.0%
2 Person Units	24.4%	24.1%	24.2%
3 Person Units	9.1%	11.3%	11.9%
4 Person Units	5.8%	7.6%	8.6%
5 Person Units	2.9%	4.1%	5.3%
6+ Person Units	2.2%	4.6%	6.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	2.6%	2.8%	2.9%
\$150,000-\$199,999	3.5%	2.5%	2.8%
\$100,000-\$149,999	8.5%	7.7%	8.9%
\$75,000-\$99,999	9.6%	8.5%	9.3%
\$50,000-\$74,999	11.8%	12.9%	14.3%
\$35,000-\$49,999	13.0%	12.4%	13.1%
\$25,000-\$34,999	10.7%	10.7%	10.7%
\$15,000-\$24,999	10.2%	12.9%	12.7%
Under \$15,000	30.0%	29.5%	25.3%
Average Household Income	\$54,287	\$51,474	\$54,493
Median Household Income	\$38,065	\$36,384	\$39,702
Per Capita Income	\$28,700	\$23,218	\$23,236
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	13,578	120,500	319,358
Under 20	21.7%	26.6%	27.9%
20 to 34 Years	26.1%	26.0%	23.9%
35 to 39 Years	6.0%	6.1%	6.2%
40 to 49 Years	10.5%	10.2%	10.8%
50 to 64 Years	20.6%	17.4%	17.1%
Age 65+	15.0%	13.6%	14.0%
Median Age	39.0	36.0	36.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	9,733	78,470	206,755
Elementary (0-8)	3.3%	7.0%	8.4%
Some High School (9-11)	9.8%	12.1%	13.0%
High School Graduate (12)	26.6%	29.9%	30.2%
Some College (13-15)	20.9%	21.5%	21.4%
Associate Degree Only	8.3%	6.8%	6.1%
Bachelor's Degree Only	17.5%	13.7%	12.4%
Graduate Degree	13.7%	9.0%	8.4%
Population by Gender			
2025 Estimate Total Population	13,578	120,500	319,358
Male Population	48.6%	49.4%	49.2%
Female Population	51.4%	50.6%	50.8%

1732 W BETHUNE ST

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 319,358. The population has changed by -13.27 percent since 2010. It is estimated that the population in your area will be 319,337 five years from now, which represents a change of -0.0 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,058 people per square mile.



HOUSEHOLDS

There are currently 132,774 households in your selected geography. The number of households has changed by -5.33 percent since 2010. It is estimated that the number of households in your area will be 133,722 five years from now, which represents a change of 0.7 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$39,702, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 72.62 percent since 2010. It is estimated that the median household income in your area will be \$49,896 five years from now, which represents a change of 25.7 percent from the current year.

The current year per capita income in your area is \$23,236, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$54,493, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 113,718 people in your selected area were employed. The 2010 Census revealed that 48.1 of employees are in white-collar occupations in this geography, and 21.6 are in blue-collar occupations. In 2025, unemployment in this area was 9.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$101,105 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 59,972.00 owner-occupied housing units and 80,275.00 renter-occupied housing units in your area.



EDUCATION

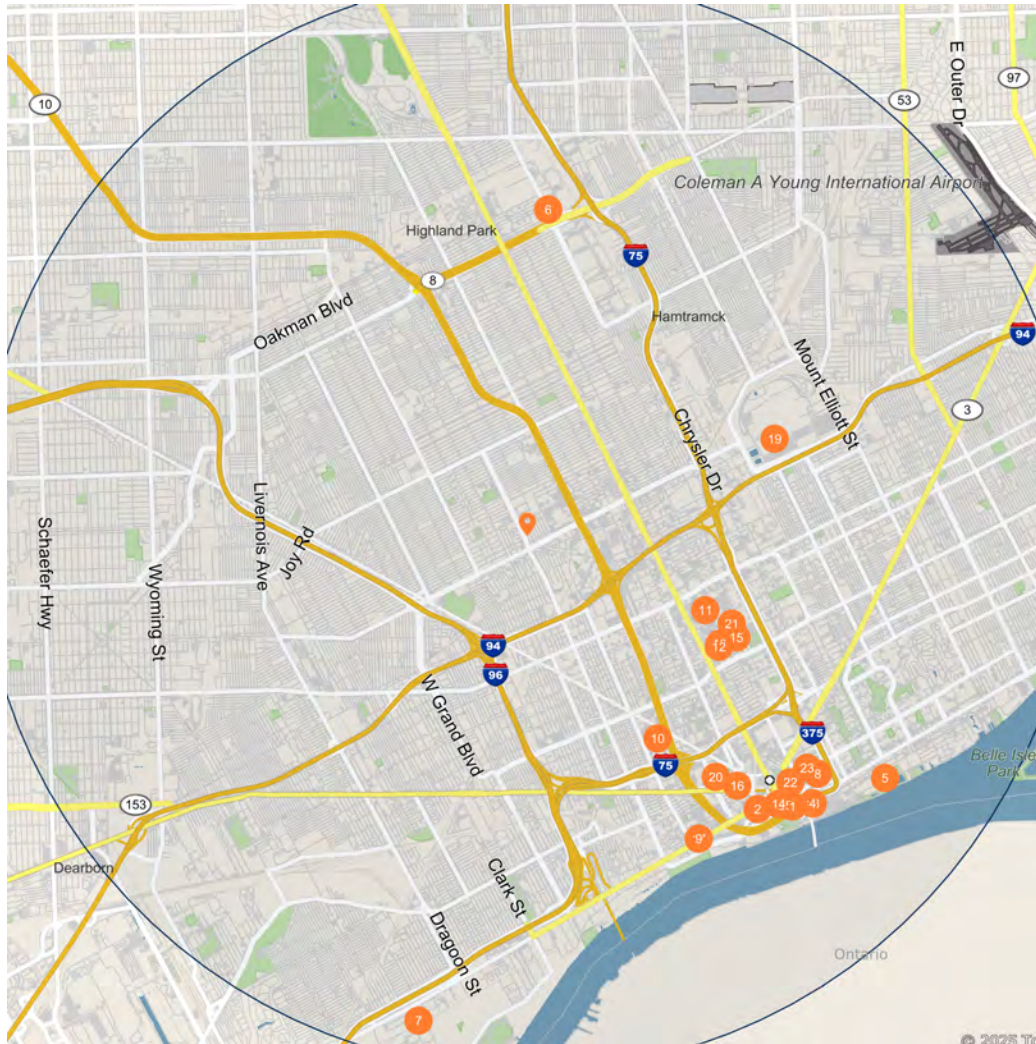
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 19.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.6 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



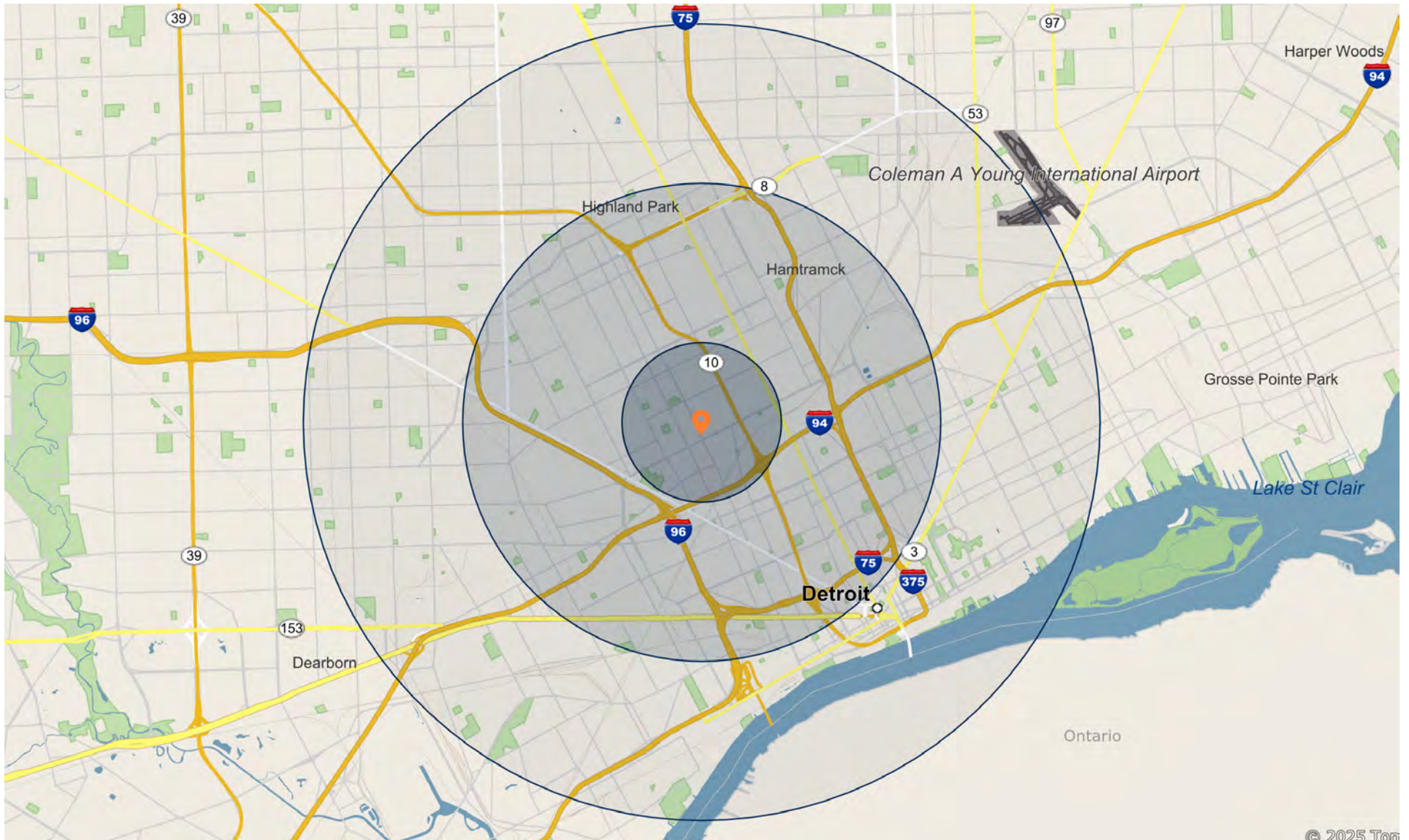
Major Employers

Employees

1	City of Detroit-Mayors Office	9,000
2	Huntington Bancshares Inc-TFC Financial	8,209
3	Ascension Southeast Michigan-Beacon Ctr For Behavioral Med	5,055
4	General Motors Company-General Motors	4,906
5	State of Michigan-Dnr Outdoor Adventure Center	3,997
6	Dialogdirect Inc-Dialog Direct	3,171
7	Ford Motor Company-Ford	3,000
8	Blue Cross Blue Shield Mich Mut-Blue Cross and Blue Shield	3,000
9	Woodbridge Corporation-	2,775
10	Detroit Entertainment LLC-Motorcity Casino & Hotel	2,750
11	Veterans Health Administration-John D Dingell VA Medical Ctr	2,500
12	Vhs Harper-Hutzel Hospital Inc-Harper University Hospital	2,400
13	General Motors LLC-General Motors	2,390
14	Michcon Gathering Company-	2,300
15	Vhs Childrens Hosp Mich Inc-DETROIT MEDICAL CENTER	2,210
16	Michigan Bell Telephone Co-AT&T Michigan	2,200
17	Schlegel Systems Inc-	2,168
18	Vhs of Michigan Inc-Detroit Medical Center	2,000
19	General Motors LLC-General Motors	2,000
20	DTE Electric Company-DTE ENERGY	2,000
21	Vhs Detroit Receiving Hosp Inc-Detroit Receiving Hospital	1,740
22	City of Detroit-Detroit Water and Sewage Dept	1,700
23	Hollywood Casino In Greektown-Greektown Casino-Hotel	1,579
24	Ford Motor Company-Ford	1,500
25	Maxion Wheels LLC-	1,400

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DEMOGRAPHICS



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