

# BUCKINGHAM PLAZA

27556-27630 SCHOOLCRAFT ROAD, LIVONIA, MI 48150

FOR SALE



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## TRADE AERIAL



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## TENANT ANALYSIS

NOVEMBER, 2022

TENANT NAME	SQUARE FOOT	BASE RENTAL	NET CHARGES	GROSS RENTAL	GROSS RENTAL PER SQ. FT
Snookers Pool & Pub	11,000	\$8,100.00	\$	\$8,100.00	\$8.84
BBS Distilleries	3,500	\$3,000.00	\$	\$3,000.00	\$10.29
Prime Cleaners	1,645	\$1,750.00	\$	\$1,750.00	\$12.77
Latasha Johnson	1,600	\$1,300.00	\$	\$1,300.00	\$9.75
Loreal & Joi	1,200	\$1,500.00	\$	\$1,500.00	\$15.00
Vacant	1,000				
New Outlook	1,000	\$960.00	\$	\$960.00	\$11.52
Tyjuan Whetstone	1,000	\$1,000.00	\$	\$1,000.00	\$12.00
Latonya Fuller	540	\$250.00	\$22.50	\$272.50	\$6.06
Vacant	1,000				
Bartender	1,240	\$850.00	\$	\$850.00	\$8.23
<b>TOTAL MONTHLY</b>	<b>24,725</b>	<b>\$18,710.00</b>	<b>\$22.50</b>	<b>\$18,732.50</b>	<b>\$9.09</b>
<b>TOTAL ANNUAL</b>		<b>\$224,520.00</b>	<b>\$270.00</b>	<b>\$224,790.00</b>	

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## CASH FLOW / VALUE ANALYSIS

NOVEMBER, 2022

<b>GROSS RENTAL INCOME</b>			<b>\$224,790.00</b>
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Less Expense:

Real Estate Taxes	\$30,925.00	
Insurance	\$4,700.00	
Common Area Maintenance	\$14,533.00	
Utilities	\$18,077.00	\$68,255.00

Net Cash Flow			\$156,535.00
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<b>VALUE @ 8.5% CAP</b>			<b>\$1,841,588.24</b>
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## LIVONIA HIGHLIGHTS

### LIVONIA, MICHIGAN

**LOCATED IN THE HEART OF METRO DETROIT**

**TOTAL POPULATION**  
**92.6K** • **THIRD-LARGEST CITY IN WAYNE COUNTY**  
 • **9TH LARGEST CITY IN MI**

**MEDIAN INCOME: \$80,149**

### NEIGHBORHOOD CONVENIENCES



### METRO DETROIT

**MEDIAN HOUSEHOLD INCOME**  
 The Metropolitan areas median income is projected to reach \$67.5K By 2024, Up 16.5% from 2019

**4.3 MILLION RESIDENTS**  
 The Detroit MSA area is home to more than 4.3M residence. The #1 most populated area in Michigan

**HOUSEHOLD ECONOMICS**  
 64% of workers are in white collar positions. 26% of households earn \$100,000 or more annually.

**EDUCATED POPULATION**  
 Metro Detroit is 3rd for cities rapidly attracting educated millennials. 31% of residence age 25 and older hold a bachelors degree or higher

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### COMMUNITY AWARDS



**Home to one of the Hottest Real Estate Markets in the Nation for millennial homebuyers (48154 Zip Code for 2018 and 2019, Realtor.com)**



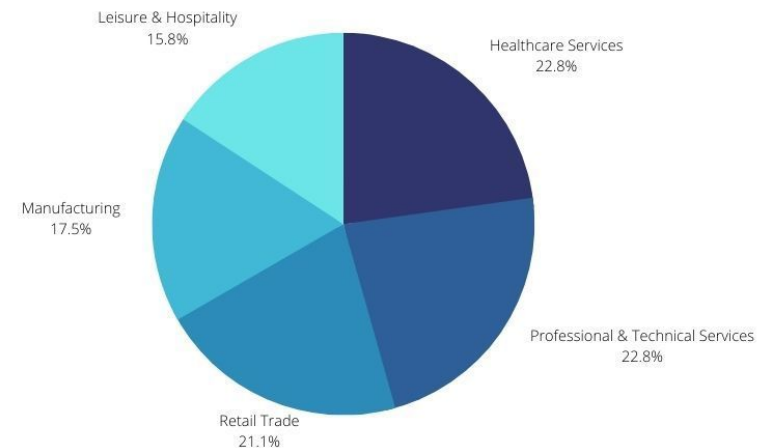
### MAJOR LOCAL EMPLOYERS

**BUSINESSES: 4,000+**

**ROUSH**



### LEADING INDUSTRIES



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,719	99,771	294,985
Average Age	39.2	39.5	39.0
Average Age (Male)	36.8	37.7	37.1
Average Age (Female)	40.4	41.0	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,329	38,645	113,336
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$66,729	\$63,573	\$60,184
Average House Value	\$172,287	\$143,486	\$149,657

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.8%	3.4%	2.8%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,291	80,530	216,603
Total Population - Black	977	14,542	64,896
Total Population - Asian	195	1,507	4,735
Total Population - Hawaiian	8	15	26
Total Population - American Indian	18	343	1,038
Total Population - Other	67	812	1,958

\* Demographic data derived from 2020 ACS - US Census



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## BROKERS



**RYAN KATTOO**

Principal

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