

OFFERING MEMORANDUM

# THE LANSING APARTMENTS

2199 Lansing St, Detroit, MI 48209

Marcus & Millichap



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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0290062

Marcus & Millichap

2199 LANSING ST

EXCLUSIVELY  
LISTED BY

**TYLER SARTER**

Associate Investments

Detroit

Direct: 248.415.2604

Tyler.Sarter@marcusmillichap.com

MI #6501468604



Marcus & Millichap

2199 LANSING ST

# BROKER OF RECORD

**PAUL KERBER**

Michigan

(248) 415-2600

License: MI 6502130236

  
Marcus & Millichap

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# 01

SECTION 1

## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights  
Lansing\_Apartments\_-\_2199\_Lansing\_Pictures.pdf

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# OFFERING SUMMARY

2199 LANSING ST



Listing Price  
**\$2,690,000**



Proforma Cap Rate  
**11.38%**



# of Units  
**54**

## FINANCIAL

Listing Price	\$2,690,000
Down Payment	25% / \$672,500
NOI	\$306,135
Proforma Cap Rate	11.38%
Total Return	11.38%
Price/SF	\$93.21
Price/Unit	\$49,815

## OPERATIONAL

Gross SF	36,184 SF
Rentable SF	28,860 SF
# of Units	54
Lot Size	0.42 Acres (18,295 SF)
Occupancy	53%
Year Built	1925



# THE LANSING APARTMENTS

2199 Lansing St, Detroit, MI 48209

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The Lansing Apartments presents the opportunity to acquire a 54-unit value-add multifamily asset located in Detroit's rapidly improving Southwest submarket, just minutes from the new Riverside Park and Detroit Riverfront expansion project. The property offers immediate in-place cash flow with significant upside through the renovation and lease-up of remaining vacant units. Major capital improvements have already been completed, including roof, windows, structural, and mechanical upgrades, substantially reducing near-term capital expenditure requirements. Additionally, the offering includes an adjacent parcel with the potential to create 25+ parking spaces, enhancing functionality and long-term tenant appeal. Offered at an attractive basis relative to replacement cost and stabilized value, The Lansing Apartments provides investors with a compelling opportunity to capitalize on both operational upside and continued neighborhood growth.

## INVESTMENT HIGHLIGHTS

The Lansing Apartments presents the opportunity to acquire a 51-unit value-add multifamily asset located in Detroit's rapidly improving Southwest submarket, just minutes from the new Riverside Park and Detroit Riverfront expansion project. The property offers immediate in-place cash flow with significant upside through the renovation and lease-up of remaining vacant units. Major capital improvements have already been completed, including roof, windows, structural, and mechanical upgrades, substantially reducing near-term capital expenditure requirements. Additionally, the offering includes an adjacent parcel with the potential to create 25+ parking spaces, enhancing functionality and long-term tenant appeal. Offered at an attractive basis relative to replacement cost and stabilized value, The Lansing Apartments provides investors with a compelling opportunity to capitalize on both operational upside and continued neighborhood growth.

# LANSING APARTMENTS

2199 LANSING STREET | DETROIT, MI



# AERIAL VIEW

## LANSING APARTMENTS DETROIT, MICHIGAN



# PROPERTY PHOTOS

**LANSING APARTMENTS**  
DETROIT, MICHIGAN



# PROPERTY PHOTOS

LANSING APARTMENTS  
DETROIT, MICHIGAN



# PROPERTY PHOTOS

LANSING APARTMENTS  
DETROIT, MICHIGAN

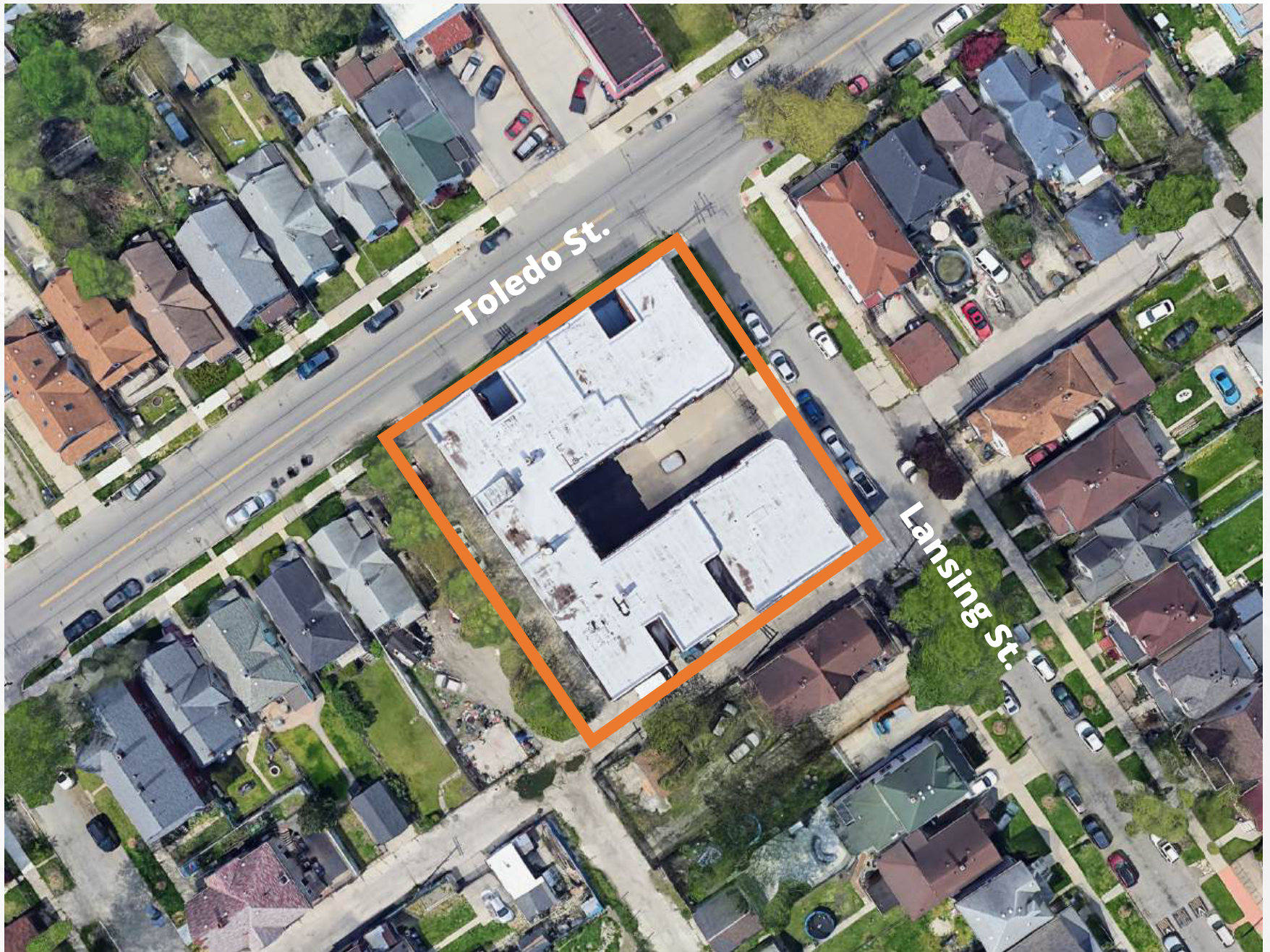


# PROPERTY PHOTOS

LANSING APARTMENTS  
DETROIT, MICHIGAN



**PROPERTY INFORMATION**  
AERIAL MAP & PROPERTY OUTLINE



SECTION 2

# 02

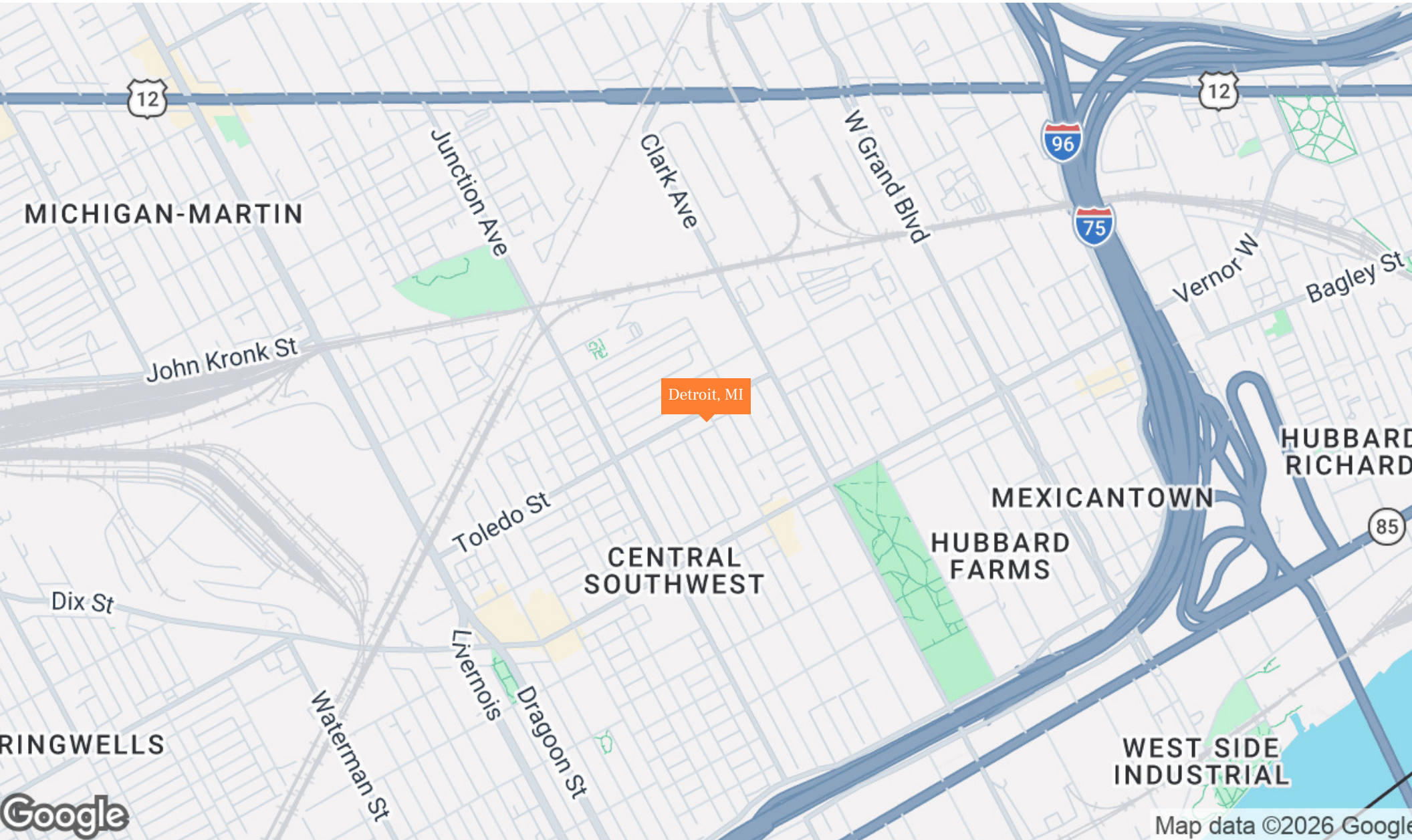
## PROPERTY INFORMATION

Regional Map  
Layout\_Lansing.pdf  
Layout\_Lansing\_Basement.pdf  
RR\_Summary\_5.5.26.pdf

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# THE LANSING APARTMENTS

REGIONAL MAP



MORTGAGE SURVEY

Certified to: AVENTURA ONE BLDG.

Applicant: TIJ07, LLC

Property Description:

Lots 36 through 39, inclusive, and the East 15.13 feet of Lot 40; SANDERSON & JOHNSTON'S SUBDIVISION, of Lot 35 of Private Claim 30, Springwells (now City of Detroit), Wayne County, Michigan, as recorded in Liber 3 of Plats, Page 66 of Wayne County Records.

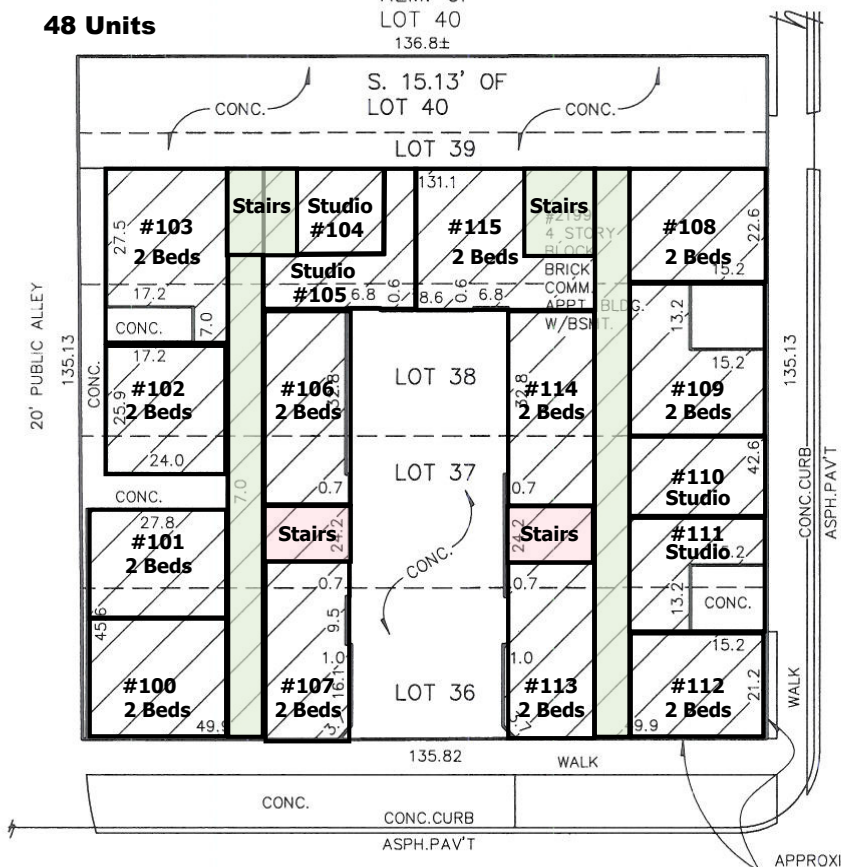
NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.



**Floor Plan 1-2-3**  
**48 Units**

REM. OF  
LOT 40  
136.8±



TOLEDO AVE. 66' WD.

LANSING AVE. 60' WD.

APPROXIMATE LOCATION OF BLDG.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

*[Handwritten Signature]*

JOB NO: 15-01824      SCALE: 1" = 30'  
DATE: 05/22/15      DR BY: M.L.

**KEM-TEC** PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES  
A GROUP OF COMPANIES

<b>Eastpointe</b> (800) 295.7222	<b>Detroit</b> (313) 758.0677	<b>Ann Arbor</b> (734) 994.0888	<b>Grand Blanc</b> (888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

[www.kemtecgroupofcompanies.com](http://www.kemtecgroupofcompanies.com)

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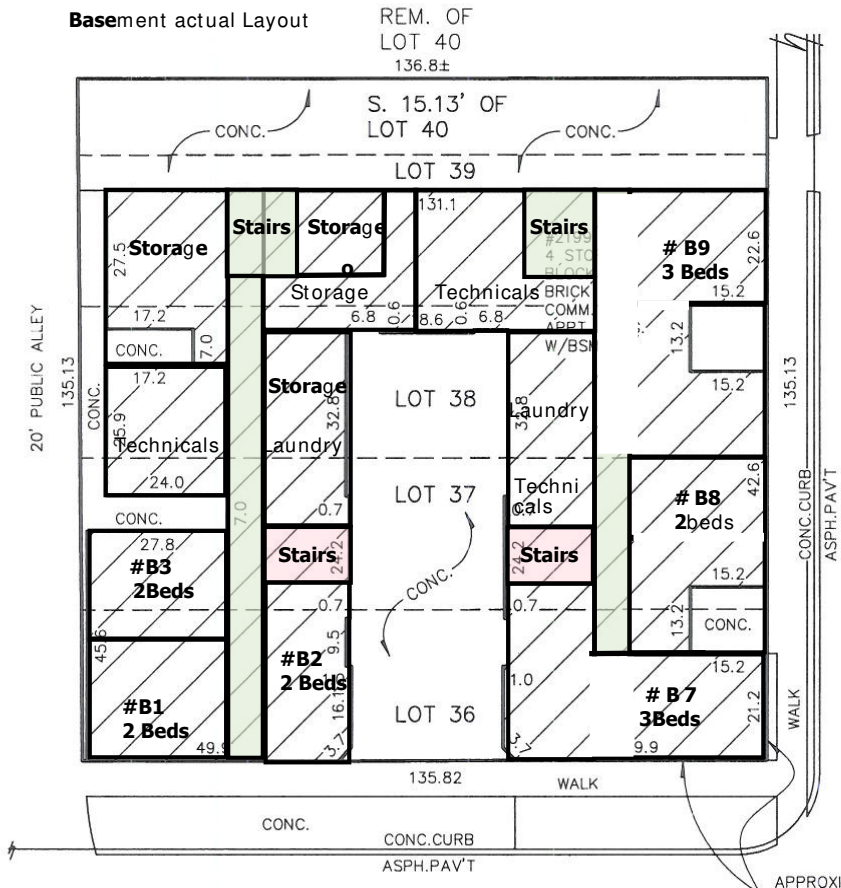
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**Floor plan Basement**  
**6 units**  
**2 laundrys**  
**4 storages**  
**+ Technicals**

Basement actual Layout



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RENT ROLL SUMMARY

Unit Rent Chart as:	Current
Display Rent as:	Monthly
Rents to Show:	Scheduled and Potential
Rental Range Rent:	Current

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
Studio	12	355	\$0 - \$725	\$830	\$2.34	\$9,965	\$875	\$2.46	\$10,500
2 bed 1 bath	40	580	\$0 - \$2,000	\$881	\$1.52	\$35,244	\$928	\$1.60	\$37,100
3bed	2	700	\$0 - \$0	\$1,000	\$1.43	\$2,000	\$1,000	\$1.43	\$2,000
TOTALS/WEIGHTED AVERAGE	54	534		\$874	\$1.64	\$47,209	\$919	\$1.72	\$49,600
GROSS ANNUALIZED RENTS				\$566,508			\$595,200		

SECTION 3

# 03

## FINANCIAL ANALYSIS

op\_statement\_4.30.pdf

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## OPERATING STATEMENT

INCOME	2025		Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income								
Gross Potential Rent	537,888		595,200		595,200		11,022	20.62
Loss / Gain to Lease	0	0.0%	(341,592)	57.4%	0		0	0.00
Gross Current Rent	<b>537,888</b>		253,608		595,200		11,022	20.62
Physical Vacancy	(315,434)	58.6%	(119,196)	47.00%	(35,712)	6.0%	(661)	(1.24)
Economic Vacancy								
Bad Debt	0	0.0%		0.0%	(5,952)	1.0%	(110)	(0.21)
<b>TOTAL VACANCY</b>	<b>(\$315,434)</b>	<b>58.6%</b>	<b>(\$119,196)</b>	<b>47.0%</b>	<b>(\$41,664)</b>	<b>7.0%</b>	<b>(\$772)</b>	<b>(\$1)</b>
Economic Occupancy	41.36%		53.00%		93.00%			
Effective Rental Income	222,454		134,412		553,536		10,251	19.18
Other Income								
All Other Income	0		2,400		2,400		44	0.08
<b>TOTAL OTHER INCOME</b>	<b>\$0</b>		<b>\$2,400</b>		<b>\$2,400</b>		<b>\$44</b>	<b>\$0.08</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$222,454</b>		<b>\$136,812</b>		<b>\$555,936</b>		<b>\$10,295</b>	<b>\$19.26</b>
<b>EXPENSES</b>	<b>2025</b>		<b>Current</b>		<b>Year 1</b>	<b>NOTES</b>	<b>PER UNIT</b>	<b>PER SF</b>
Real Estate Taxes	20,778		90,717		90,717		1,680	3.14
Insurance	18,266		25,000		25,000	[2]	463	0.87
Utilities - Electric	2,407		2,550		2,550		47	0.09
Utilities - Water & Sewer	2,407		18,850		33,150		614	1.15
Utilities - Gas	2,407		2,407		2,407		45	0.08
Repairs & Maintenance	15,010		14,500		25,500		472	0.88
Landscaping	1,730		1,730		1,730		32	0.06
Marketing & Advertising	1,731		2,550		2,550		47	0.09
Payroll			18,000		18,000		333	0.62
General & Administrative	1,545		7,650		7,650		142	0.27
Operating Reserves			12,750		12,750		236	0.44
Management Fee	12,235		14,374	5.0%	27,797	5.0%	515	0.96
<b>TOTAL EXPENSES</b>	<b>\$78,516</b>		<b>\$211,078</b>		<b>\$249,801</b>		<b>\$4,626</b>	<b>\$8.66</b>
EXPENSES AS % OF EGI	35.3%		154.3%		44.9%			
<b>NET OPERATING INCOME</b>	<b>\$143,938</b>		<b>-\$74,266</b>		<b>\$306,135</b>		<b>\$5,669</b>	<b>\$10.61</b>

SECTION 4

# 04

## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Price per SF Chart  
Price per Unit Chart  
Sale Comps

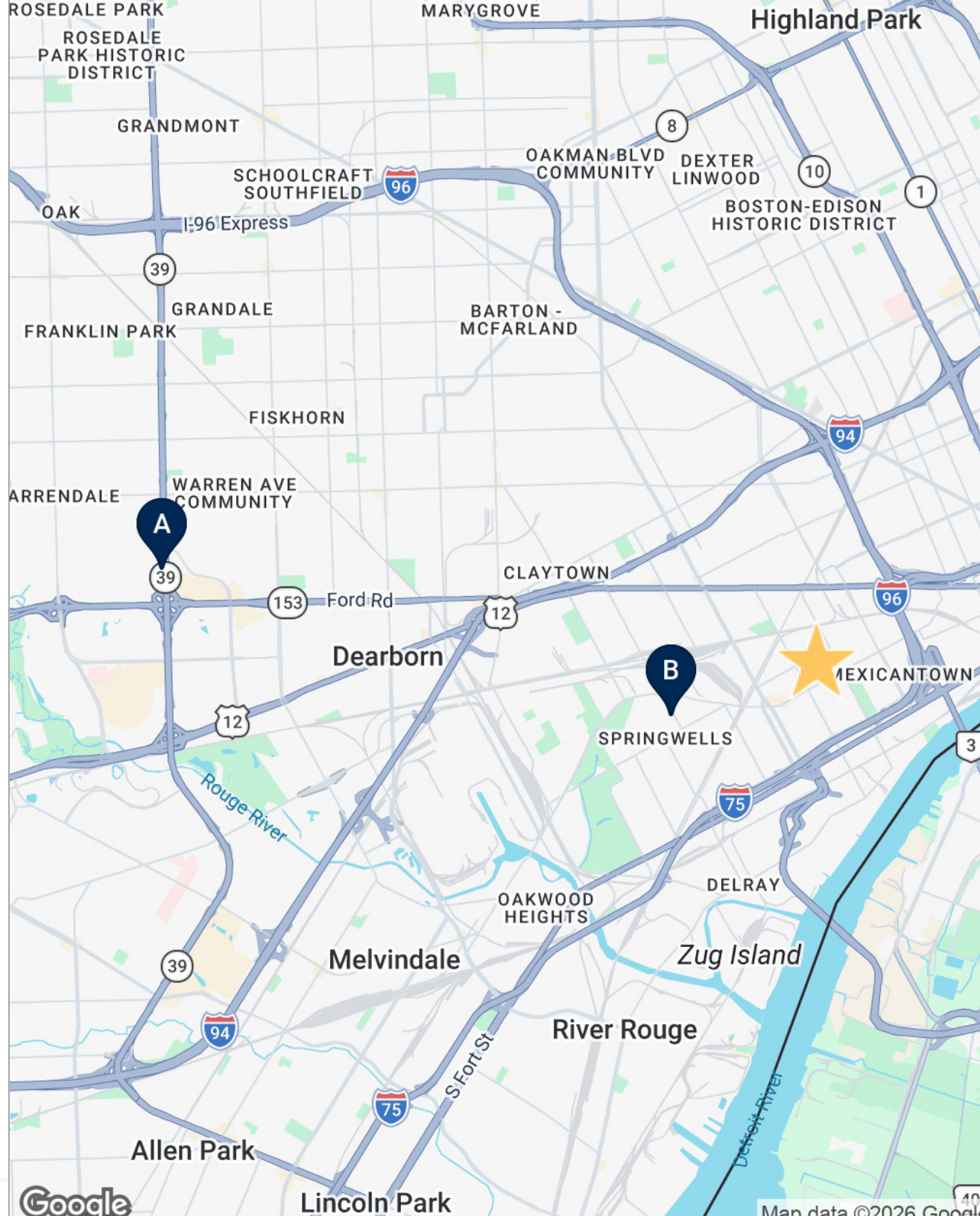
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# THE LANSING APARTMENTS

SALE COMPS MAP

## SALE COMPS MAP

- ★ The Lansing Apartments
- A Kirkwood Apartments
- B Pitt Central Manor



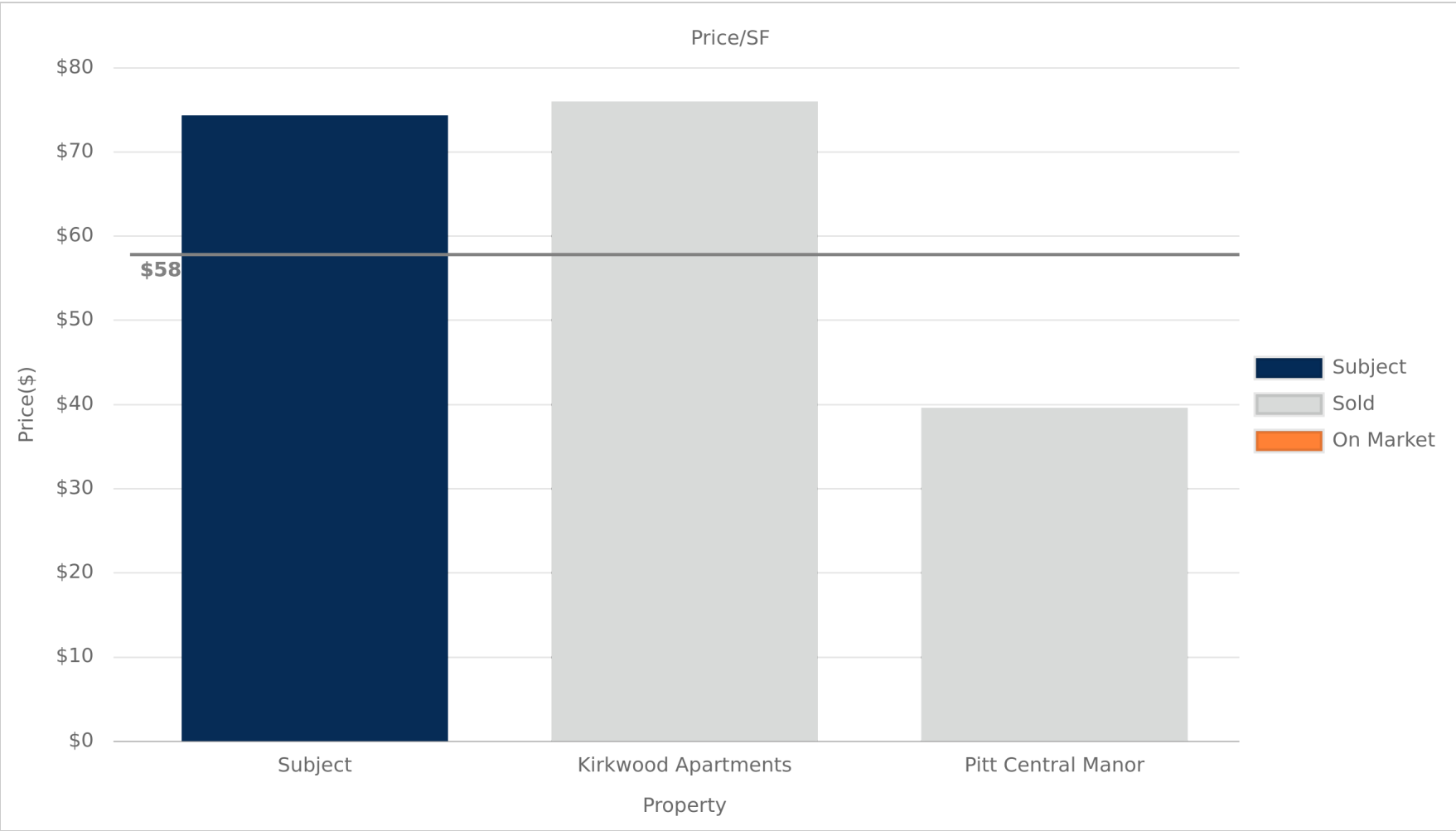
# THE LANSING APARTMENTS

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>The Lansing Apartments</b> 2199 Lansing St Detroit, MI 48209	\$2,690,000	28,920 SF	\$93.02	0.42 AC	\$49,815	-2.76%	54	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>Kirkwood Apartments</b> 6055 Southfield Rd Detroit, MI 48228	\$2,750,000	36,184 SF	\$76.00	1.62 AC	\$50,925	9.00%	54	09/24/2024
	<b>Pitt Central Manor</b> 7720 Pitt St Detroit, MI 48209	\$2,100,000	53,000 SF	\$39.62	0.63 AC	\$39,622	10.15%	53	05/08/2025
	<b>AVERAGES</b>	<b>\$2,425,000</b>	<b>44,592 SF</b>	<b>\$57.81</b>	<b>1.12 AC</b>	<b>\$45,274</b>	<b>9.58%</b>	<b>54</b>	<b>-</b>

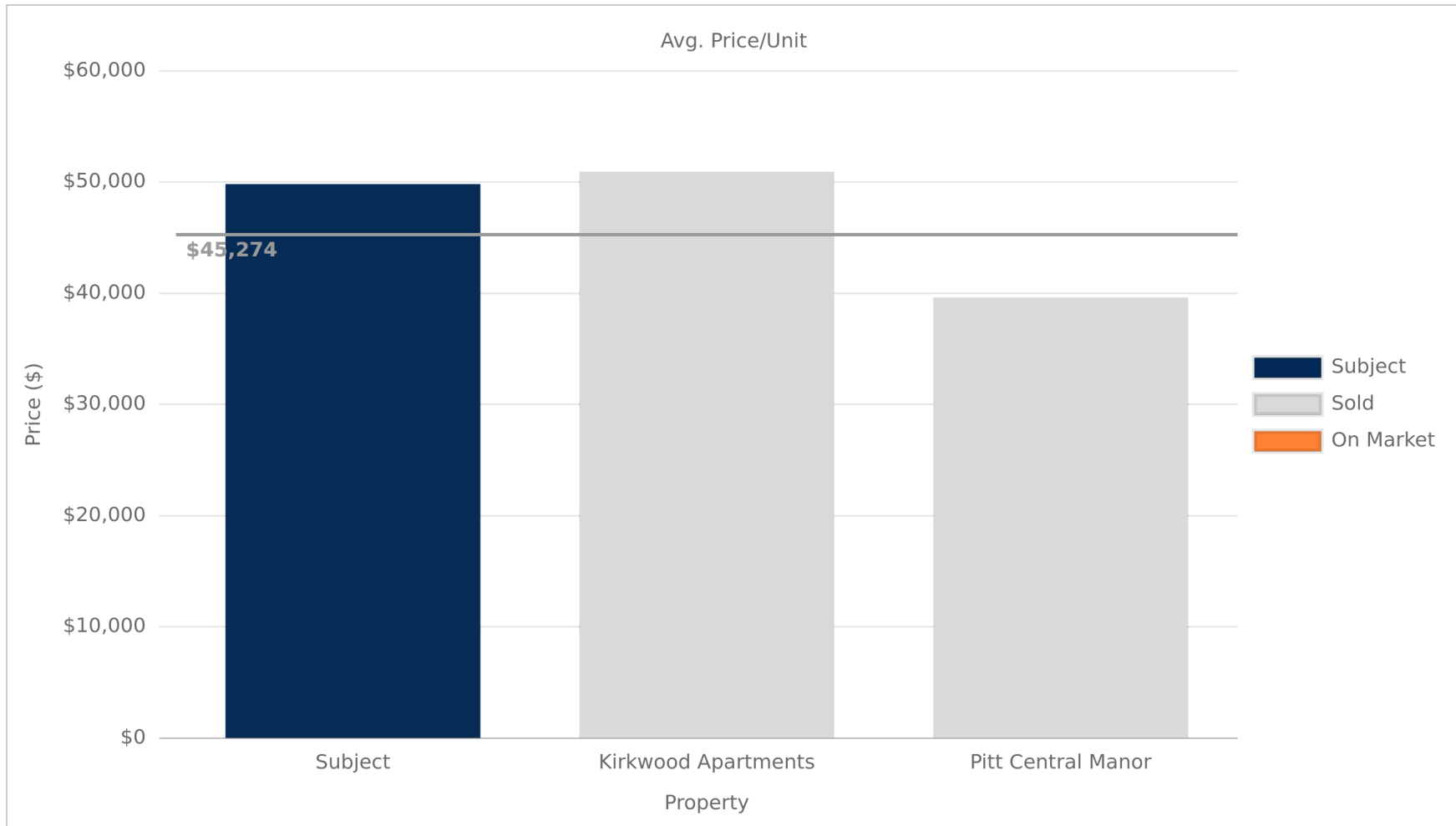
# THE LANSING APARTMENTS

PRICE PER SF CHART



# THE LANSING APARTMENTS

## PRICE PER UNIT CHART



# THE LANSING APARTMENTS

SALE COMPS



## ★ The Lansing Apartments 2199 Lansing St, Detroit, MI 48209

Listing Price:	\$2,690,000	Price/SF:	\$93.02
Property Type:	Multifamily	GRM:	4.52
NOI:	-\$74,266	Cap Rate:	-2.76%
Occupancy:	53%	Year Built:	1925
COE:	On Market	Number Of Units:	54
Lot Size:	0.42 Acres	Price/Unit:	\$49,815
Total SF:	28,920 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1A	12	22.2	355	\$830	\$2.34
1B	40	74.1	580	\$881	\$1.52
1E	2	3.7	700	\$1,000	\$1.43
<b>TOTAL/AVG</b>	<b>54</b>	<b>100%</b>	<b>534</b>	<b>\$874</b>	<b>\$1.64</b>



## ▲ Kirkwood Apartments 6055 Southfield Rd Detroit, MI 48228

Sale Price:	\$2,750,000	Price/SF:	\$76.00
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	9.00%
Occupancy:	-	Year Built:	1925
COE:	09/24/2024	Number Of Units:	54
Lot Size:	1.62 Acres	Price/Unit:	\$50,925
Total SF:	36,184 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1/1	28	50	700		
2/1	28	50	700		
<b>TOTAL/AVG</b>	<b>56</b>	<b>100%</b>	<b>700</b>	<b>\$0</b>	<b>\$0.00</b>

# THE LANSING APARTMENTS

SALE COMPS



**B** **Pitt Central Manor**  
7720 Pitt St Detroit, MI 48209

Sale Price:	\$2,100,000	Price/SF:	\$39.62
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	10.15%
Occupancy:	94%	Year Built:	1926
COE:	05/08/2025	Number Of Units:	53
Lot Size:	0.63 Acres	Price/Unit:	\$39,622
Total SF:	53,000 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1/1	29	58			
2/1	21	42			
<b>TOTAL/AVG</b>	<b>50</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	

SECTION 5

# 05

## LEASE COMPARABLES

Rent Comps Map  
Rent Comps Summary  
Rent Comps

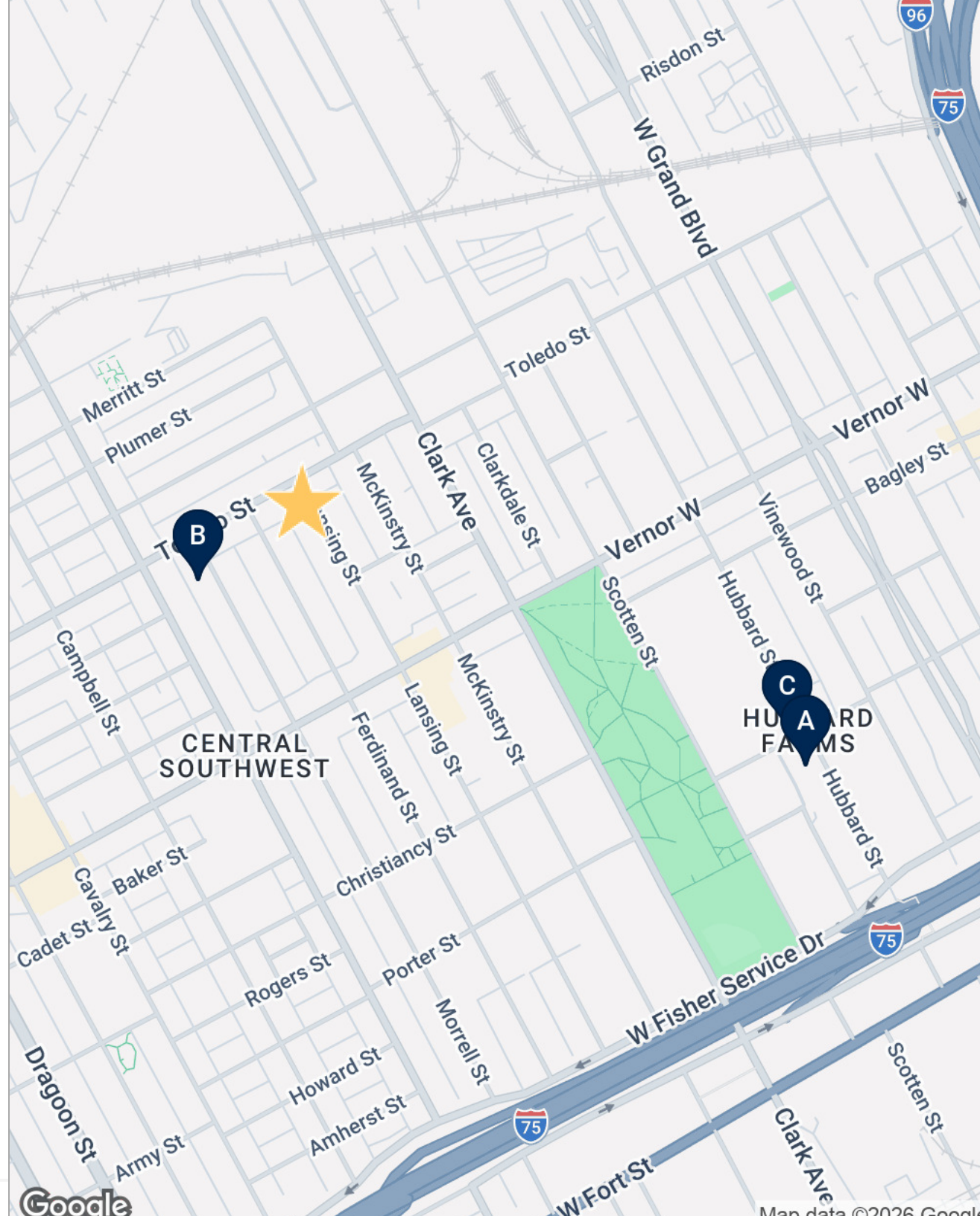
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# THE LANSING APARTMENTS

RENT COMPS MAP





## RENT COMPS MAP

- ★ The Lansing Apartments
- A 1241 Hubbard St
- B 2175 Morrell St
- C 4004 Porter St



# THE LANSING APARTMENTS

## RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>The Lansing Apartments</b> 2199 Lansing St Detroit, MI 48209	\$1.72	28,920 SF	0.42 AC	36,184 SF	54	53%
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>1241 Hubbard St</b> Detroit, MI 48209	\$1.99	25,000 SF	0.17 AC	-	21	80%
	<b>2175 Morrell St</b> Detroit, MI 48209	\$1.89	20,000 SF	0.59 AC	-	21	-
	<b>4004 Porter St</b> Detroit, MI 48209	\$1.56	9,866 SF	0.98 AC	-	12	92%
	<b>AVERAGES</b>	<b>\$1.81</b>	<b>18,289 SF</b>	<b>0.58 AC</b>	<b>0 SF</b>	<b>18</b>	<b>86.00%</b>

# THE LANSING APARTMENTS

RENT COMPS

**★ The Lansing Apartments**  
2199 Lansing St, Detroit, MI 48209

 54 Units |  53% Total Occupancy |  Year Built 1925



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1A	12	22.2	355	\$830	\$2.34
1B	40	74.1	580	\$881	\$1.52
1E	2	3.7	700	\$1,000	\$1.43
<b>TOTAL/AVG</b>	<b>54</b>	<b>100%</b>	<b>534</b>	<b>\$874</b>	<b>\$1.64</b>

**A 1241 Hubbard St**  
Detroit, MI 48209

 21 Units |  80% Total Occupancy |  Year Built 1927



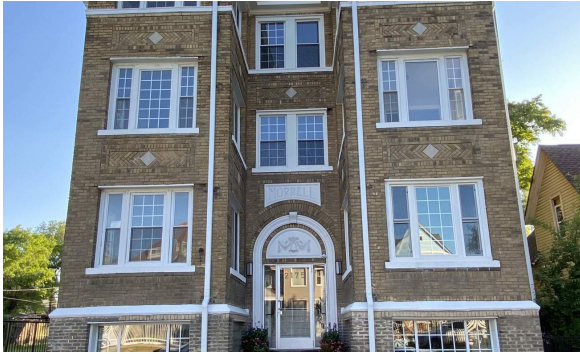
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	7	33.3	328	\$747	\$2.28
1/1	7	33.3	532	\$958	\$1.80
1/1	7	33.3	607	\$1,214	\$2.00
<b>TOTAL/AVG</b>	<b>21</b>	<b>100%</b>	<b>489</b>	<b>\$973</b>	<b>\$1.99</b>

# THE LANSING APARTMENTS

RENT COMPS

**B** 2175 Morrell St  
Detroit, MI 48209

 21 Units |  Year Built 1999



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studios	4	19	401	\$822	\$2.05
1/1	17	81	552	\$1,030	\$1.87
<b>TOTAL/AVG</b>	<b>21</b>	<b>100%</b>	<b>523</b>	<b>\$990</b>	<b>\$1.89</b>

**C** 4004 Porter St  
Detroit, MI 48209

 12 Units |  92% Total Occupancy



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1/1	10	83.3	975	\$1,592	\$1.63
3/2	2	16.7	2,017	\$2,775	\$1.38
<b>TOTAL/AVG</b>	<b>12</b>	<b>100%</b>	<b>1,148</b>	<b>\$1,789</b>	<b>\$1.56</b>



SECTION 6

# MARKET OVERVIEW

LANSING\_ST\_DEMO.pdf

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<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2030 Projection</b>			
Total Population	13,354	93,205	243,738
<b>2025 Estimate</b>			
Total Population	13,597	93,071	243,975
<b>2020 Census</b>			
Total Population	14,524	96,515	252,176
<b>2010 Census</b>			
Total Population	17,544	107,971	267,991
<b>Daytime Population</b>			
2025 Estimate	14,174	152,771	372,816
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	4,951	37,246	100,927
<b>2025 Estimate</b>			
Total Households	4,942	36,895	100,222
Average (Mean) Household Size	2.7	2.6	2.5
<b>2020 Census</b>			
Total Households	4,929	36,230	98,897
<b>2010 Census</b>			
Total Households	5,573	38,247	101,198
Growth 2025-2030	0.2%	1.0%	0.7%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	6,137	47,143	125,248
2025 Estimate	6,130	46,694	124,356
Owner Occupied	2,367	13,173	39,464
Renter Occupied	2,561	23,737	60,794
Vacant	1,188	9,799	24,134
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	4,942	36,895	100,222
1 Person Units	36.4%	45.0%	44.8%
2 Person Units	21.4%	22.4%	23.4%
3 Person Units	12.3%	11.1%	11.2%
4 Person Units	12.5%	8.5%	8.1%
5 Person Units	9.2%	6.4%	5.9%
6+ Person Units	8.2%	6.6%	6.6%

<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2025 Estimate</b>			
\$200,000 or More	3.5%	3.5%	3.5%
\$150,000-\$199,999	2.3%	3.0%	3.1%
\$100,000-\$149,999	8.9%	9.2%	9.5%
\$75,000-\$99,999	12.3%	9.3%	9.1%
\$50,000-\$74,999	13.5%	13.9%	14.4%
\$35,000-\$49,999	15.9%	13.2%	13.2%
\$25,000-\$34,999	8.3%	9.3%	10.3%
\$15,000-\$24,999	14.4%	13.1%	12.7%
Under \$15,000	20.9%	25.4%	24.3%
Average Household Income	\$57,602	\$55,205	\$57,210
Median Household Income	\$41,632	\$39,474	\$41,299
Per Capita Income	\$21,178	\$23,051	\$24,128
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	13,597	93,071	243,975
Under 20	32.6%	30.3%	28.7%
20 to 34 Years	24.1%	27.2%	24.5%
35 to 39 Years	7.8%	6.9%	6.3%
40 to 49 Years	12.5%	10.9%	10.6%
50 to 64 Years	14.5%	14.6%	16.1%
Age 65+	8.5%	10.1%	13.7%
Median Age	32.0	33.0	36.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	8,153	56,851	155,434
Elementary (0-8)	17.8%	13.6%	9.3%
Some High School (9-11)	18.9%	16.7%	13.1%
High School Graduate (12)	27.0%	26.8%	28.7%
Some College (13-15)	17.3%	16.9%	20.0%
Associate Degree Only	4.8%	5.1%	6.4%
Bachelor's Degree Only	8.8%	12.8%	13.2%
Graduate Degree	5.4%	8.2%	9.3%
<b>Population by Gender</b>			
2025 Estimate Total Population	13,597	93,071	243,975
Male Population	51.3%	51.2%	49.7%
Female Population	48.7%	48.8%	50.3%



## POPULATION

In 2025, the population in your selected geography is 243,975. The population has changed by -8.96 percent since 2010. It is estimated that the population in your area will be 243,738 five years from now, which represents a change of -0.1 percent from the current year. The current population is 49.7 percent male and 50.3 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 3,100 people per square mile.



## HOUSEHOLDS

There are currently 100,222 households in your selected geography. The number of households has changed by -0.96 percent since 2010. It is estimated that the number of households in your area will be 100,927 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 \$41,299, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 77.56 percent since 2010. It is estimated that the median household income in your area will be \$52,173 five years from now, which represents a change of 26.3 percent from the current year.

The current year per capita income in your area is \$24,128, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$57,210, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 89,430 people in your selected area were employed. The 2010 Census revealed that 48.7 of employees are in white-collar occupations in this geography, and 22.6 are in blue-collar occupations. In 2025, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



## HOUSING

The median housing value in your area was \$140,321 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 41,549.00 owner-occupied housing units and 59,648.00 renter-occupied housing units in your area.

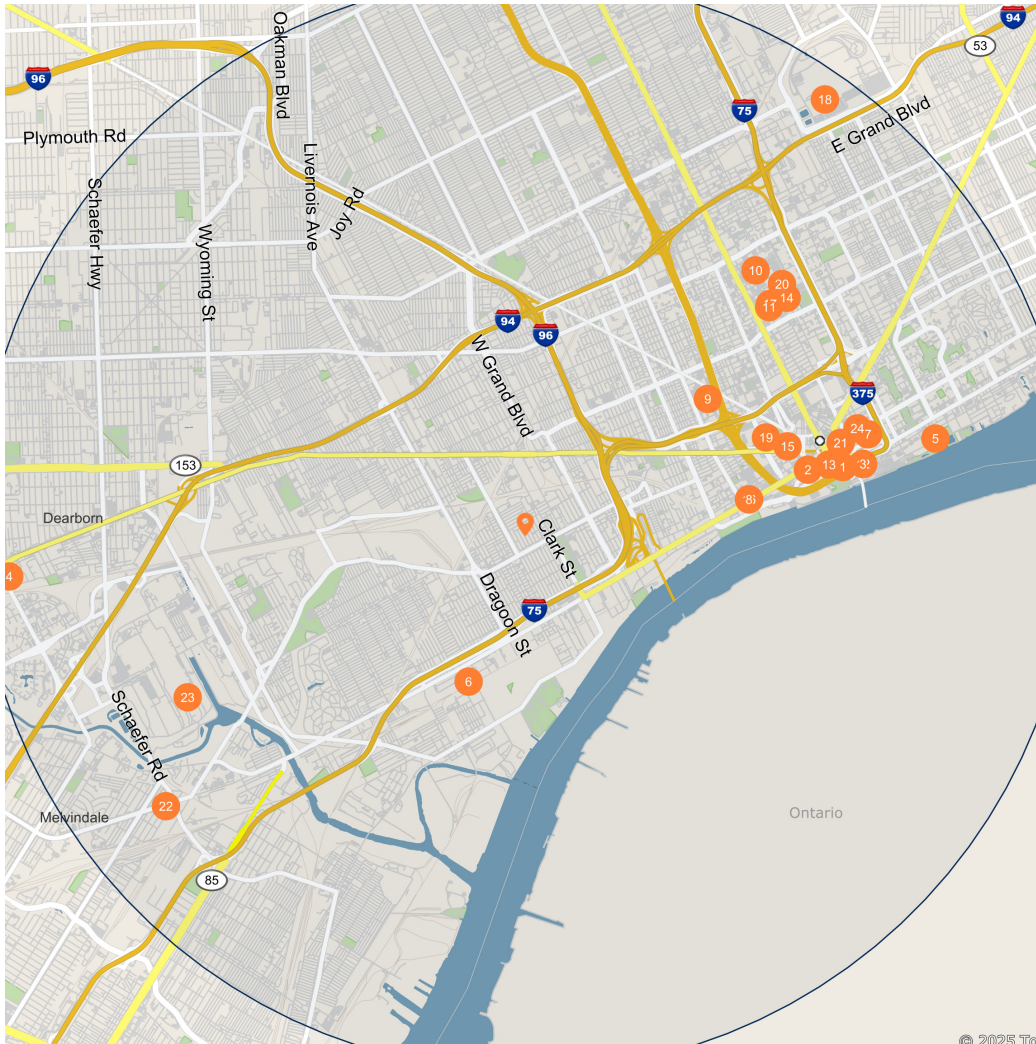


## EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 21.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.4 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 14.6 percent vs. 8.8 percent, respectively.

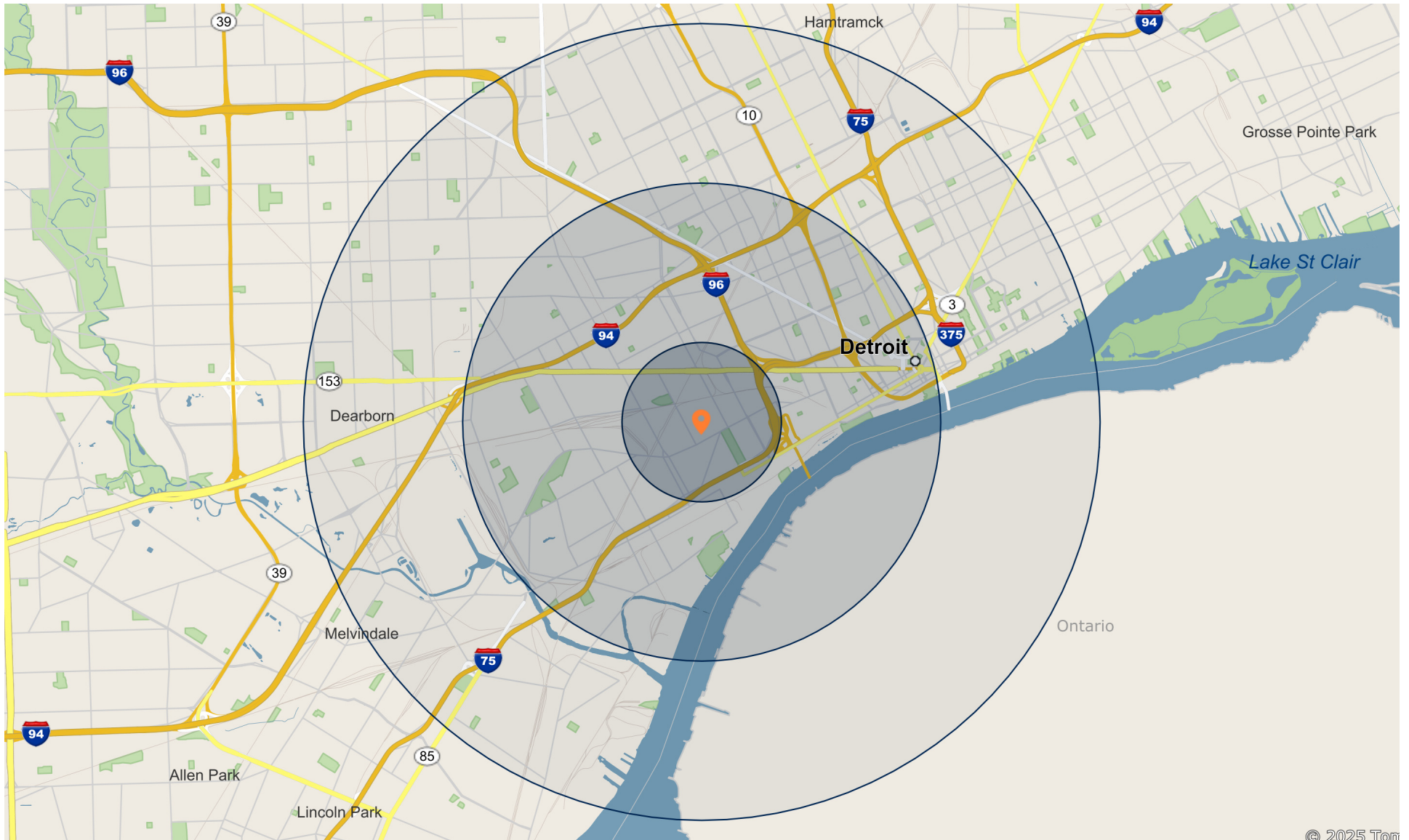
The area had fewer high-school graduates, 3.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.1 percent in the selected area compared with the 19.6 percent in the U.S.



## Major Employers

## Employees

1	City of Detroit-Mayors Office	9,000
2	Huntington Bancshares Inc-TFC Financial	8,209
3	General Motors Company-General Motors	4,906
4	Arbor Drugs - Civic Inc-CVS	4,607
5	State of Michigan-Dnr Outdoor Adventure Center	3,997
6	Ford Motor Company-Ford	3,000
7	Blue Cross Blue Shield Mich Mut-Blue Cross and Blue Shield	3,000
8	Woodbridge Corporation-	2,775
9	Detroit Entertainment LLC-Motorcity Casino & Hotel	2,750
10	Veterans Health Administration-John D Dingell VA Medical Ctr	2,500
11	Vhs Harper-Hutzel Hospital Inc-Harper University Hospital	2,400
12	General Motors LLC-General Motors	2,390
13	Michcon Gathering Company-	2,300
14	Vhs Childrens Hosp Mich Inc-DETROIT MEDICAL CENTER	2,210
15	Michigan Bell Telephone Co-AT&T Michigan	2,200
16	Schlegel Systems Inc-	2,168
17	Vhs of Michigan Inc-Detroit Medical Center	2,000
18	General Motors LLC-General Motors	2,000
19	DTE Electric Company-DTE ENERGY	2,000
20	Vhs Detroit Receiving Hosp Inc-Detroit Receiving Hospital	1,740
21	City of Detroit-Detroit Water and Sewage Dept	1,700
22	Fresh Mkt Intrmdate Hldngs Inc-	1,660
23	Cleveland-Cliffs Steel Corp-Tube City AK	1,600
24	Hollywood Casino In Greektown-Greektown Casino-Hotel	1,579
25	Ford Motor Company-Ford	1,500



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