



# MULTI-UNIT INVESTMENT OPPORTUNITY

9439 Chalmers St, Detroit, MI 48213

# \$525,000

8 Units | 6,000 SF | Built 1980

Listed by Abe Realty Group

## UNIT BREAKDOWN

**Unit 101** \$1,000/mo

1 BD / 1 BA | 600 SF

**Unit 102** \$950/mo

1 BD / 1 BA | 600 SF

**Unit 103** \$850/mo

1 BD / 1 BA | 600 SF

**Unit 104** \$1,000/mo

1 BD / 1 BA | 600 SF

**Unit 201** \$950/mo

1 BD / 1 BA | 600 SF

**Unit 202** \$750/mo

1 BD / 1 BA | 600 SF

**Unit 203** \$800/mo

1 BD / 1 BA | 600 SF

**Unit 204** \$1000/mo

1 BD / 1 BA | 600 SF

**Total Monthly Income \$7,300/mo**

Annual Gross Income: \$87,000

Cap Rate: 15%

Insurance: \$1,500/annually

Property Taxes: \$6,680

## PROPERTY HIGHLIGHTS

- Fully occupied, strong tenant history
- Certificate of occupancy acquired
- Updated electric (2026)
- Updated mechanical (2026)
- New gutters (2026)
- In-unit washer/dryer hookups
- Private parking (8 spaces)
- 8 storage units in the basement
- Electric heating units tenant pays for
- Separately metered utilities



## SCHEDULE A SHOWING

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