

OFFERING MEMORANDUM

HELEN APARTMENTS

15771 Mack Ave, Detroit, MI 48224

Marcus & Millichap



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Activity ID #ZAH0290097

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15771 MACK AVE

EXCLUSIVELY
LISTED BY

TYLER SARTER

Associate Investments

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Marcus & Millichap

15771 MACK AVE

BROKER OF RECORD

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DISCLAIMER

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15771 MACK AVE

TABLE OF CONTENTS

7 EXECUTIVE SUMMARY


11 FINANCIAL ANALYSIS

18 SALE COMPARABLES

23 LEASE COMPARABLES

28 MARKET OVERVIEW


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01



EXECUTIVE SUMMARY

Investment Highlights
Offering Summary
Property_Photos.pdf

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HELEN APARTMENTS

15771 Mack Ave, Detroit, MI 48224

INVESTMENT HIGHLIGHTS

The Helen Apartments presents a rare opportunity to acquire a 14-unit multifamily asset in Detroit's highly sought-after Morningside neighborhood, directly bordering Grosse Pointe. Situated in a stable and improving residential corridor, the property offers investors immediate value-add potential through the lease-up of five vacant units, creating a clear path to increased occupancy, higher cash flow, and enhanced asset value. The property has benefited from significant capital improvements, including newer mechanical systems and a roof that is less than five years old, reducing near-term capital expenditure requirements. Additionally, the asset features a dedicated resident parking lot, a highly desirable amenity that supports tenant retention and marketability. With strong in-place income, operational upside through lease-up, and a location adjacent to one of Metro Detroit's most desirable communities, The Helen Apartments offers an attractive combination of current cash flow and future growth potential.

Offered at \$975,000.

OFFERING SUMMARY

15771 MACK AVE



Listing Price
\$975,000



Proforma Cap Rate
8.89%



of Units
14

FINANCIAL

Listing Price	\$975,000
Down Payment	25% / \$243,750
NOI	\$19,795
Proforma Cap Rate	8.89%
Total Return	\$43,957%
Price/SF	\$116.07
Price/Unit	\$69,643

OPERATIONAL

Gross SF	9,201 SF
Rentable SF	8,400 SF
# of Units	14
Lot Size	0.1 Acres (4,356 SF)
Current Occupancy	71%
Year Built	1927





SECTION 2

02

FINANCIAL ANALYSIS

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RR_Summary.pdf
Op_statement.pdf
PD.pdf
PP.pdf

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RENT ROLL
As of April,2026

Rents to Show: **Current and Potential**

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	1 bed 1 bath	600	Vacant	\$0.00	\$1,095	\$1.83
2	1 bed 1 bath	600	\$1,095	\$1.83	\$1,095	\$1.83
3	1 bed 1 bath	600	\$750	\$1.25	\$1,095	\$1.83
4	1 bed 1 bath	600	\$750	\$1.25	\$1,095	\$1.83
5	1 bed 1 bath	600	\$850	\$1.42	\$1,095	\$1.83
6	1 bed 1 bath	600	Vacant	\$0.00	\$1,095	\$1.83
7	1 bed 1 bath	600	Vacant	\$0.00	\$1,095	\$1.83
8	1 bed 1 bath	600	\$850	\$1.42	\$1,095	\$1.83
9	1 bed 1 bath	600	Vacant	\$0.00	\$1,095	\$1.83
10	1 bed 1 bath	600	Vacant	\$0.00	\$1,095	\$1.83
11	1 bed 1 bath	600	\$950	\$1.58	\$1,095	\$1.83
12	1 bed 1 bath	600	\$850	\$1.42	\$1,095	\$1.83
13	1 bed 1 bath	600	\$1,095	\$1.83	\$1,095	\$1.83
14	1 bed 1 bath	600	\$1,095	\$1.83	\$1,095	\$1.83
Total		8,400	\$8,285	\$0.99	\$15,330	\$1.83

RENT ROLL SUMMARY

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

As of April,2026

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			SCHEDULED		POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 bed 1 bath	14	600	\$0 - \$1,095	\$592	\$0.99	\$8,285	\$1.64	\$13,760	\$1,095	\$1.83	\$15,330
TOTALS/WEIGHTED AVERAGE!	14	600		\$592	\$0.99	\$8,285	\$1.64	\$13,760	\$1,095	\$1.83	\$15,330
GROSS ANNUALIZED RENTS				\$99,420			\$183,960		\$183,960		

OPERATING STATEMENT

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	183,960		183,960		13,140	21.90
Loss / Gain to Lease	(84,540)	46.0%	(29,066)	15.8%	(2,076)	(3.46)
Gross Current Rent	99,420		154,894		11,064	18.44
Physical Vacancy	(28,832)	29.0%	(12,392)	8.0%	(885)	(1.48)
Economic Vacancy						
Non-Revenue Units		0.0%	0		0	0.00
Bad Debt		0.0%	0		0	0.00
Concession		0.0%	0		0	0.00
TOTAL VACANCY	(\$28,832)	29.0%	(\$12,392)	8.0%	(\$885)	(\$1)
Economic Occupancy	71.00%		92.00%			
Effective Rental Income	70,588		142,503		10,179	16.96
Other Income						
Utility Bill-Back					0	0.00
All Other Income	5,905		5,905		422	0.70
TOTAL OTHER INCOME	\$5,905		\$5,905		\$422	\$0.70
EFFECTIVE GROSS INCOME	\$76,493		\$148,408		\$10,601	\$17.67
EXPENSES	Current		Year 1	NOTES	PER UNIT	PER SF
Real Estate Taxes	17,398		17,398		1,243	2.07
Insurance	14,116		14,116	[2]	1,008	1.68
Utilities - Electric	1,610		1,610		115	0.19
Utilities - Water & Sewer	1,610		1,610		115	0.19
Utilities - Gas	1,610		1,610		115	0.19
Trash Removal	2,150		2,150		154	0.26
Repairs & Maintenance	7,000		7,000		500	0.83
Landscaping	0		0		0	0.00
Marketing & Advertising	600		600		43	0.07
Payroll					0	0.00
Alarm Monitoring/Inspection					0	0.00
General & Administrative	1,750		1,750		125	0.21
Misc. Expenses	0		0		0	0.00
Operating Reserves	3,500		3,500		250	0.42
Management Fee	5,355	7.0%	10,389	7.0%	742	1.24
TOTAL EXPENSES	\$56,699		\$61,733		\$4,409	\$7.35
EXPENSES AS % OF EGI	74.1%		41.6%			
NET OPERATING INCOME	\$19,795		\$86,675		\$6,191	\$10.32

PRICING DETAILS

SUMMARY		
Price	\$975,000	
Down Payment	\$243,750	25%
Number of Units	14	
Price Per Unit	\$69,643	
Price Per SqFt	\$116.07	
Rentable SqFt	8,400	
Lot Size	0.10 Acres	
Approx. Year Built	1927	

RETURNS	Current	Year 1	Reno
CAP Rate	2.03%	8.89%	11.81%
GRM	9.81	6.29	
Cash-on-Cash	-15.07%	12.36%	
Debt Coverage Ratio	0.35	1.53	

FINANCING	1st Loan
Loan Amount	\$731,250
Loan Type	New
Interest Rate	6.00%
Amortization	25 Years
Year Due	2031

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
14	1A	600	\$983	\$1,095

OPERATING DATA				
INCOME		Current	Year 1	
Gross Scheduled Rent		\$99,420		\$154,894
Less: Vacancy/Deductions	29.0%	\$28,832	8.0%	\$12,392
Total Effective Rental Income		\$70,588		\$142,503
Other Income		\$5,905		\$5,905
Effective Gross Income		\$76,493		\$148,408
Less: Expenses	74.1%	\$56,699	41.6%	\$61,733
Net Operating Income		\$19,795		\$86,675
Cash Flow		\$19,795		\$86,675
Debt Service		\$56,537		\$56,537
Net Cash Flow After Debt Service	-15.07%	-\$36,743	12.36%	\$30,138
Principal Reduction		\$13,017		\$13,819
TOTAL RETURN		-9.73%		18.03%
		-\$23,726		\$43,957

EXPENSES	Current	Year 1
Real Estate Taxes	\$17,398	\$17,398
Insurance	\$14,116	\$14,116
Utilities - Electric	\$1,610	\$1,610
Utilities - Water & Sewer	\$1,610	\$1,610
Utilities - Gas	\$1,610	\$1,610
Trash Removal	\$2,150	\$2,150
Repairs & Maintenance	\$7,000	\$7,000
Landscaping	\$0	\$0
Marketing & Advertising	\$600	\$600
Payroll	\$0	\$0
Alarm Monitoring/Inspection	\$0	\$0
General & Administrative	\$1,750	\$1,750
Misc. Expenses	\$0	\$0
Operating Reserves	\$3,500	\$3,500
Management Fee	\$5,355	\$10,389
TOTAL EXPENSES	\$56,699	\$61,733

Expenses/Unit	\$4,050	\$4,409
Expenses/SF	\$6.75	\$7.35

PROPOSAL PRICE

A TRADE PRICE IN THE CURRENT INVESTMENT ENVIRONMENT OF	Purchase Price	Current Cap Rate	Year 1 Cap Rate	Initial Cash-on-Cash Return	Price Per SF	Price Per Unit	Year 1 GRM
	\$1,075,000	1.84%	8.06%	-15.83%	\$127.98	\$76,786	6.94
	\$1,055,000	1.88%	8.22%	-15.69%	\$125.60	\$75,357	6.81
\$1,075,000	\$1,035,000	1.91%	8.37%	-15.54%	\$123.21	\$73,929	6.68
	\$1,015,000	1.95%	8.54%	-15.39%	\$120.83	\$72,500	6.55
to	\$995,000	1.99%	8.71%	-15.24%	\$118.45	\$71,071	6.42
	\$975,000	2.03%	8.89%	-15.07%	\$116.07	\$69,643	6.29
	\$955,000	2.07%	9.08%	-14.90%	\$113.69	\$68,214	6.17
\$875,000	\$935,000	2.12%	9.27%	-14.73%	\$111.31	\$66,786	6.04
	\$915,000	2.16%	9.47%	-14.54%	\$108.93	\$65,357	5.91
	\$895,000	2.21%	9.68%	-14.35%	\$106.55	\$63,929	5.78
	\$875,000	2.26%	9.91%	-14.15%	\$104.17	\$62,500	5.65

MARKET LOAN

Interest Rate	6.00%
Amortization Period	25 Years
Months of Interest Only	0 Months
Annual Loan Constant	7.73%
Loan Term	5 Years
Loan to Value	75%
Loan Amount	\$731,250
Down Payment	\$243,750

PROPERTY DETAILS

Total Number of Units	14	Year Built/Renovated	1927
Total Square Feet	8,400	Average Monthly Rent Per Unit	\$921
Average Square Feet Per Unit	600	Asset Type	Multifamily

SECTION 3

03

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Sale Comps

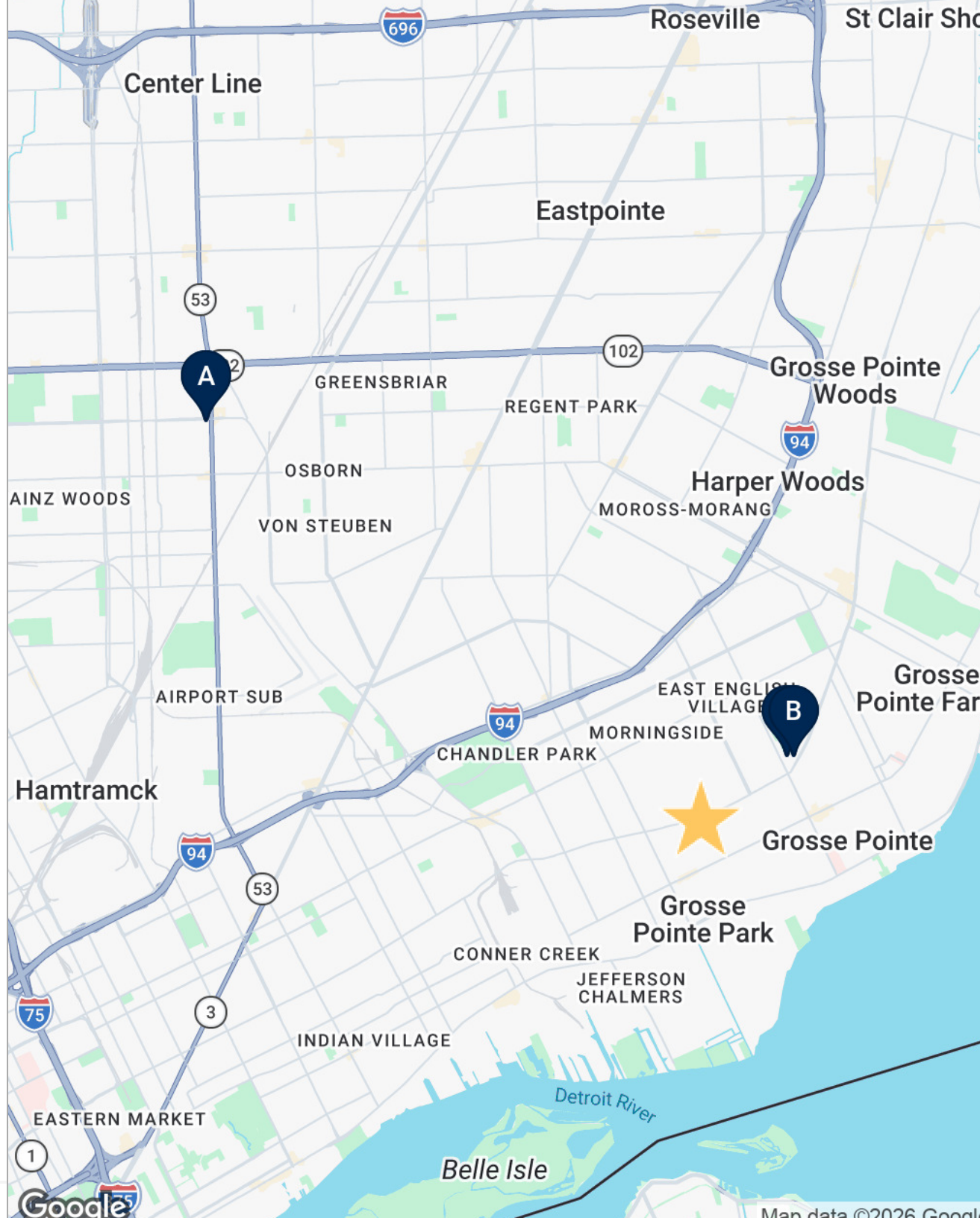
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HELEN APARTMENTS

SALE COMPS MAP

SALE COMPS MAP

-  Helen Apartments
-  4470-4480 E Outer Dr
-  3500 Bluehill St
-  17161 Denver St



HELEN APARTMENTS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Helen Apartments 15771 Mack Ave Detroit, MI 48224	\$975,000	-	-	0.1 AC	\$69,643	2.03%	14	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	4470-4480 E Outer Dr 4470 Outer Dr E Detroit, MI 48234	\$975,000	13,500 SF	\$72.22	0.3 AC	\$54,166	5.25%	18	On Market
	3500 Bluehill St 3500 Bluehill St Detroit, MI 48224	\$810,000	8,772 SF	\$92.34	0.36 AC	\$50,625	9.80%	16	On Market
	17161 Denver St Detroit, MI 48224	\$860,000	11,254 SF	\$76.42	0.33 AC	\$53,750	9.14%	16	On Market
	AVERAGES	\$881,667	11,175 SF	\$80.33	0.33 AC	\$52,847	8.06%	17	-

HELEN APARTMENTS

SALE COMPS



★ Helen Apartments
15771 Mack Ave, Detroit, MI 48224

Listing Price:	\$975,000	Price/SF:	-
Property Type:	Multifamily	GRM:	5.3
NOI:	\$19,795	Cap Rate:	2.03%
Occupancy:	71%	Year Built:	1927
COE:	On Market	Number Of Units:	14
Lot Size:	0.1 Acres	Price/Unit:	\$69,643
Total SF:	- SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1A	14	100.0	600	\$983	\$1.64
TOTAL/AVG	14	100%	600	\$983	\$1.64



A 4470-4480 E Outer Dr
4470 Outer Dr E, Detroit, MI 48234

Listing Price:	\$975,000	Price/SF:	\$72.22
Property Type:	Multifamily	GRM:	-
NOI:	\$55,125	Cap Rate:	5.25%
Occupancy:	100%	Year Built:	1956
COE:	On Market	Number Of Units:	18
Lot Size:	0.3 Acres	Price/Unit:	\$54,166
Total SF:	13,500 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bed 1 bath	18	100			
TOTAL/AVG	18	100%	0	\$0	

Ten Capital Management sold this 18 unit property on December 2nd, 2025 for \$975,000 or \$54.17K per unit.

This property was on the market for 7 months 8 days with an asking price of \$1,000,000.

HELEN APARTMENTS

SALE COMPS



B 3500 Bluehill St
3500 Bluehill St, Detroit, MI 48224

Listing Price:	\$810,000	Price/SF:	\$92.34
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	9.80%
Occupancy:	93%	Year Built:	1962
COE:	On Market	Number Of Units:	16
Lot Size:	0.36 Acres	Price/Unit:	\$50,625
Total SF:	8,772 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bed 1 bath	16	100			
TOTAL/AVG	16	100%	0	\$0	

A private individual sold this 8,772 square foot multi-family building to an undisclosed party for \$810,000, or \$50,625 per unit.

The property was on the market for 9 months, with an initial asking price of \$900,000, and was



C 17161 Denver St
Detroit, MI 48224

Listing Price:	\$860,000	Price/SF:	\$76.42
Property Type:	Multifamily	GRM:	-
NOI:	\$78,625	Cap Rate:	9.14%
Occupancy:	94%	Year Built:	1957
COE:	On Market	Number Of Units:	16
Lot Size:	0.33 Acres	Price/Unit:	\$53,750
Total SF:	11,254 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bed 1 bath	10	62.5			
2/2	6	37.5			
TOTAL/AVG	16	100%	0	\$0	

A private individual sold this 16 unit, 11,254 square foot multi-family building to an undisclosed party for \$860,000, or \$53,750 per unit.

SECTION 4

04

LEASE COMPARABLES

Rent Comps Map
Rent Comps Summary
Rent Comps

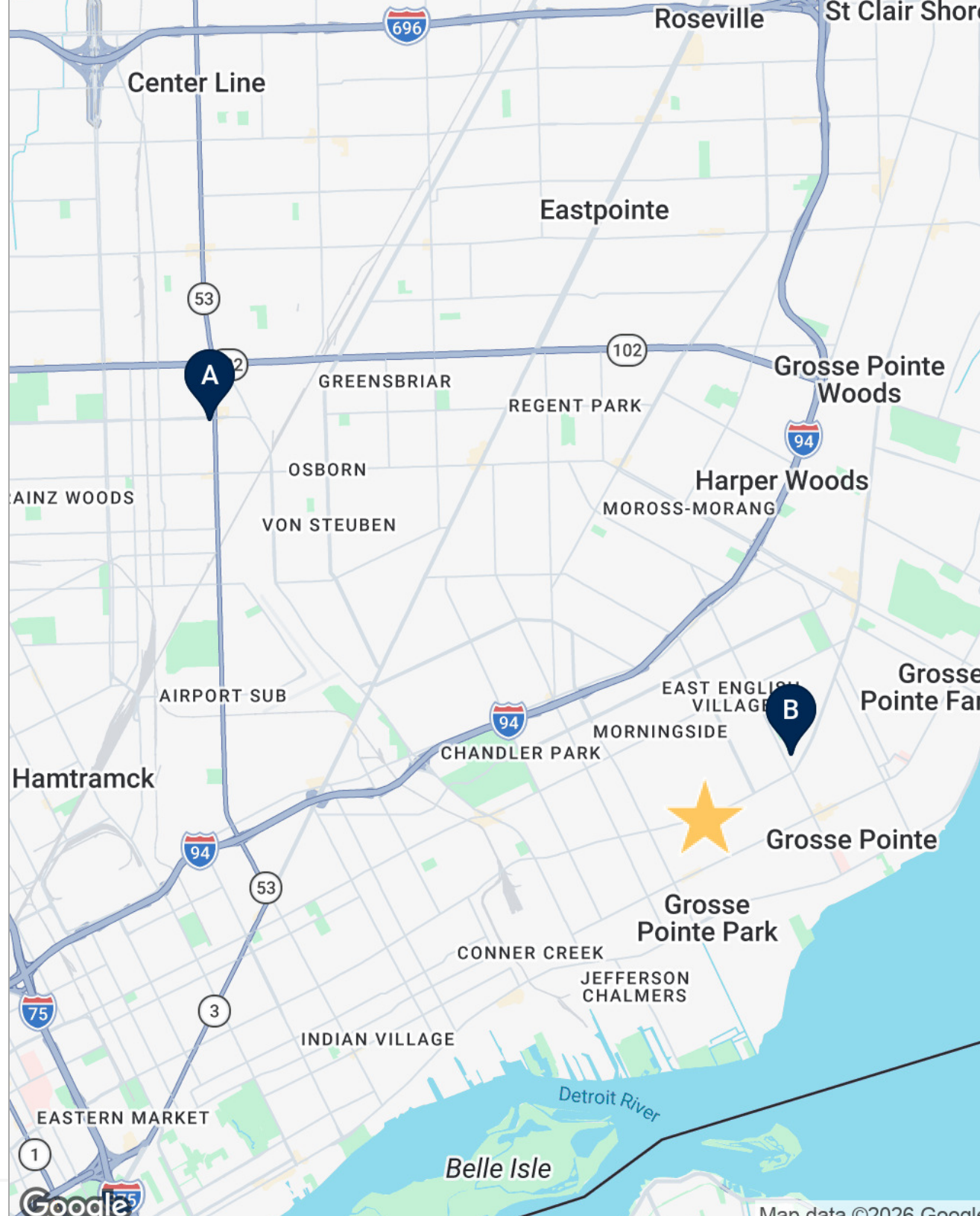
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HELEN APARTMENTS

RENT COMPS MAP




RENT COMPS MAP

- ★ Helen Apartments
- A 4470-4480 E Outer Dr
- B 17161 Denver St



HELEN APARTMENTS

RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	Helen Apartments 15771 Mack Ave Detroit, MI 48224	-	- SF	0.1 AC	9,201 SF	14	71%
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	4470-4480 E Outer Dr 4470 Outer Dr E Detroit, MI 48234	-	13,500 SF	0.3 AC	-	18	100%
	17161 Denver St Detroit, MI 48224	-	11,254 SF	0.33 AC	-	16	94%
	AVERAGES	-	12,377 SF	0.32 AC	0 SF	17	97.00%

HELEN APARTMENTS

RENT COMPS

★ Helen Apartments
15771 Mack Ave, Detroit, MI 48224

 14 Units |  71% Total Occupancy |  Year Built 1927



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1A	14	100.0	600	\$983	\$1.64
TOTAL/AVG	14	100%	600	\$983	\$1.64

A 4470-4480 E Outer Dr
4470 Outer Dr E, Detroit, MI 48234

 18 Units |  100% Total Occupancy |  Year Built 1956



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bed 1 bath	18	100		-	
TOTAL/AVG	18	100%	0	\$0	

HELEN APARTMENTS

RENT COMPS

B 17161 Denver St
Detroit, MI 48224

 16 Units |  94% Total Occupancy |  Year Built 1957



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bed 1 bath	10	62.5		-	
2/2	6	37.5		-	
TOTAL/AVG	16	100%	0	\$0	

SECTION 5

05

MARKET OVERVIEW

demo.pdf

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POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	18,059	99,207	207,775
2025 Estimate			
Total Population	18,191	99,391	208,248
2020 Census			
Total Population	18,589	102,168	214,599
2010 Census			
Total Population	20,791	116,518	243,594
Daytime Population			
2025 Estimate	9,519	73,010	150,546
HOUSEHOLDS			
2030 Projection			
Total Households	7,301	39,566	85,885
2025 Estimate			
Total Households	7,265	39,318	85,398
Average (Mean) Household Size	2.5	2.5	2.4
2020 Census			
Total Households	7,195	38,853	84,467
2010 Census			
Total Households	7,610	42,275	90,672
Growth 2025-2030	0.5%	0.6%	0.6%
HOUSING UNITS			
Occupied Units			
2030 Projection	8,572	46,711	100,900
2025 Estimate	8,528	46,411	100,304
Owner Occupied	4,801	24,383	50,918
Renter Occupied	2,491	14,966	34,463
Vacant	1,263	7,092	14,906
Persons in Units			
2025 Estimate Total Occupied Units	7,265	39,318	85,398
1 Person Units	30.2%	32.0%	35.1%
2 Person Units	31.5%	29.7%	29.3%
3 Person Units	16.6%	16.2%	15.1%
4 Person Units	12.1%	11.9%	11.2%
5 Person Units	5.6%	5.6%	5.1%
6+ Person Units	4.0%	4.6%	4.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	15.1%	11.0%	8.2%
\$150,000-\$199,999	9.2%	6.8%	5.9%
\$100,000-\$149,999	14.5%	12.7%	12.8%
\$75,000-\$99,999	12.6%	10.0%	10.8%
\$50,000-\$74,999	15.0%	15.2%	16.4%
\$35,000-\$49,999	9.9%	11.1%	11.9%
\$25,000-\$34,999	6.6%	7.9%	8.5%
\$15,000-\$24,999	5.5%	9.1%	9.2%
Under \$15,000	11.6%	16.2%	16.4%
Average Household Income	\$110,685	\$90,681	\$82,797
Median Household Income	\$90,144	\$74,929	\$68,419
Per Capita Income	\$44,498	\$36,193	\$34,021
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	18,191	99,391	208,248
Under 20	27.2%	28.1%	26.6%
20 to 34 Years	19.4%	19.0%	19.5%
35 to 39 Years	6.3%	6.0%	6.0%
40 to 49 Years	12.2%	11.8%	11.6%
50 to 64 Years	19.6%	19.3%	19.6%
Age 65+	15.2%	15.9%	16.6%
Median Age	38.0	38.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	12,219	65,735	140,834
Elementary (0-8)	2.4%	2.3%	2.7%
Some High School (9-11)	6.8%	10.4%	9.5%
High School Graduate (12)	19.4%	27.1%	28.2%
Some College (13-15)	20.9%	22.0%	23.3%
Associate Degree Only	6.9%	6.5%	7.6%
Bachelor's Degree Only	23.9%	16.8%	16.0%
Graduate Degree	19.7%	14.9%	12.8%
Population by Gender			
2025 Estimate Total Population	18,191	99,391	208,248
Male Population	47.9%	47.6%	47.7%
Female Population	52.1%	52.4%	52.3%



POPULATION

In 2025, the population in your selected geography is 208,248. The population has changed by -14.51 percent since 2010. It is estimated that the population in your area will be 207,775 five years from now, which represents a change of -0.2 percent from the current year. The current population is 47.7 percent male and 52.3 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,646 people per square mile.



HOUSEHOLDS

There are currently 85,398 households in your selected geography. The number of households has changed by -5.82 percent since 2010. It is estimated that the number of households in your area will be 85,885 five years from now, which represents a change of 0.6 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$68,419, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 93.50 percent since 2010. It is estimated that the median household income in your area will be \$81,122 five years from now, which represents a change of 18.6 percent from the current year.

The current year per capita income in your area is \$34,021, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$82,797, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 87,760 people in your selected area were employed. The 2010 Census revealed that 58.1 of employees are in white-collar occupations in this geography, and 17.4 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$179,435 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 56,260.00 owner-occupied housing units and 34,415.00 renter-occupied housing units in your area.

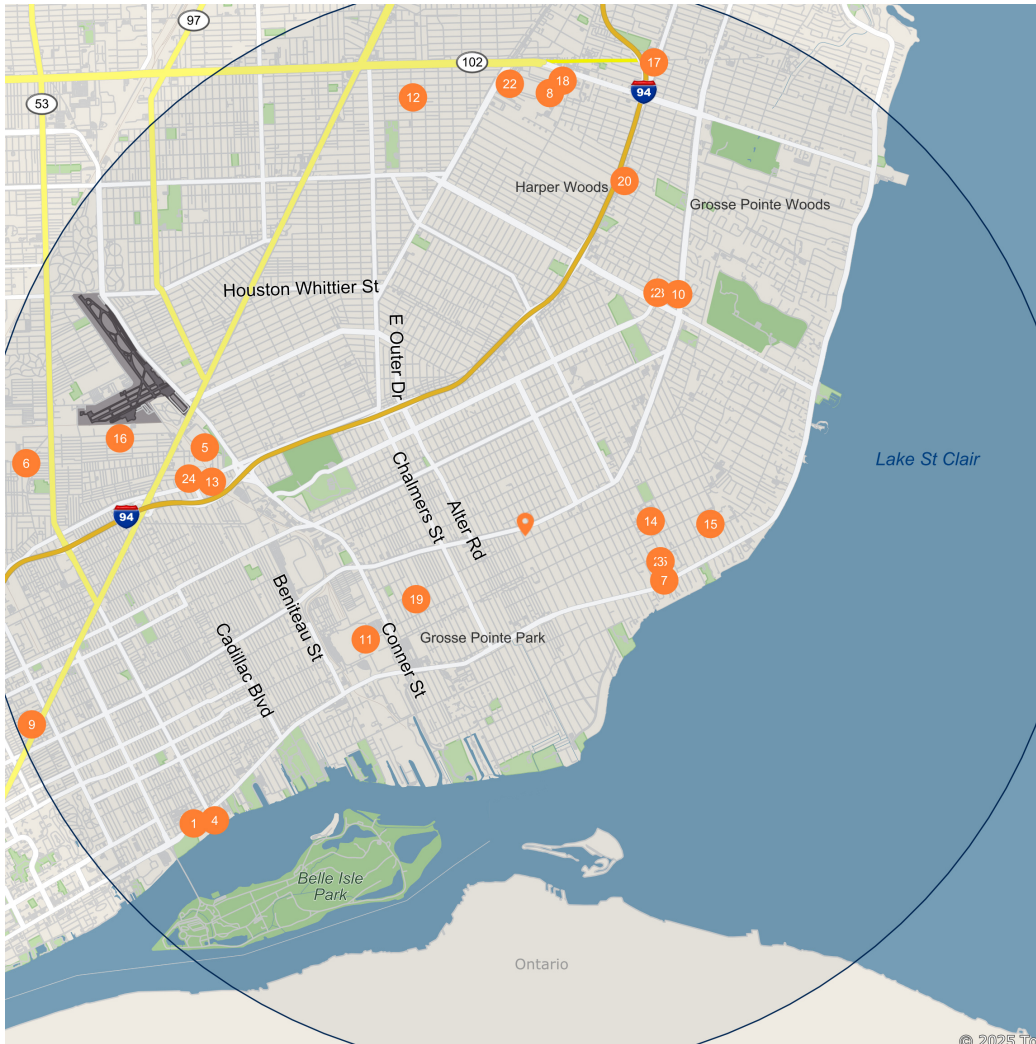


EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 27.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.6 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 16.6 percent vs. 8.8 percent, respectively.

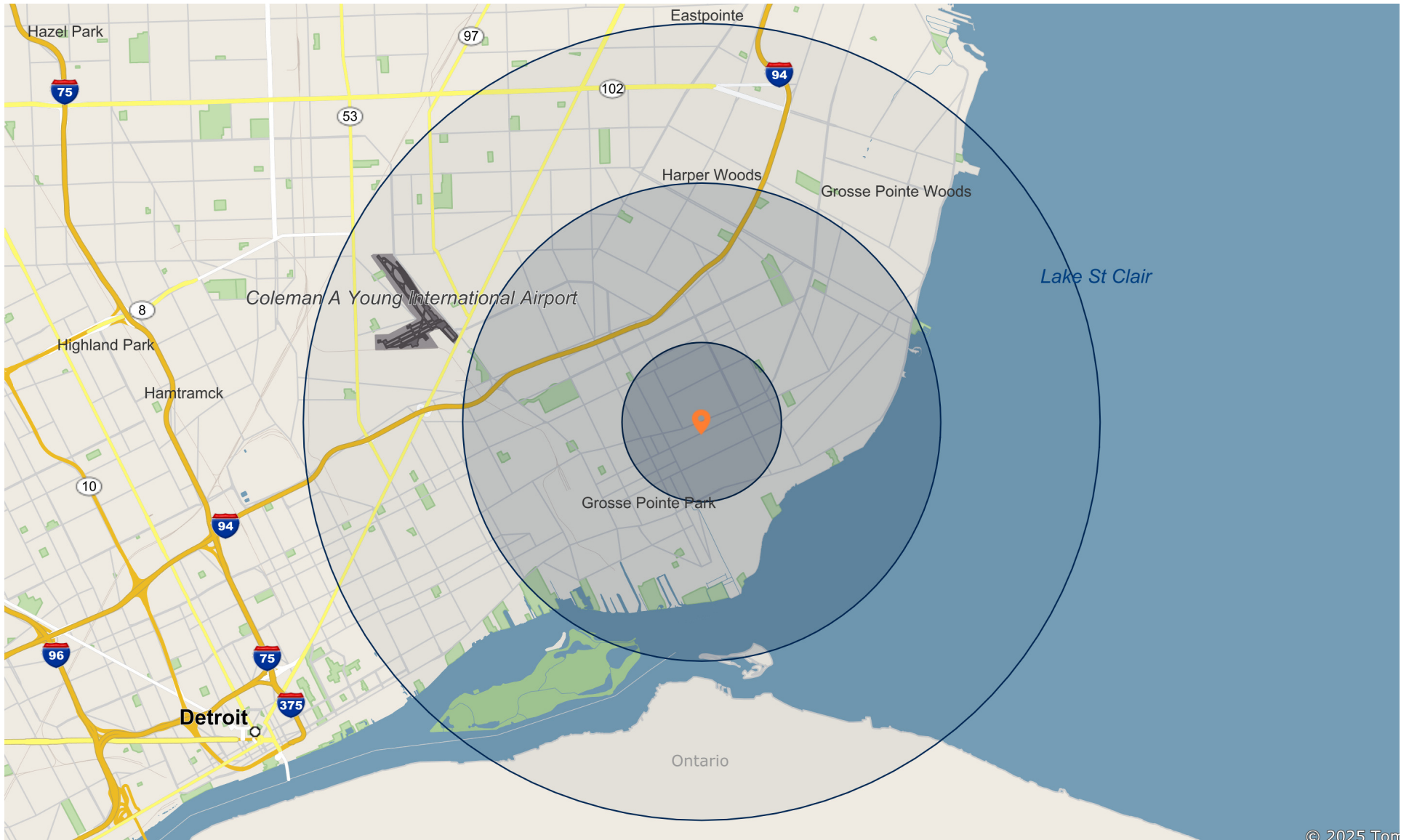
The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.9 percent in the selected area compared with the 19.6 percent in the U.S.



Major Employers

Employees

1	Ascension Southeast Michigan-Beacon Ctr For Behavioral Med	5,055
2	Henry Ford St John Hospital-Ascension St John Hospital	2,000
3	William Beaumont Hospital-	822
4	Interntnal Un Untd Atmble Arsp-Uaw	800
5	Lear Corporation-	700
6	Flex-N-Gate Detroit LLC-	500
7	William Beaumont Hospital-	462
8	SW Retail Group LLC-Shoppersworld Eighteen	385
9	Faygo Beverages Inc-	375
10	Henry Ford St John Hospital-Patient Accounting Services	347
11	FCA US LLC-Chryslr-Jffrson Assembly Plant	322
12	Lee Apparel Company Inc-	300
13	PVS Holdings Inc-	251
14	Xper Holdings Inc-	250
15	STC Three LLC-	247
16	Motor City Electric Co-McEco	225
17	Wendetroit Ltd Inc-Wendys	220
18	Lowes Home Centers LLC-Lowes	219
19	Wolverine Human Services-St Judes Home For Boys	216
20	Henry Ford Cntinuing Care Corp-Cottage Continuing Care	213
21	Detroit Chassis LLC-	209
22	Home Depot USA Inc-Home Depot The	198
23	Ascension St John Hospital-	183
24	Denn-Co Construction Inc-	175
25	Beaumont Health-	172



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