

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

18435 HOOVER ST

18435 Hoover St, Detroit, MI 48205



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

abattersby@thomasduke.com

OFFERING SUMMARY: 18435 Hoover St | Detroit, MI 48205



PROPERTY OVERVIEW

Sixteen (16) unit apartment complex for sale in Detroit, MI.

OFFERING SUMMARY

Sale Price:	\$789,000
Building Size:	9,800 SF
Number of Units:	16
Price / UN:	\$49,312.50
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1957
Zoning:	R3

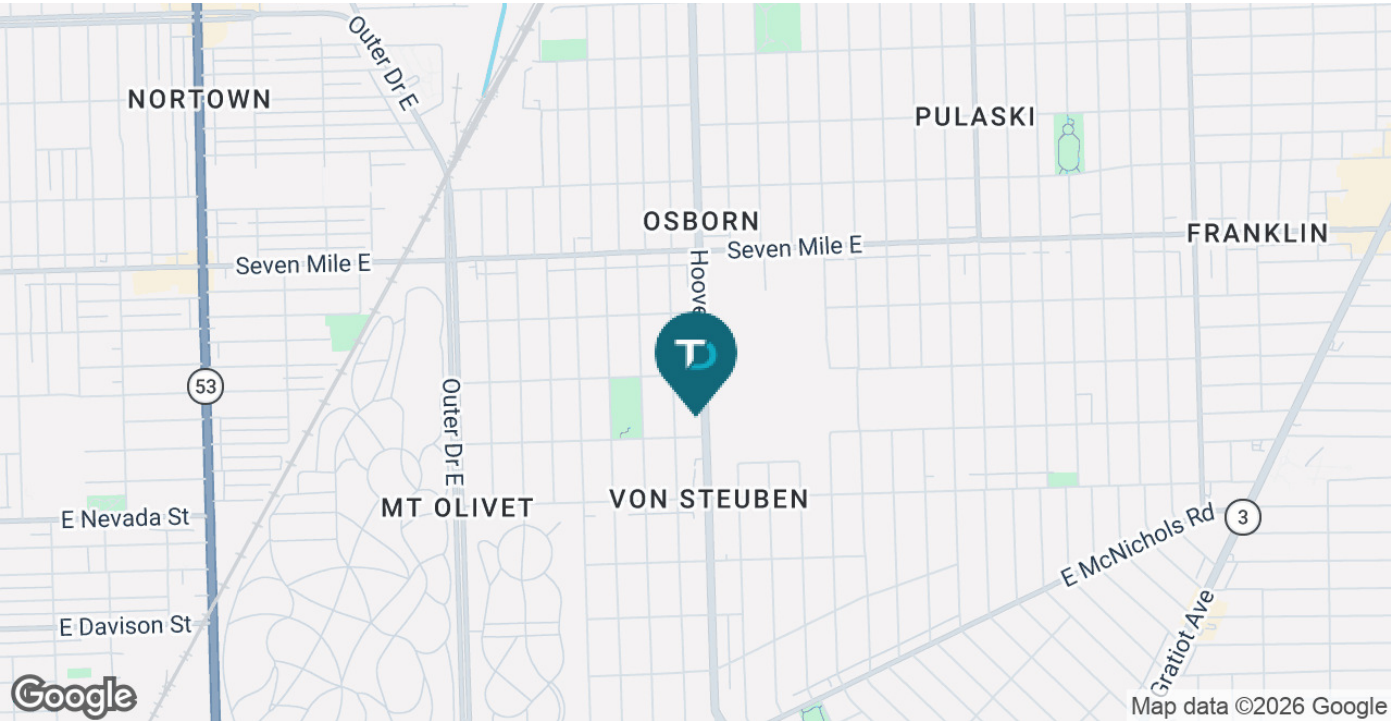
PROPERTY HIGHLIGHTS

- Sixteen (16) unit apartment building
- Well maintained brick building
- Value add through lease up and rent increases
- Twelve 1BR units; Four 2BR units
- Contact Broker for financials
- Motivated seller

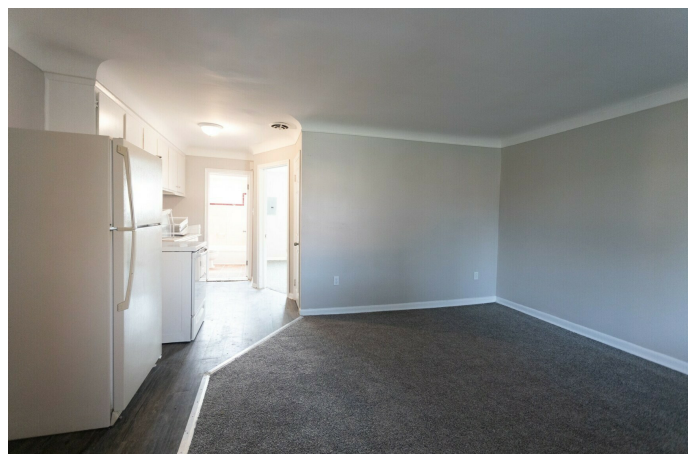
BUILDING/PROPERTY INFORMATION: 18435 Hoover St | Detroit, MI 48205

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/UN:	\$49,312.50	Lot Size:	0.28 AC
Building Size:	9,800 SF	Property Type:	Multifamily
Year Built:	1957	Property Subtype:	Mid-Rise
Number of Floors:	2	2025 Taxes:	\$18,595
Utilities:	City water and sewer	Zoning	R3
		Traffic Count:	9,585 Vehicles/Day (Costar, 2025)
		Legal Description:	Available upon request
		APN:	17-0139814

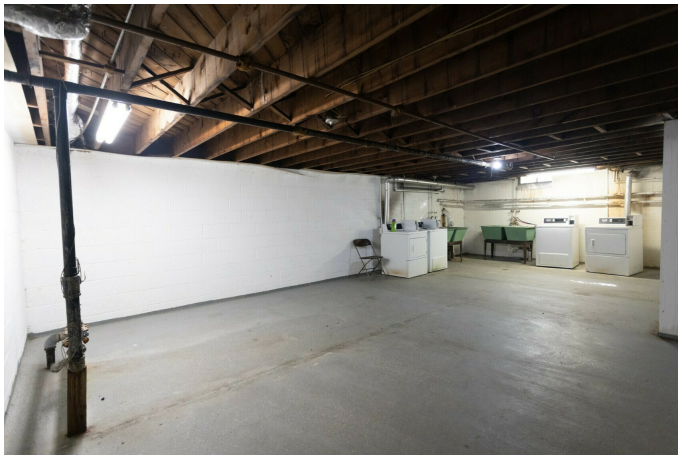
LOCATION INFORMATION
 Located on the west side of Hoover Rd, three blocks south of E Seven Mile Rd.



ADDITIONAL PHOTOS: 18435 Hoover St | Detroit, MI 48205



ADDITIONAL PHOTOS: 18435 Hoover St | Detroit, MI 48205



INCOME/EXPENSE: 18435 Hoover St | Detroit, MI 48205

**18435 Hoover Street
Detroit, MI 48205
Annualized Profit and Loss (2025 Full Year)**

Gross Rental Income:	\$158,329.00
Other Income:	\$1,335.00

Total Income:	\$159,664.00
----------------------	---------------------

Expenses:

Property Taxes:	\$22,356.00
Insurance:	\$11,328.00
Electric:	\$2,400.00
Gas:	\$716.00
Water:	\$5,585.00
Cleaning:	\$1,200.00
Misc. Repairs:	\$1,450.00
Supplies:	\$175.00
Pest Control:	\$900.00
Lawn and Snow:	\$1,200.00
Trash Removal:	\$1,500.00

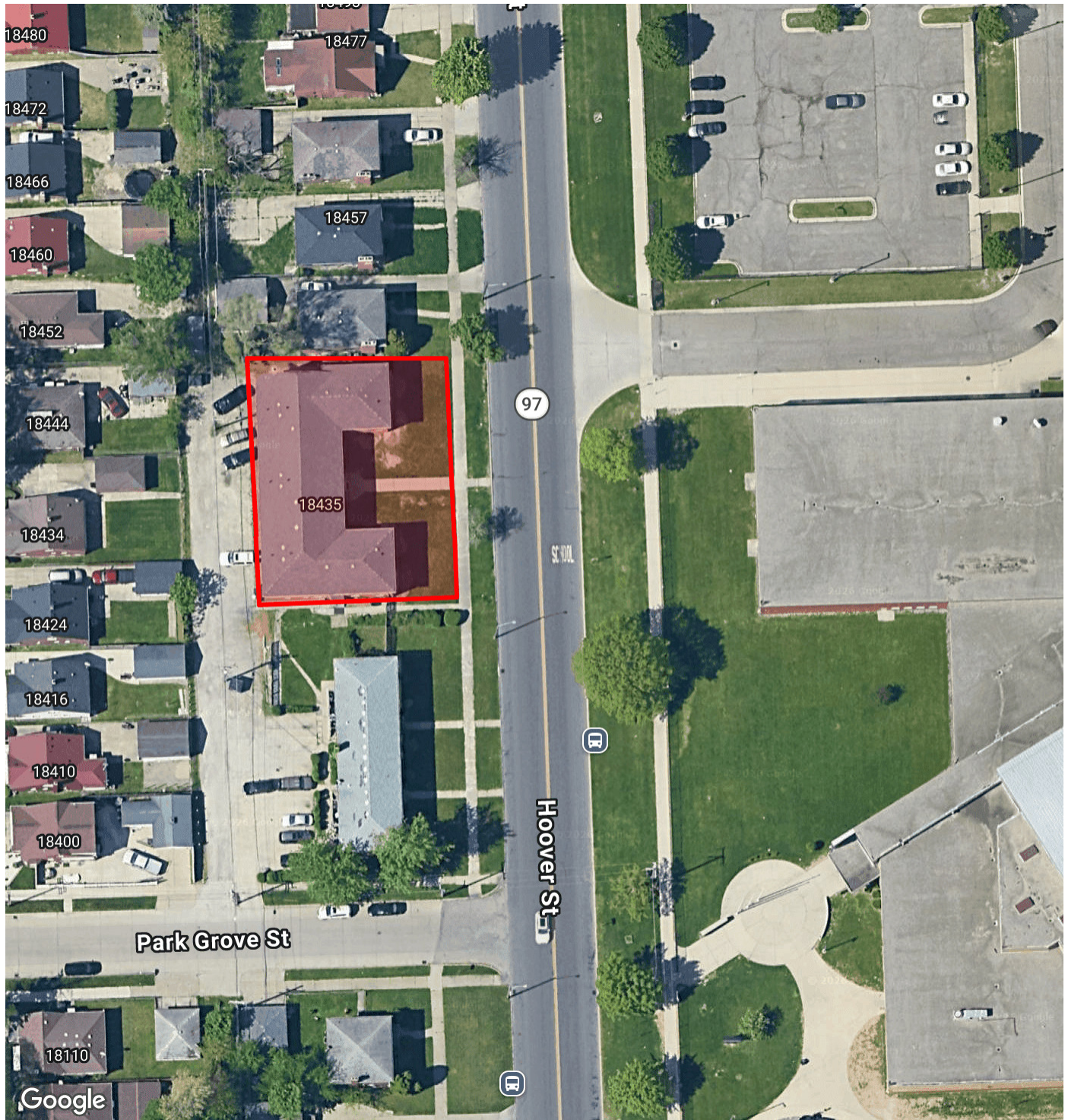
Total Operating Expense:	\$48,810.00
---------------------------------	--------------------

Net Operating Income:	\$110,854.00
------------------------------	---------------------

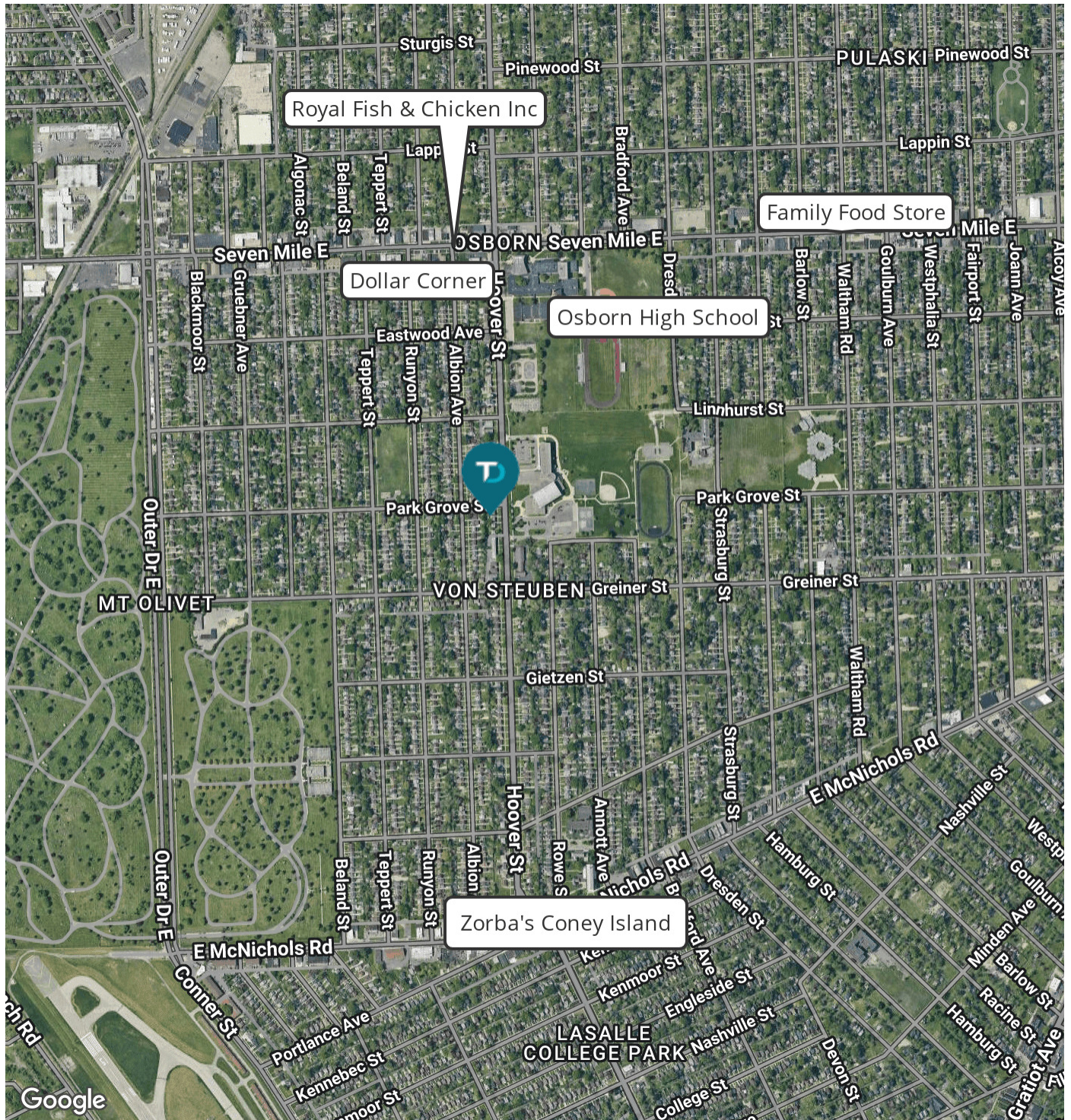
2025 TRAILING 12: 18435 Hoover St | Detroit, MI 48205

PROPERTY 1 ADDRESS		18435 Hoover St. Detroit Mi 48205											
INCOME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YR TOTAL
MULTI-PROPERTY INCOME OVERVIEW	2026	2026	2026	2026	2025	2025	2025	2025	2025	2025	2025	2025	
RENTAL INCOME	\$11,729.00	\$ 10,729.00	\$ 9,729.00	\$ 8,786.00	\$ 13,529.00	\$ 13,525.00	\$ 14,529.00	\$ 14,529.00	\$ 14,529.00	\$ 13,529.00	\$ 12,529.00	\$ 11,729.00	
OTHER RENTAL INCOME - Late Fees, Etc.	\$ 105.00	\$ 85.00	\$ 60.00	\$ 145.00	\$ 150.00	\$ 125.00	\$ 145.00	\$ 110.00	\$ 85.00	\$ 125.00	\$ 75.00	\$ 95.00	\$ 1,305.00
GROSS RENTAL INCOME	\$11,834.00	\$ 10,814.00	\$ 9,789.00	\$ 8,931.00	\$ 13,679.00	\$ 13,650.00	\$ 14,674.00	\$ 14,639.00	\$ 14,614.00	\$ 13,654.00	\$ 12,604.00	\$ 11,824.00	\$ 150,706.00
EXPENSES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YR TOTAL
MULTI-PROPERTY EXPENSES OVERVIEW													
MARKETING / ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LISTING FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AGENT FEES / COMMISSIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INSURANCE	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 944.00	\$ 11,328.00
INTERIOR MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTERIOR REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ 241.00	\$ 76.00	\$ 24.00	\$ -	\$ 68.00	\$ -	\$ -	\$ -	\$ 409.00
HOUSEKEEPING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00
GROUNDKEEPING	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
WATER/SEWAGE	\$ 468.00	\$ 788.00	\$ 125.00	\$ -	\$ 474.00	\$ 442.00	\$ 570.00	\$ 501.00	\$ 413.00	\$ 656.00	\$ 623.00	\$ 525.00	\$ 5,585.00
GAS	\$ 65.00	\$ 50.00	\$ 56.00	\$ -	\$ 71.00	\$ 62.00	\$ 60.00	\$ 80.00	\$ 60.00	\$ 70.00	\$ 69.00	\$ 73.00	\$ 716.00
ELECTRIC	\$ 297.00	\$ 228.00	\$ 239.00	\$ -	\$ 286.00	\$ 223.00	\$ 223.00	\$ 122.00	\$ 168.00	\$ 194.00	\$ 203.00	\$ 268.00	\$ 2,451.00
EXTERMINATOR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00
REFUSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CORRESPONDENCE - Postage, Stationery, Phone, Etc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CARETAKER FEES / SALARY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRAVEL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT / APPLIANCE PURCHASES	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00
EQUIPMENT / APPLIANCE RENTAL FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LAND TAX	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,000.00	\$ -	\$ 22,000.00
BORROWING EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOAN(S) INTEREST	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 4,429.00	\$ 53,148.00
TRAVEL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230.00	\$ 230.00
TURNOVER	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 4,803.00	\$ 7,289.00	\$ 6,393.00	\$ 6,473.00	\$ 6,795.00	\$ 6,276.00	\$ 7,250.00	\$ 6,176.00	\$ 6,182.00	\$ 6,393.00	\$ 28,368.00	\$ 6,569.00	\$ 100,947.00
YEAR TO-DATE-INCOME LESS EXPENSES	\$ 5,031.00	\$ 3,525.00	\$ 3,396.00	\$ 2,458.00	\$ 6,884.00	\$ 7,374.00	\$ 7,424.00	\$ 8,463.00	\$ 8,432.00	\$ 7,261.00	\$ (15,764.00)	\$ 5,255.00	\$ 49,739.00

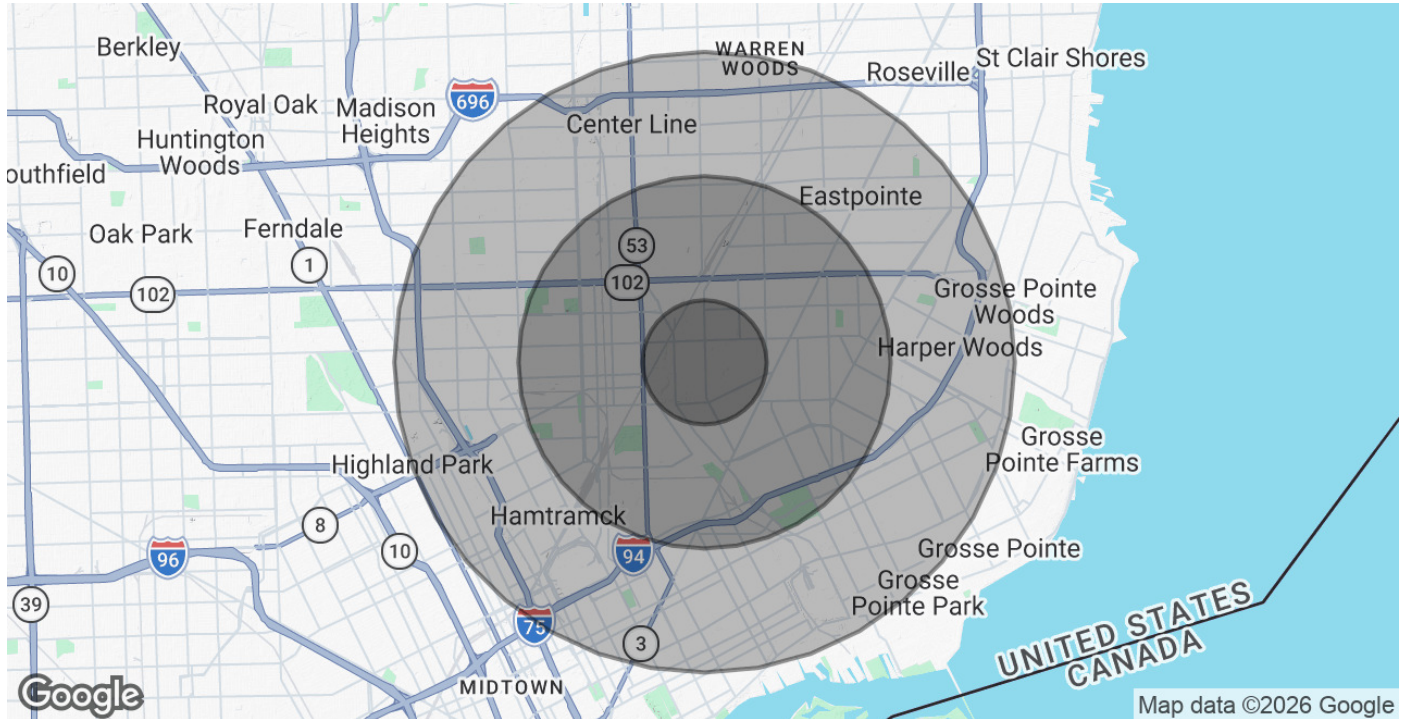
AERIAL MAP: 18435 Hoover St | Detroit, MI 48205



RETAILER MAP: 18435 Hoover St | Detroit, MI 48205



DEMOGRAPHICS MAP & REPORT: 18435 Hoover St | Detroit, MI 48205



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,685	117,683	354,196
Average Age	32.2	33.4	35.6
Average Age (Male)	29.2	31.1	34.1
Average Age (Female)	34.4	35.6	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,441	43,279	131,586
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$48,293	\$53,082	\$63,393
Average House Value	\$68,558	\$70,797	\$118,321

2023 American Community Survey (ACS)