



ANN ARBOR AREA BOARD OF REALTORS®



SALES CONTRACT • Page 1 of 7

Seller's Broker Resource Realty Group
Phone (734)800-2040
Broker's license # 6502431234
Seller's agent Larry C Gotcher
Phone (734)732-3789
Email TeamGotcher@GMail.com
Agent's license # 0

Buyer's Broker Trillium Real Estate
Phone (734)302-3011
Broker's license # 6505304340
Buyer's agent Gordon Loll
Phone (734)320-5747
Email Gordon@TrilliumRealtors.com
Agent's license # 6501375444

1. Seller and Buyer acknowledge receipt of the State of Michigan "Disclosure Regarding Real Estate Agency Relationships."

2. Property, Parties, Dates: For the property known as 1540 Siller Ter & 1484 W Liberty St, Ann Arbor, MI 48103 this offer is dated December 16, 2022, and is between:

Seller Glorycrest Siller Terrace Inc, Karol Haim Schwartz
Address 11391 Portage Rd, Portage, MI 49002-7552 and
Buyer Ann Arbor Housing Development Corporation
Address 2000 S Industrial Hwy, Ann Arbor, MI 48104-6120

The contract date will be the date of final acceptance, as stated in paragraph 41. Whenever a number of days is specified in this contract, the number is calendar days.

3. Conveyance: Seller agrees to sell and convey, subject to visible easements and encroachments, to easements and restrictive covenants of record and to the lien of taxes not yet due and payable at time of closing, and Buyer agrees to purchase, the property situated in the [X] City [] Township [] Village of Ann Arbor, County of Washtenaw, Michigan, as identified above. Legal description: See Attached Addendum #1 and as completely described in the title insurance commitment.

Tax ID # See Attached Addendum #1

4. Sale price Four Million, Two Hundred Thousand Dollars \$ 4,200,000.00

5. Earnest Money Deposit (EMD): Fifty Thousand Dollars \$ 50,000.00

EMD will be deposited in the escrow account of: [X] Buyer's Broker [] Seller's Broker [] Title Company within two banking days after Broker has received notice that the offer to purchase has been accepted by all parties, until closing, at which time it will be credited to Buyer. Should this contract not close, the EMD will be handled as specified in R339.22313(5), Michigan Administrative Rules, Real Estate Brokers and Salesperson. A written agreement signed by Seller and Buyer will be required confirming that there is no dispute as to the disbursement of funds. If a dispute exists, the EMD will not be released without the written consent of both parties or a court order. If held under an escrow agreement, the EMD will be released in accordance with the terms of the escrow agreement.

6. Funds and Terms: [] New Mortgage [] Land Contract (see Land Contract Addendum) [X] Cash. Buyer will pay the balance of the sale price, together with closing costs and escrow deposits, in collected funds at the time of closing. Buyer is responsible for the performance of Buyer's lender. Failure of Buyer's lender to have funds available for disbursement at the time of the scheduled closing may result in Buyer's default.

7. Fees: A transaction fee of \$ 300.00 will be paid to Buyer's Broker by Buyer at closing.

8. Other: See Addendum #2

9. Inclusions: This sale includes all fixtures, improvements, landscaping and appurtenances attached to the property as of this date, including but not limited to: all lighting and plumbing fixtures, garbage disposals, thermostats, ceiling fans, window treatments and hardware, wall-to-wall carpeting, attached shelving, owned water softeners, automatic garage door equipment and remotes, storm windows and doors, screens, awnings, antennas, TV brackets, as well as the following personal property, as seen, for which a bill of sale will be given. Seller and Buyer agree that the personal property conveyed through this contract has no monetary value.

See Addendum #2

BUYER'S INITIALS

Handwritten initials JH

SELLER'S INITIALS

Handwritten initials HS

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ANN ARBOR AREA BOARD OF REALTORS®



SALES CONTRACT • Page 2 of 7

RE: The Property known as: 1540 Siller Ter & 1484 W Liberty St Ann Arbor MI 48103
(STREET) (CITY) (STATE) (ZIP)

10. Exclusions: Excluded from this contract are the following:

11. Property condition: Seller represents that all equipment and improvements are in working condition, with the exception of:

Unless otherwise agreed in writing, Seller will deliver and Buyer will accept the property in the same "as-is" condition as when this contract was written. Until possession is delivered, Seller agrees to maintain heating, well, septic, plumbing, electrical system, appliances, all inclusions as identified above, and other equipment in normal working order; to keep the roof watertight; to maintain the grounds; and to keep all essential utility services connected.

12. Limitations: Broker and Broker's agents assume no responsibility for the condition of the property nor for the performance of this contract by any or all parties. Seller and Buyer agree to hold Brokers and Broker's agents harmless in the performance of this contract unless there has been misrepresentation or fraud.

13. Home Warranty: [] A one year home warranty from [] Seller [] Buyer at a cost not to exceed \$

14. Casualty loss: Seller retains the risk of loss by fire, windstorm, or otherwise until delivery of the deed or land contract. If the property is destroyed or substantially damaged before closing, at Buyer's option, this contract may become null and void, or Buyer may accept the property and take an assignment of insurance proceeds as available.

15. Assessments and Benefit Charges: All assessments, municipal, association, or otherwise, including future installments, that have been assessed against the property by the date of closing will be paid by Seller. The cost of improvements that are subject to future assessments against the property, assessed after the date of closing will be paid by Buyer.

16. Seller has no knowledge of any pending assessments or benefit charges that have not been disclosed in writing to Buyer.

17. Metered Water and Sewer: [X] Seller will escrow the sum of \$ 7,000.00 for final water and sewer bill with [] Listing Broker [X] Title Company. Escrowed funds will be released to Seller upon verification that the final bill has been paid or will be used to pay the final bill upon receipt by escrow agent.

18. Prorations: Rents, insurance, interest, and association fees, where applicable, are to be prorated as of the date of closing on a 30 day month, 360 day year basis. Seller represents that Seller has filed all required transfer affidavits disclosing the sale price to the local Assessor for previous transactions.

19. Transfer fees: Condominium/cooperative transfer fee, association fee or rush fees, will be paid by [] Seller [] Buyer.

20. Tax proration: Taxes will be prorated based on a 30 day month, 360 day year, as follows: [X] Taxes will be prorated as if paid in advance, based on the due date of the taxing authority. (commonly used in Washtenaw, Lenawee, Livingston, Wayne and Oakland Counties and parts of Monroe County) [] Taxes will be prorated as if paid in arrears, based on the calendar year of the taxing authority. (commonly used in Jackson and Ingham Counties and parts of Monroe County) [] No tax proration will be paid. Seller will pay the taxes which are due before the date of closing. Buyer will pay taxes which are due on or after the date of closing.

BUYER'S INITIALS JA

SELLER'S INITIALS HS

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ANN ARBOR AREA BOARD OF REALTORS®



SALES CONTRACT • Page 3 of 7

RE: The Property known as: 1540 Siller Ter & 1484 W Liberty St Ann Arbor MI 48103 (STREET) (CITY) (STATE) (ZIP)

21. Walk-through: Buyer has the right to walk through the property within forty eight hours prior to closing and at the surrender of possession by Seller.

22. Form of Conveyance: Seller agrees to grant and convey, as above required, by [X] Warranty Deed [] Covenant, Trust or Fiduciary Deed [] Washtenaw County Bar Association form of Land Contract, a marketable title to the property. If the property is a cooperative, Seller will convey by stock transfer. Seller will pay transfer taxes when title passes. If the property is neither a condominium unit nor a platted lot, Seller will convey the right to make _____ land divisions.

23. Closing: Closing of this purchase to be on or before April 6, 2023.

24. Possession: Possession will be given [X] at closing, [] _____ days after closing or [] _____

25. Reimbursement to Buyer from Seller: From the day of closing to the day of possession, Buyer agrees that Seller may occupy the property. To reimburse Buyer for estimated expenses incurred in that period, Seller will pay Buyer:

[] the sum of \$ _____ per diem or [] 1/30 Buyers PITI, including PMI and association fees

[] Seller will pay the full amount irrespective of the date of vacating the property or [] Seller will pay only for the days occupied prior to surrendering the keys and vacating the property.

The full reimbursement amount and a damage deposit of \$ _____ will be held in escrow during the occupancy. Seller also liable for Buyer's actual and reasonable expenses incurred as a result of a holdover by Seller. The escrowed funds will be released to the parties under the terms of an escrow agreement to be signed at closing.

26. Title Insurance: Seller will provide a standard ALTA owner's policy of title insurance [] with [X] without standard exceptions (at no additional cost to Seller or Buyer) along with any title affidavit required by the title company. Buyer will provide any mortgage report required by the title company for removing standard exceptions or for issuance of the mortgage title insurance policy. Any special exception will be subject to Buyer's approval. Monetary encumbrances not assumed by Buyer will be paid by Seller by closing.

27. Notices: Offers, counteroffers, acceptances and notices required by this contract delivered in person, by mail, fax, email, scan, and other electronic methods of transmission with verifiable signatures will be binding. Electronic signatures and initials are valid and binding upon the parties as if the original signature or initials were present in the documents in the handwriting of each party. Definitions of delivery follow: personal delivery shall mean the time that the recipient receives the notice; delivery by mail shall be one day after the notice is mailed; for email, scan, and other electronic methods of transmission, delivery shall mean the time that the notice is sent.

28. Financing: [] This contract is contingent upon Buyer qualifying for and obtaining a mortgage commitment as designated below for which Buyer agrees to apply, and cause the appraisal to be ordered, within _____ days of final acceptance.

[] Conventional [] Federal Housing Administration (FHA) [] FHA addendum attached [] Veterans Administration (VA) [] VA addendum attached [] Rural Development (RD) [] Other _____ loan commitment in the amount of \$ _____ or _____ % of the sale price.

Buyer will provide evidence of the mortgage application and appraisal order from Buyer's lender within _____ days of final acceptance. If such evidence is not provided in the time frame, Seller may void this contract. Buyer to notify Seller in writing regarding mortgage approval or denial [] by _____ or [] within _____ days of final acceptance or this contingency will be deemed waived.

29. Buyer [] does [X] does not acknowledge receipt of the Seller's Disclosure. Buyer acknowledges having been advised to have the property inspected.

30. Inspections: [X] This contract is contingent upon Buyer's satisfaction with inspections of Buyer's choice and at Buyer's expense. Buyer shall have the option for 60 days from final acceptance to have the property inspected. Seller shall make the premises reasonably available for inspections. This contingency includes, but is not limited to, inspections for radon, pests, mold, sewer line, square footage, construction, mechanical, electrical, structural, architectural, survey, asbestos and any other inspection Buyer may deem appropriate for Buyer's intended use of the property. Buyer agrees to restore the property to its prior condition after any inspections or tests.

BUYER'S INITIALS [Signature]

SELLER'S INITIALS [Signature]

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ANN ARBOR AREA BOARD OF REALTORS®

REALTOR®



SALES CONTRACT • Page 4 of 7

RE: The Property known as: 1540 Siller Ter & 1484 W Liberty St Ann Arbor MI 48103 (STREET) (CITY) (STATE) (ZIP)

The inspection contingency shall be deemed waived unless Buyer objects during the time period permitted for the inspection(s). If Buyer is not satisfied with the result of any inspection, Buyer may declare this contract null and void, or notify Seller, in writing, during the time frame for the inspection(s), of defect(s) identified during the inspection(s). If Seller is so notified, Seller will have 10 days to notify Buyer, in writing, of Seller's willingness to correct the defect(s), credit the Buyer a sum of money at closing, or reduce the sale price. Upon receipt of notice from Seller, or after the expiration of the number of days stated above, if Seller has not responded, Buyer will have 10 days to accept any offer made by Seller, declare the contract null and void, or declare in writing that Buyer will purchase the property in its as-is condition. If no election is made during this time period, and until such election is made, the contract is voidable by either party.

31. Lead-based paint inspection: Under Federal regulations, Buyer has a 10 day (or other agreed upon period of time) opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards on residential housing built before 1/1/1978.

[X] Buyer elects to have a lead-based paint or lead-based paint hazard inspection of the property at Buyer's expense, resulting in a report satisfactory to Buyer. This contingency will be deemed waived if no objection is made by Buyer within 60 days of final acceptance.

[] Buyer waives the opportunity to conduct a risk assessment, or inspection for the presence of lead-based paint or lead-based paint hazards.

32. Well and septic inspection contingencies:

[] The property is located in a municipality which requires health department approval of on-site septic systems and/or well water, Seller agrees to order the inspection within days of final acceptance. Seller will provide Buyer with copies of all evaluation reports and approvals required by local government authority within days of final acceptance. This contingency will be deemed waived if no objection is made by Buyer within days from the date of receipt of the documents by Buyer.

[] The property is located in a municipality which does not require health department approval of on-site septic systems and/or well water. This contract is contingent upon Buyer approval of a well and septic inspection of the property by a qualified inspector, at the expense of [] Seller [] Buyer. This contingency will be deemed waived if no objection is made by Buyer within days of final acceptance.

33. Attorney Approvals: The following contingencies will be deemed waived if no objection is made during the time frame.

[X] Approval of contract by Seller's attorney within 10 days from final acceptance.

[X] Approval of contract by Buyer's attorney within 10 days from final acceptance.

[X] Approval of current commitment for an Owner's policy of title insurance and associated recorded documents by Buyer's attorney within 10 days from its receipt by Buyer. Waiver of this contingency will be subject to any substantive revisions to the title commitment and to a mortgage report/stake survey, if any, showing any objectionable encroachments.

[] Approval of condominium, association or cooperative documents by Buyer's attorney within days of their receipt by Buyer or Buyer's attorney. Documents will be provided by Seller at Seller's expense within days of final acceptance. For purposes of this paragraph, condominium documents shall include: master deed, bylaws, minutes from most recent annual meeting, current financial statements, annual budget, and disclosure of any and all fees payable to the association at the time of sale.

34. Private Road: [] The property abuts a private road which has not been accepted as a public road and is not required to be maintained by the county road commission or other public or municipal body.

35. Sale of Buyer's property: [] This contract is contingent upon successful completion of the following regarding the property at

The following contingencies will be deemed waived unless Buyer notifies Seller within the time frame set forth below of Buyer's inability to perform.

[] Obtaining a signed sales contract on Buyer's property within days of final acceptance.

[] Obtaining a non-contingent signed sales contract on said property within days of final acceptance.

[] Closing on the sale of above property within days of final acceptance.

Buyer agrees to list said property with a REALTOR, enter the listing into the local Multiple Listing Service, and make the property available for showings within days from the date of final acceptance.

After Buyer has removed or waived all of the contingencies regarding the sale of Buyer's property, Buyer will be in default if Buyer's mortgage is not approved because of failure to sell said property.

BUYER'S INITIALS

JA

SELLER'S INITIALS

HS

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ANN ARBOR AREA BOARD OF REALTORS®



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RE: The Property known as: 1540 Siller Ter & 1484 W Liberty St Ann Arbor MI 48103 (STREET) (CITY) (STATE) (ZIP)

36. Limited time clause: If this contract is contingent upon the sale of Buyer's property, Buyer acknowledges that this property is not being taken off the market by this contract. If a back-up contract is accepted on this property prior to removal of all contingencies regarding the sale of Buyer's property, Buyer will have days from receipt of Seller's written notification to Buyer to remove all the contingencies regarding the sale of said property and provide written verification from lender that Buyer does not need to sell said property in order to obtain financing for this property. If these requirements are not met this contract becomes null and void.

37. Back-up contract: This contract is secondary to a first accepted contract that contains contingencies which Seller reserves the right to extend or modify. If the first contract is terminated for any reason, this back-up contract will become primary upon receipt by Buyer of written notification. Seller agrees to notify Buyer in writing within two days of dissolution of the first contract. For purposes of computing time limits, the date of final acceptance of this contract as primary shall be deemed the date on which the Buyer receives written notice. Buyer may withdraw this back-up contract at any time prior to receipt of notification of dissolution of the first contract.

38. Binding contract and assignment: This contract binds Buyer, Seller, their heirs and personal representatives. Should Buyer assign this contract without Seller's written permission, Buyer will remain personally liable for the performance of the contract. Unless modified or waived in writing, all covenants, warranties, and representations contained herein will survive the closing.

39. Default: If Buyer defaults, Seller may elect to claim the earnest money as liquidated damages. If either Seller or Buyer defaults, the damaged party may pursue any legal and equitable remedies. TIME IS OF THE ESSENCE FOR THE PERFORMANCE OF THIS CONTRACT.

40. All parties are advised to seek the advice of an attorney.

Buyer:

Seller:

DocuSigned by: Jennifer Hall Date: 12/16/2022 | 12:09:47 PM PST Ann Arbor Housing Development Corporation Date:

12:09:47 PM PST Date: Glorycrest Siller Terrace Inc Haim Schwartz Date: 12/21/22 Karol Haim Schwartz

41. Final Acceptance: Buyer Seller accepts this offer as written. All terms and conditions have been agreed upon.

Date:

Date:

The next day following the date of delivery of the final acceptance will be deemed "Day 1" for contingency time frames.



ANN ARBOR AREA BOARD OF REALTORS®



ADDENDUM 1

WITH REFERENCE TO A CERTAIN CONTRACT dated December 16, 2022 between

Seller: Glorycrest Siller Terrace Inc, Karol Haim Schwartz

Purchaser: Ann Arbor Housing Development Corporation

for the property commonly known as _____

1540 Siller Ter & 1484 W Liberty St, Ann Arbor, MI 48103

CONTRACT IS AMENDED/SUPPLEMENTED AS FOLLOWS: _____

Property listed in MLS Listing #3291759 as 1540 Siler Ter consists of two total parcels that are conveyed in the sale:

Mailing Address: 1540 Siller Ter 48103-4175

Parcel Number: 09-09-30-401-011

Legal Description: PRT SE 1/4 SEC 30 T2S R6E COM CENT SEC TH S 89 DEG 32 MIN E 419.20 FT TH S 0 DEG 14 MIN E 738.76 FT FOR POB TH S 0 DEG 14 MIN E 101.98 FT TH N 89 DEG 46 MIN E 164.4 FT TH S 0 DEG 14 MIN E 150.22 FT TH N 75 DEG 14 MIN E 100 FT TH N 0 DEG 14 MIN W 249. 37 FT TH N 0 DEG 20 MIN 30 SEC E 44.72 FT TH SWLY 267.92 FT TO POB EXC SLY 33 FT

and

Mailing Address: 1484 W Liberty St, Ann Arbor MI 48103-4179

Parcel Number: 09-09-30-401-009

Legal Description: PRT SE 1/4 SEC 30 T2S R6E BEG SE COR OUTLOT B PANDORA PLAT TH S 75 DEG 24 MIN W 128.73 FT, TH S 0 DEG 26 MIN 30 SEC 199.25 FT, TH N 75 DEG 13 MIN 30 SEC E 96 FT TH N 74 DEG 19 MIN E 34.05 FT TH N 0 DEG 26 MIN 30 SEC W 182.83 FT TH NW 14.95 FT IN ARC CIR CURVE CONCAVE W R 140.22 FT CENT ANG 6 DEG 07 SEC CHORD N 3 DEG 30 MIN W 14.94 FT TO POB

DocuSigned by: <i>Jennifer Hall</i>	12/16/2022 12:09:47 PM PST		
Purchaser Ann Arbor Housing Development Corporation	Date	Seller Glorycrest Siller Terrace Inc <i>Haim Schwartz</i>	Date 12/21/22
Purchaser	Date	Seller Karol Haim Schwartz	Date

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ANN ARBOR AREA BOARD OF REALTORS®



ADDENDUM 2

WITH REFERENCE TO A CERTAIN CONTRACT dated December 16, 2022 between

Seller: Glorycrest Siller Terrace Inc, Karol Haim Schwartz

Purchaser: Ann Arbor Housing Development Corporation

for the property commonly known as _____

1540 Siller Ter & 1484 W Liberty St, Ann Arbor, MI 48103

CONTRACT IS AMENDED/SUPPLEMENTED AS FOLLOWS: _____

*** Properties must appraise at or above sales price or purchaser has the right to rescind the contract or renegotiate the sales price. Purchaser must notify seller of appraised value within 21 days of final acceptance. Seller to fully co-operate with appraiser access to properties as needed and furnish any reports requested by appraiser in a timely manner. If properties fail to appraise or the parties fail to renegotiate an acceptable price to both parties, the EMD will be returned in full to the Purchaser in accordance with #5 on the first page of the sales contract.**

**** Subject to approval of the Ann Arbor Affordable Housing Development Corporation Board and the Ann Arbor City Council. Closing to take place within 30 days of that final approval.**

1. All current leases and security deposits to be assigned to purchaser at closing.

2. Seller to provide detailed list of all furnishing; including make and model of appliances that are not tenant owned that will be transferred with the Bill of Sale at the time of closing. List to be provided to seller 10 days before closing.

3. Seller to provide copies of the Rent Roll, Leases and Security Deposit Statements. Documents will be provided by Seller at Seller's expense within 14 days of final acceptance. Subject to Attorney/Purchaser review and acceptance within 14 days of receipt.

DocuSigned by: <i>Jennifer Hall</i>		12/16/2022 12:09:47 PM PST	
Purchaser	Date	Seller	Date
Ann Arbor Housing Development Corporation		Glorycrest Siller Terrace Inc	
		<i>Haim Schwartz</i>	12/21/22
Purchaser	Date	Seller	Date
		Karol Haim Schwartz	

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Notice of Buyer Agency



M

TO THE SELLER AND SELLER'S AGENT:

Please note that my firm and I represent the buyer identified below as that buyer's exclusive agent with respect to the potential purchase of the property described below.

As the agent for the buyer, my allegiance extends to the buyer and not to the seller. Because I will be attempting to act in the best interest of my buyer, my firm is rejecting your offer of subagency, if any, and requesting that you not disclose any information to me that you do not want me to convey to my buyer.

My firm is accepting is not accepting the compensation offered to cooperating brokers of _____ or 2% % of the purchase price of the property.

Buyer: Ann Arbor Housing Development Corporation
Property: 1540 Siller Ter & 1484 W Liberty St
Ann Arbor, MI 48103

Broker: Trillium Real Estate
Firm
Gordon Loll
Agent

ACKNOWLEDGMENT AND ACCEPTANCE:

I (We) hereby acknowledge that I (we) were presented with this Notice on Friday December 16, 2022 and prior to entering into negotiations for the sale of the above-mentioned property.

Seller Glorycrest Siller Terrace Inc or Larry Gotcher 12/21/22
Haim Schwartz 12/21/22
Seller's Agent
Larry C Gotcher
Seller
Karol Haim Schwartz

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291759

LP \$4,200,000

Ar: 82 / AA Westside S of M14



Sty: **Duplex**
 LF: **Income Property**
 Finis Abv Grd: **20,912**
 Finis Blw Grd:
 Ttl Finis SqFt: **20,912**
 School District: **Ann Arbor**
 Image #: **14**
 Video: **0**
 TC: **090930401011**
 Zone: **R2A**
 Cert Occu Exp Date:
 Cert Type:
 Year Cert: **0**
 Water Fac:

Const: **Other**
 List Type: **5+ Units**
 Abv Src: **Measured** YrBuilt: **1980**
 Blw Src: **Estimated**
 Owner: **Private Owned**
 New:
 Road:
 Lot:
 Ac: **1.0600**
 Lake:

[Additional Pictures](#)

[View Map](#)

VIRTUAL TOUR:

1540 Siller Ter, Ann Arbor, MI 48103

Municipality: City **Ann Arbor**
 Mailing City: **Ann Arbor**
 Zip Code: **48103** County: **Washtenaw**

Directions: **Liberty To Siller Terrace**

Tenant Pays:

Unit Amenities: **Air Conditioning,Balcony/Deck**

TotUnits: **8** Projected Cap Rate:
 TotBdrms: **15**
 # Kitchens:
 # Prk Spaces: **0**
 Laundry: **Yes**
 Basement: **N/A**
 Foundation: **Slab**

Financing:

#of 1 BR Units: **0** #of 2 BR Units:
 #of 3 BR Units: **0** #of Efficiencies:
 Misc Exp: **\$364,96**
 Taxes: **60666.0**
 Projected or Actual: **Projected**
 Annual Rent Inc: **245621.00**
 Exp from Tax Return: **0.00**
 Out Feat:

Terms: **Cash,Conventional**

0 Tax Year: **2021**
 0 Tax Return: **Yes**
 Sev: **1151600** Yr: **2022**
 Tax Val: **571558** Yr: **2022**
 Sum Tax: **47196.00** Yr: **2022**
 Win Tax: **13470.00** Yr: **2021**

Amazing Ann Arbor investment opportunity! 8 Duplexes all within walking distance to downtown. They are 3 separate buildings. First building consisting of 5-2 bedroom units, second building consisting of 2-2 bedroom units and the third being a single 3-bedroom unit. The units have spacious rooms and convenient laundry access. These duplexes neighbor the beautiful Virginia park and Eberwhite Woods. They are also all on the local bus line. (2021) Gross Rent- \$245,621.

List Agent Email: TeamGotcher@GMail.com

List Agt Web Site: www.GotcherInc.com

List Off Web Site: www.GotcherInc.com

Agent Remarks - Tenant Occupied- CONTACT LISTING AGENT TO SET UP SHOWING

Legal Description - PRT SE 1/4 SEC 30 T2S R6E COM CENT SEC TH S 89 DEG 32 MIN E 419.20 FT TH S 0 DEG 14 MIN E 738.76 FT

LO: **970201**
 LOName: **Resource Realty Group**
 Show Instr: **Tenant Occupied- Call agent to schedule showing**
 Agt Name: **Larry C Gotcher**
 Agt Phone: **734-800-2040**
 Co-Agnt Ofc:
 Co-Agnt Nm:

Seller:
 Seller Agcy: **2%** Buyer Agcy: **2%** Trans Cord: **2%**
 Broker Code: **471501751**

List Status: **Active** List Date: **11/18/22** Pending Date: Orig List Price: **\$4,200,000**
 Status: **A** CS Date: **11/19/22** Price Chg Dt:
 Prev Status: **Active** Status Chg Dt: **11/19/22** Ownership:
 LP/Sqft: **\$200.84** SP/Sqft: SP/LP Ratio:
 SOLD PRICE: **\$** Sell Date: DOM: **17** Concession:
 Financing: CDOM: **17** Conc Amt: **0.00**
 Sell Office:
 S Agent Name: