

# Avalon PEG, LLC *The East English Village Project*

**ADDRESS:** 4376 Kensington Avenue  
Detroit, MI 48224

**PURCHASE PRICE: \$110,000.00**

**TYPE:** Single Family Res

**SQUARE FT:** 1,604 - **BED/BATH:** 3Bed 1.5 Bath

**SITE:** 6,534 - **BUILT:** 1926

### PROJECT STRATEGY

Comprehensive cosmetic renovation of existing structure, modernizing all systems and finishes to achieve class-A comparable status in a high demand sub-market. Focus on open-concept layout and energy efficiency.

### KEY FINANCIAL METRICS

ARV (After Repaired Value):

**\$250,000**

Project Hard Costs:

**\$139,875**

Estimated Renovation Budget:

**\$38,352**

Cost to Engage:

**\$250 / \$1,000**

**YOUR ESTIMATED  
PROFIT**

**\$51,773**



### RECENT COMPARABLE SALES: (SOLD COMPS)

Property	Bed / Bath	Square Feet	Site	Year Blt	Distance	Sold Price	Date of Sale
4858 Yorkshire Road, Detroit 48224	4 / 2.5	1,717 sq ft	4,792	1936	.15 Mile	\$260,000.00	8/28/2025
4800 Bishop Street, Detroit, 48224	4 / 1.5	1,548 sq ft	3,896	1939	.10 Mile	\$230,000.00	8/22/2025
4425 Harvard Road, Detroit, 48224	3 / 1.5	1,626 sq ft	5,227	1930	.05 Mile	\$218,000.00	5/05/2025
5026 Kensington Ave, Detroit, 48224	3 / 1.5	1,748 sq ft	5,663	1928	.10 Mile	\$235,000.00	5/30/2025

### PROFORMA FINANCIALS:

#### ACQUISITION COSTS

Purchase Price	\$ 110,000.00
Finance Costs	\$ 29,875.00
Renovation Costs	\$ 38,352.00
<b>Total Acquisition Costs</b>	<b>\$178,227.00</b>

#### REHABILITATION COSTS

Materials	\$ 25,252.00
Labor	\$ 12,000.00
Insurance	\$ 1,100.00
<b>Total Rehab</b>	<b>\$38,352.00</b>

#### MARKET VALUE:

<b>\$ 250,000.00</b>	
Total Hard Cost	\$ (139,875.00)
Renovation Costs	\$ (38,352.00)
Re-Closing Costs	\$ (20,000.00)
<b>Total Project Costs</b>	<b>\$(198,227.00)</b>

Cost to Engage: Initial Fee \$250 - EMD Lease \$250 - Appraisal Fee if Req \$500 (TOTAL - \$1,000)

**Estimated Net Profit \$ 51,773.00**