



Location Information
 County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Street:
 School Dist: **Detroit**
 Location: **W Davison & Dexter**
 Directions: **Travel South On Dexter, Make A Left On Cortland**

General Information
 Year Blt/Rmd: **1924 / 2024**
 Homestead: **No**

Income Information
 Month Rnt Inc: **\$3,100**
 Annl Net Inc: **\$32,200**
 Annl Gross Inc: **\$37,200**
 Inc Project/Act: **Projected**

Square Footage
 SqFt Source: **Public Records**
 Est Fin Abv Gr: **2,700**
 Fin/Tot Lower: **675 / 1350**
 Est Tot Fin: **3,375**

Lot Information
 Acreage: **0.1**
 Lot Dim: **35X120.5**
 Rd Frt Ft: **35**
 Wtr Frt Ft:

Contact Information
 Name: **JAY OR ABE**
 Phone: **(313) 571-6581**

Property Information
 Zoning: **Multi-Family, Residential**
 Cnfrms Zoning: **Pool: No**
 Lgl Rnt Cert: **Invtry List:**
 Arch Style: **Upper/Lower Apartment**
 Arch Level: **2 Story**

Recent CH: 08/25/2026 : New : ->ACTV

Listing Information					
Listing Date:	08/25/2026	Off Mkt Date:		Contingency Date:	
Exclusions:		ABO Date:		Pending Date:	
Land DWP:		Protect Period:	180	Possession:	At Close
Land Payment:		Land Int Rate:	%		BMK Date:
		Land Terms:			MLS Source: REALCOMP
					Originating MLS# 20261066514

Features					
Pets Allowed:	Yes	Tot Grg Space:	0.0		
Foundation:	Basement	Foundation Material:	Brick/Mortar		
Basement Desc:	Partially Finished	Foundation Feat:			
Parking:	Garage, On Street	Parking Spaces:			
Exterior Feat:	Private Entry, Fenced				
Exterior:	Brick				
Out Buildings:	Garage	Fencing:	Back Yard, Fenced		
Interior Feat:	Smoke Alarm, Carbon Monoxide Alarm(s), Entrance Foyer, Laundry Facility	Cooling:	Ceiling Fan(s)		
Heating:	Natural Gas, Forced Air	Sewer:	Sewer (Sewer-Sanitary)		
Water Source:	None	Roof Materials:	Asphalt		
Porch Type:	Balcony, Porch - Covered, Deck, Patio, Porch, Patio - Covered, Covered				
Road Frontage:	Paved				

Unit Information					
Unit Type	Baths	Lavs	Square Ft	Furnished	Qty of Unit Type
Three Bedroom	1	0	1,350		2
Rent Includes:					Rent
# Units Total:	2	# Units Leased:	0	# Loft Units:	0
# Baths Total:	2	# Lavs Total:	0	# 1 Bed Unit:	0
				# 3 Bed Unit:	2
				# 4 Bed Unit:	0

Legal/Tax/Financial					
Property ID:	12003833	Subdivision:	Linwood Heights		
Ownership:	Standard (Private)	Occupant:	Vacant		
Tax Summer:	\$2,978	Is % Homestead:	No	Assessment:	
Terms Offered:	Cash, Conventional, FHA, VA, Warranty Deed	Encroachments:		Restrictions:	
SEV:	38,200.00	Existing Lease:	No	Short Sale:	No
Legal Desc:	S CORTLAND 553 LINWOOD HEIGHTS SUB L35 P6 PLATS, W C R 12/201 35 X 120.50				

Agent/Office Information					
List Office:	EXP Realty Main			List Office Ph:	(888) 501-7085
List Agent:	JAY NAIM			List Agent Ph:	(313) 571-6581
Co-List Agent:	ABE FARAJ			Co-List Agent Ph:	(248) 989-5299
Listing Exemptions:		Access:	Appointment/LockBox	LB Location:	

Remarks	
Pub Rmks:	Completely renovated duplex and ready for its next owner, 3273 Cortland offers two spacious 3-bedroom, 1-bath units with projected rental potential of up to \$3,100/month - an impressive combination of condition, income potential, and flexibility for both investors and owner-occupants. Extensively renovated in 2024, nearly every aspect of the property has been updated, including a new roof, new windows, updated kitchens and bathrooms, luxury vinyl plank flooring, fresh interior and exterior paint, and updated plumbing, electrical, and mechanicals. Outside, the improvements continue with new front and rear decks, a fully fenced backyard, and a newly built 2-car garage. Separate gas and electric meters help simplify tenant management. For investors, projected rents of up to \$3,100/month provide \$37,200 in potential annual gross income and the potential for an approximately 12% cap rate based on projected rents and estimated expenses at the current asking price. Both units are currently vacant, giving the next owner control from day one - select your own tenants and establish new leases, or occupy one unit and rent the other to help offset your housing costs. Conveniently located near Henry Ford Hospital, Wayne State University, Midtown, the Motown Museum, Downtown Detroit, major roads, schools, and area amenities. With the major renovations already completed, strong projected rental potential, and two fully available units, 3273 Cortland is ready for an investor to put to work or an owner-occupant to call home. Schedule your private showing today. BATVAI. No Seller-Financing or Land Contract offers will be presented to the seller. Video and audio recording may be in place.
REALTOR® Remarks:	All showings must be accompanied by a licensed real estate agent, no exceptions. Please schedule all showings through ShowingTime and carefully follow all ShowingTime instructions for property access and exit. Please ensure all doors are securely locked and the property is left as found upon departure. Both units are vacant and available to show. BATVAI. Please submit all offers in PDF format to jaynaimrealtor@gmail.com and abefarajrealtor@gmail.com

