



Jolly Flatz

645 E Jolly Rd
Lansing, Michigan 48910

Property Highlights

- Investment Profile: Stable Workforce Housing / Cash Flow Opportunity
- Built in 1969, renovated in 2024
- Units: 16
- Unit Mix: 9 One-Bedroom Units / 7 Two-Bedroom Units
- Occupancy: 100% Leased
- T-12 Revenue: \$158,060
- T-12 NOI: \$95,001
- Central location supports a deep resident pool with access to major employment centers, retail amenities, healthcare facilities, and more.

Offering Summary

Sale Price:	\$1,005,000
Building Size:	8,072 SF
Lot Size:	0.46 Acres

For More Information



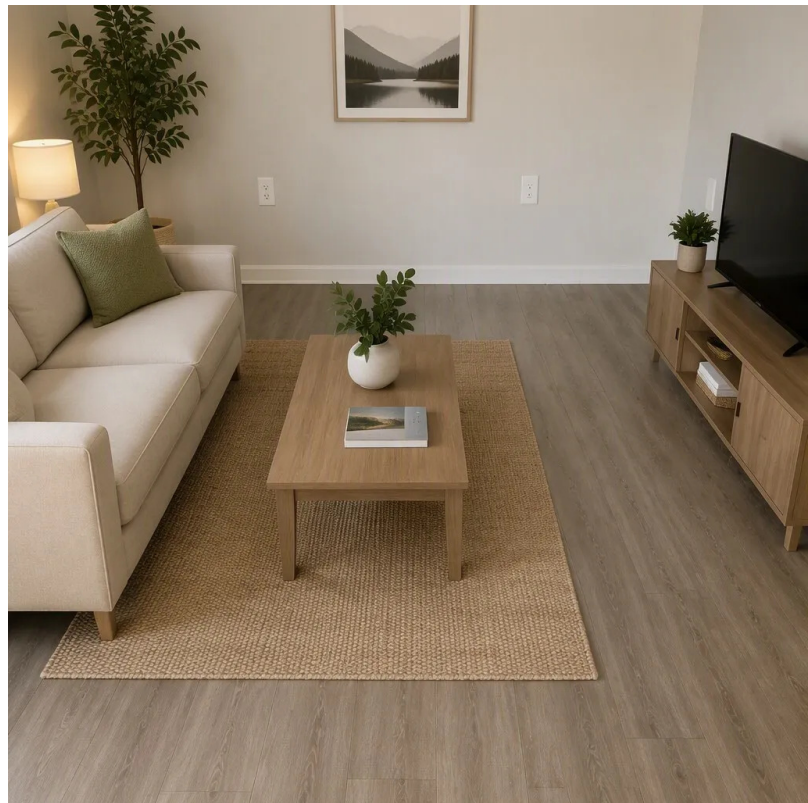
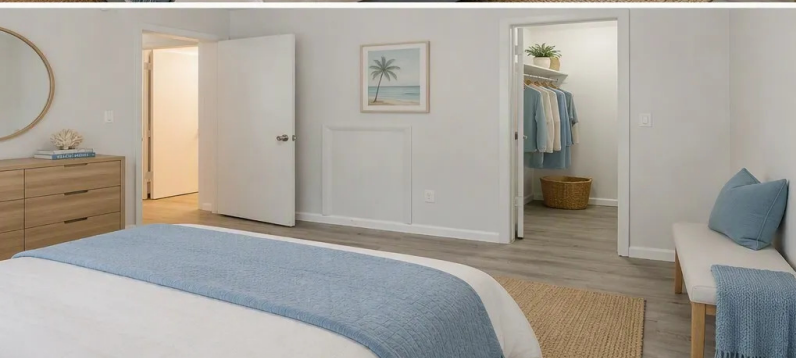
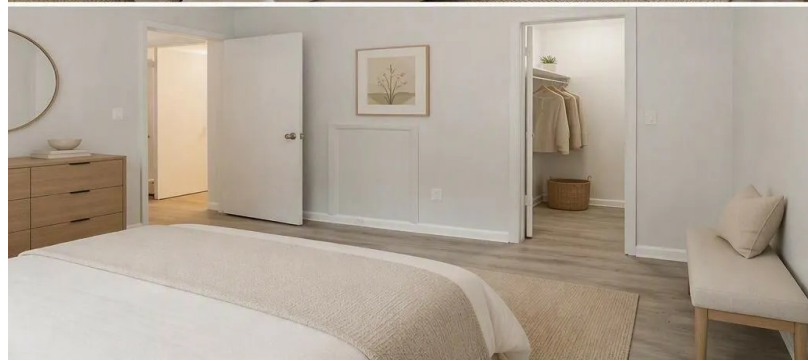
Dave Robinson

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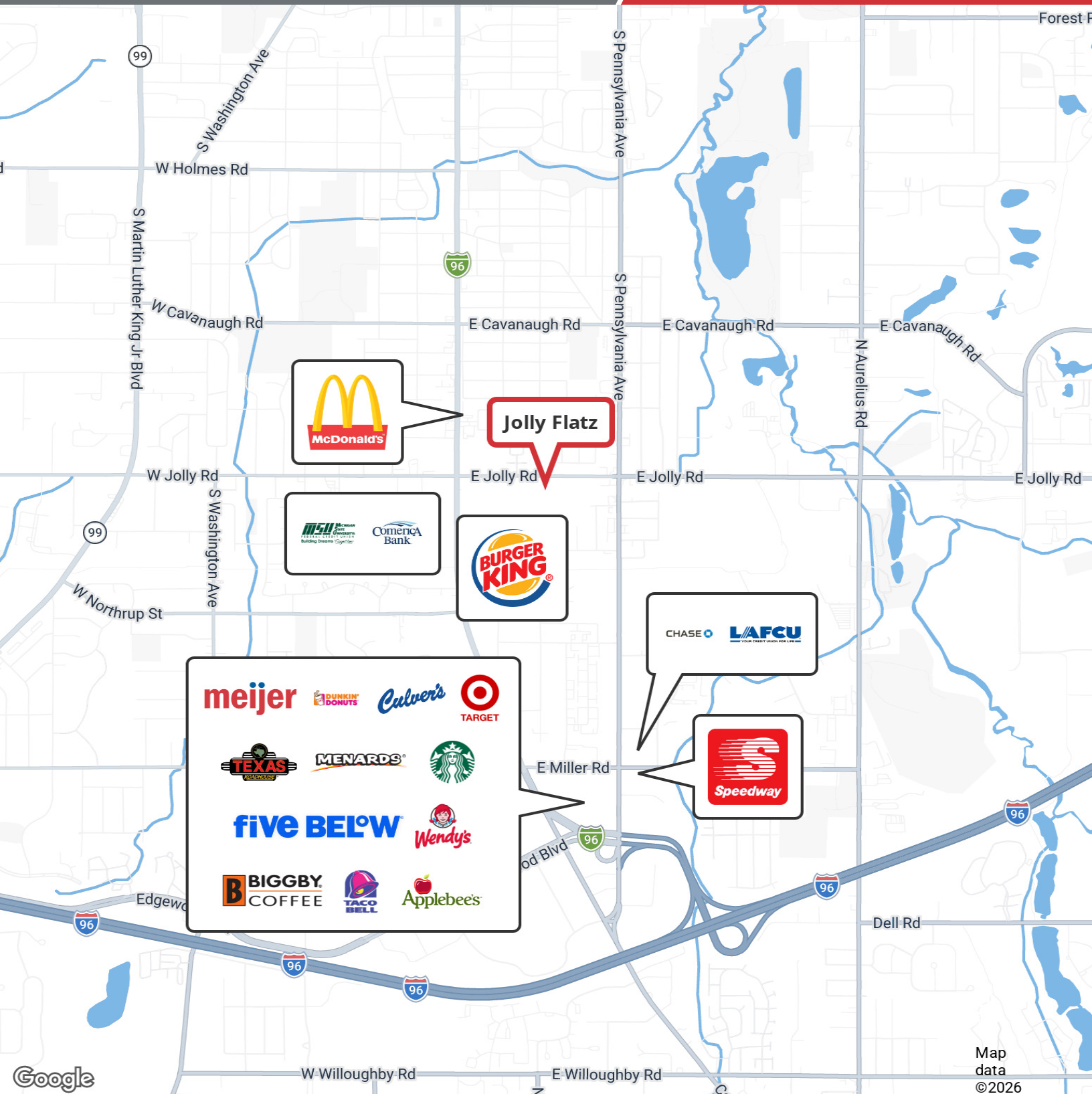
Cheri Loudenebeck

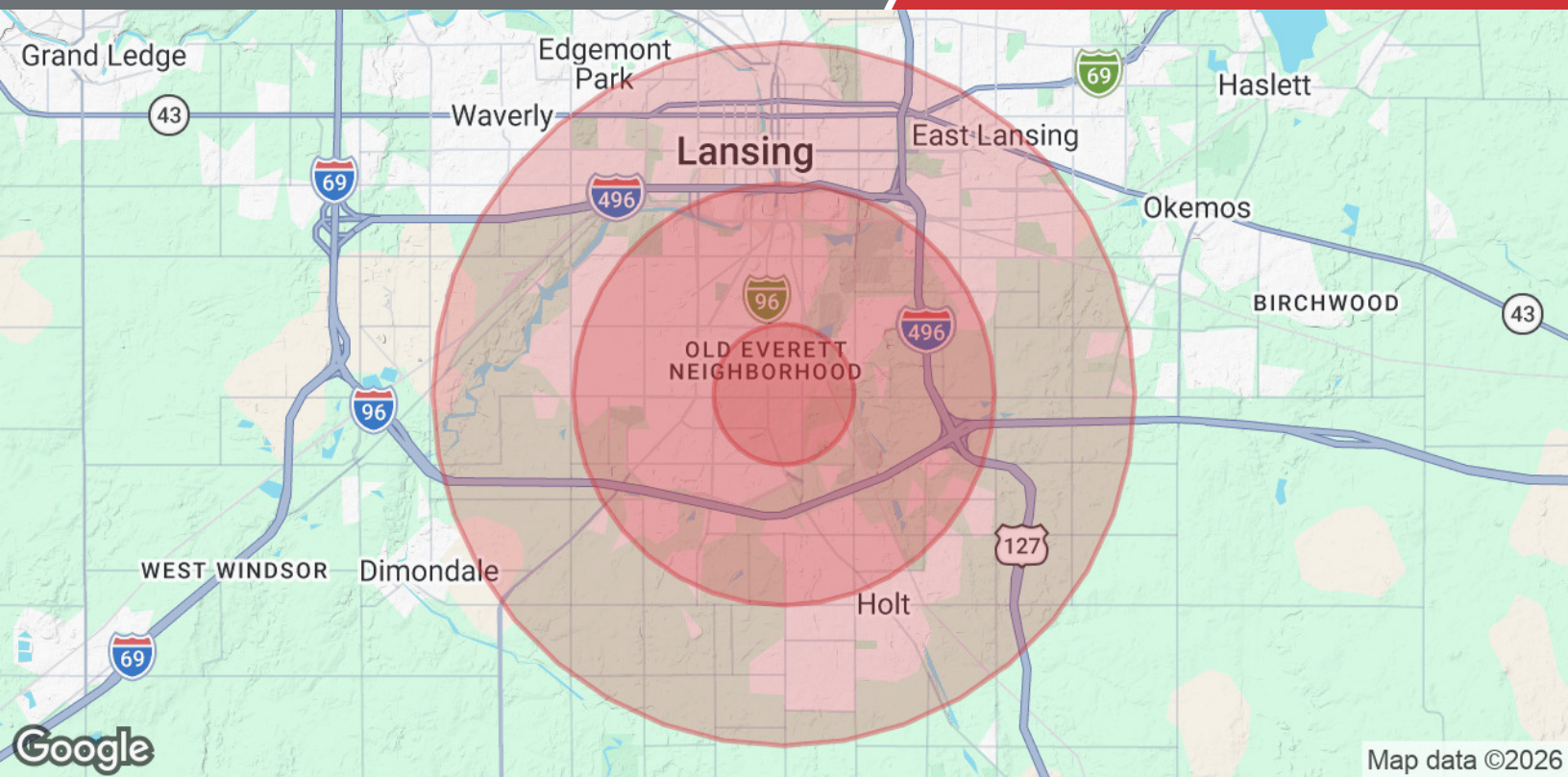
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Unit Type	Beds	Baths	Count	% Of Total	Size SF	Rent	Rent/SF	Market Rent	Market Rent/SF	Security Deposit
1 Bd / 1 Ba	1	1	9	56.30%	700 SF	\$834	\$1.19	\$750	\$1.07	\$500
2 Bd / 1 Ba	2	1	3	18.80%	700 SF	\$995	\$1.42	\$895	\$1.28	\$500
2 Bd / 1 Ba	2	1	4	25%	850 SF	\$951	\$1.12	\$870	\$1.02	\$500
Totals/Averages			16	100.10%	738 SF	\$893	\$1.22	\$807	\$1.10	\$8,000







Population	1 Mile	3 Miles	5 Miles
Total Population	8,546	70,796	163,511
Average Age	37.8	35.7	34.2
Average Age (Male)	35.8	34.7	33.3
Average Age (Female)	40.6	37.4	35.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,935	31,478	67,844
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$62,786	\$67,575	\$72,215
Average House Value	\$121,659	\$143,434	\$164,243

2023 American Community Survey (ACS)