



List Number: 26042171
Municipality: Ypsilanti City
Financial Comments: No Seller Financing
Year Built: 1860
Lot Dimensions: 66x89
Cross Streets: Pearl St and N Summit St
Waterfront: No
Directions: Pearl St to Summit St

Property Sub-Type: 2 to 4 Units
New Construction: No
County: Washtenaw
Tax ID #: 11-11-40-432-001

Status: Active
Days on Market: 8
Lot Acres: 0.135
Lot Square Footage: 5,881
Road Frontage: 66
Ownership Type: Private Owned
Association: No

Unit 1: Unit #: 1; Unit Description: Studio; Occupied: Yes; Monthly Rent: 765; Bedrooms: 0; Bathrooms: 1; Full Baths: 1; Half Baths: 0
Unit 2: Unit #: 2; Unit Description: 1 bdr 1 bath; Occupied: Yes; Monthly Rent: 1,130; Bedrooms: 1; Bathrooms: 1; Full Baths: 1; Half Baths: 0

Unit 3: Unit #: 3; Unit Description: 1 bdr 1 bath; Monthly Rent: 865; Bedrooms: 1; Bathrooms: 1; Full Baths: 1; Half Baths: 0
Unit 4: Unit #: 4; Unit Description: Studio; Monthly Rent: 765; Bedrooms: 0; Bathrooms: 1; Full Baths: 1; Half Baths: 0

Legal: *OLD SID - 11 11-175-069-10 YP CITY 21W-96 LOT 69 EXCEPT W 60 FT CROSS & BAGLEY'S ADDITION. 17 N. SUMMIT ST.
Taxable Value: 108,471
Seller's Annual Property Tax: 9,124.24
School District: Ypsilanti

SEV: 117,400
Tax Year: 2026
Zoning: CN-MID

For Tax Year: 2026
Homestead %: 0
Special Assmt/Type: none

Access Feat:	Accessibility Features: No	Extras:		Street Type:	Public
Accessibility Feat:		Heat Source:	Natural Gas	Substructure:	Partial
Air Conditioning:	None	Heat Type:	Forced Air	Tenant Pays:	Electric; Gas; Sewer; Trash; Water
Assoc. Amenities:		Income and Expenses:		Terms Available:	Cash; Conventional
Assoc. Fee Incl.:		Lot Description:		Util Avail at	Cable Available; Electricity Available;
Association Info.:		Mineral Rights:		Street:	Natural Gas Available; Public Sewer;
Driveway:		Owner Pays:	None		Public Water
Exterior Material:	Other	Roofing:		Utilities	Cable Connected; Electricity
		Sale Conditions:	None	Attached:	Connected; Natural Gas Connected
		Sewer:	Public Sewer	Water:	Public Water
				Water Fea.	
				Amenities:	
				Water Type:	
				Laundry	Laundry Room
				Features:	

Public Remarks: Great 4 unit income property with laundry and garage. No seller financing. Unit 1 - studio, \$765/month includes \$70 for gas and water. Leased until 8/8/27. Unit 2 - 1 bdr 1 bath \$1,130/month includes \$110 for gas and water and \$25 pet fee. Leased until 8/1/27. Unit 3 - 1 bdr bath, \$865/month includes \$70 for gas and water. Leased until 7/27/27. Unit 4 - Studio, \$765/month includes \$70 for gas and water. Leased until 8/1/27. Total rent is \$3,525/month. Gross rent is \$42,300 for the 2026-27 school year. Units updated 2023. New coin laundry in 2023. C of O expires 11/01/2026.