



List Number: 26042175

Municipality: Ypsilanti City

Financial Comments: No seller financing

Year Built: 1880

Lot Dimensions: 66x194

Cross Streets: N Normal St & Pearl St

Waterfront: No

Directions: N Normal St to Pearl St

Property Sub-Type: 5+ Units

New Construction: No

County: Washtenaw

Tax ID #: 11-11-40-464-012

Status: Active

Days on Market: 8

Lot Acres: 0.298

Lot Square Footage: 12,981

Road Frontage: 66

Ownership Type: Private Owned

Association: No

Unit 1: Unit #: 1; Unit Description: 1 Bed, 1 Bath; Occupied: Yes; Monthly Rent: 855; Bedrooms: 1; Bathrooms: 1; Full Baths: 1; Half Baths: 0	Unit 3: Unit #: 3; Unit Description: 1 Bed, 1 Bath; Occupied: Yes; Monthly Rent: 845; Bedrooms: 1; Bathrooms: 1; Full Baths: 1; Half Baths: 0	Unit 5: Unit #: 5; Unit Description: 2 Bed, 1 Bath; Occupied: Yes; Monthly Rent: 1,125; Bedrooms: 2; Bathrooms: 1; Full Baths: 1; Half Baths: 0	Unit 7: Unit #: 7; Unit Description: 2 Bed, 1 Bath; Occupied: Yes; Bedrooms: 2; Bathrooms: 2; Full Baths: 1; Half Baths: 1; Monthly Rent: 1,055
Unit 2: Unit #: 2; Unit Description: 1 Bed, 1 Bath; Occupied: Yes; Monthly Rent: 765; Bedrooms: 1; Bathrooms: 1; Full Baths: 1; Half Baths: 0	Unit 4: Unit #: 4; Unit Description: 1 Bed, 1 Bath; Occupied: Yes; Monthly Rent: 790; Bedrooms: 1; Bathrooms: 1; Full Baths: 1; Half Baths: 0	Unit 6: Unit #: 6; Unit Description: 2 Bed, 1 Bath; Occupied: Yes; Monthly Rent: 995; Bedrooms: 2; Bathrooms: 1; Full Baths: 1; Half Baths: 0	

Legal: *OLD SID - 11 11-625-035-00 YP CITY 52W-51 N 8/18 OF LOT 4 CROSS & BAGLEY'S ADDITION AND LOT 35& W 4 FT OF LOT 36 STUCKS ADDITION OWNED AND OCCUPIED AS ONE PARCEL.

Taxable Value: 173,928

Seller's Annual Property Tax: 14,630.43

School District: Ypsilanti

SEV: 264,500

Tax Year: 2026

Zoning: CN

For Tax Year: 2026

Homestead %: 0

Special Assmt/Type: None

Access Feat:	Accessibility Features: No	Extras:		Street Type:	Paved; Public
Accessibility Feat:		Heat Source:	Natural Gas	Substructure:	Full
Air Conditioning:		Heat Type:	Hot Water	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; Public Water
Driveway:	Aggregate	Owner Pays:	None	Utilities	Cable Connected; Electricity
Exterior Material:	Wood Siding	Roofing:		Attached:	Connected; Natural Gas Connected
		Sale Conditions:	None	Water:	Public Water
		Sewer:	Public Sewer	Water Fea.	
				Amenities:	
				Water Type:	

Public Remarks: Popular 7 unit campus property with great parking. Unit 1- 1 bedroom 1 bath \$855/month includes \$60 for water and gas. Leased until 8/17/27. Unit 2- 1 bedroom 1 bath \$765/month includes \$50 for water and gas. Leased until 8/1/27. Unit 3 - 1 bedroom 1 bath \$845/month includes \$50 for water and gas. Leased until 8/14/27. Unit 4- 1 bedroom 1 bath \$790/month includes \$50 for water and gas and \$25 pet fee. Leased until 8/2/27. Unit 5 - 2 bedroom 1 bath \$1,125/month includes \$50 for water and gas and \$30 pet fee. Leased until 8/11/27. Unit 6 - 2 bedroom 1 bath \$995/month includes \$50 for water and gas. Leased until 8/21/27. Unit 7 - 2 bedroom 1 bath \$1,055/month includes \$50 for water and gas. Leased Until 8/1/27. Rent \$6340/month. Gross rent is \$77,160 for the 2026-27 school year. Boiler replaced in 2024. Roof and windows were replaced in 2022. C of O expires 11/01/2028.