

25106 Rosenbusch, Warren, MI 48089



Price: **\$64,900** | Rent: **\$1000** | Net operating income* : **\$7560** | Cap rate: **11.6%**

Adorable 3 bedroom in Warren Woods school district! Beautifully landscaped yard fenced in with garage. Large laundry room and Master bedroom. Newer kitchen counters, refreshed tub/shower, NEW hot water tank, NEW flooring and paint throughout.

****Rental Certification transfer guarantee!**

Address: 25106 Rosenbusch
City: Warren
State: Michigan
Zip: 48089
Property Size: 1,044 ft²
Property Lot Size: 6,845 ft²
Bedrooms: 3
Bathrooms: 1
Year Built: 1956
Garages: 1 car

Est. Annual NOI: \$7560
Monthly Rent: \$1000
Status: LEASED
Price Per Sq. Ft.: \$60
Taxes*: \$1240
Annual Property Mgmt: \$1200
Est. Annual Insurance*: \$800
Est. Annual Vacancy Expense*: \$600
Est. Annual Repair Expense*: \$600

** Annual estimate based on historical data but costs may vary.*

****John Graham, Inc. will escrow \$3000 to be used for expenses related to the post-close rental certification transfer.**