



PROPERTY HIGHLIGHTS

- Income Property for Sale
- 123 Feet of Frontage on Walled Lake
- Approximately 1/2 Acre Facing the Lake
- Fully Occupied, 2 Story, 8 Unit Apartment Complex
- Well Maintained Building with 2 Garages and Covered Parking
- 4 Boat Slips on the Lake
- On-Site Management

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,360	22,528	55,008
Total Population	7,094	49,590	132,665
Average HH Income	\$66,108	\$77,773	\$91,947



ROSELLEN GLINER

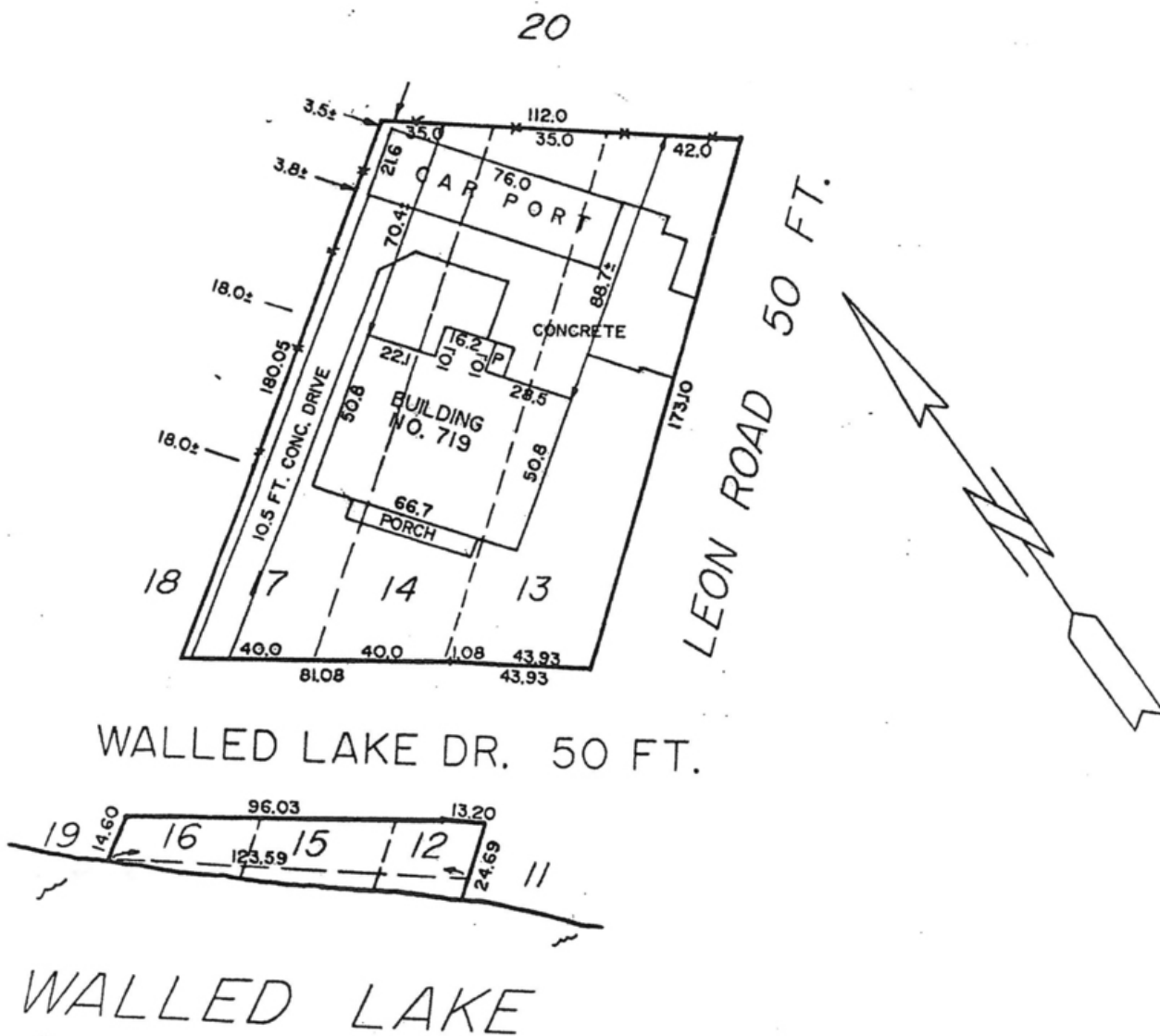
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7001 ORCHARD LAKE ROAD | WEST BLOOMFIELD TOWNSHIP | MI 48322
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SURVEY

certified to: Lots 12, 13, 14, 15, 16 and 17 of "Clutz Lakeview Woodlands" a subdivision of part of the Southeast 1/4 of Section 34 and part of the Southwest 1/4 of Section 35, T2N, R8E, Commerce Township, Oakland County, Michigan, as recorded in Liber 55 of Plats, page 38, Oakland County Records.



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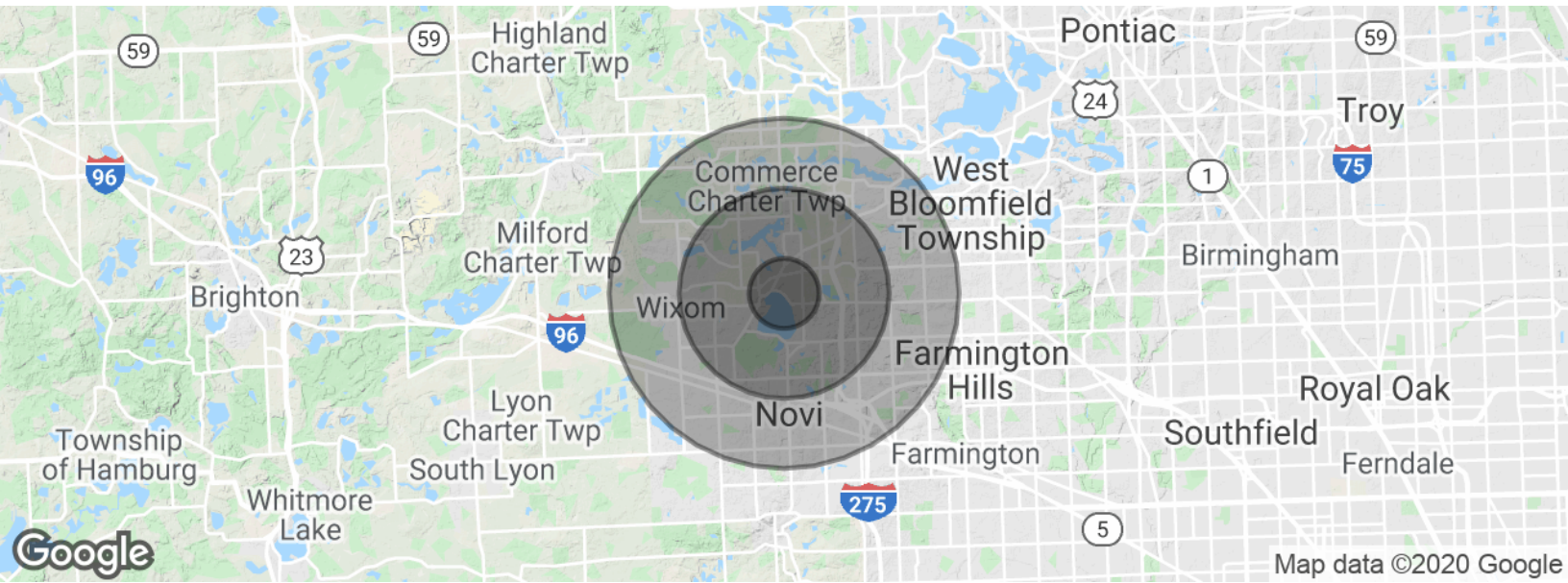
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,094	49,590	132,665
Median age	40.1	39.6	39.3
Median age (Male)	36.9	38.5	38.0
Median age (Female)	42.4	40.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,360	22,528	55,008
# of persons per HH	2.1	2.2	2.4
Average HH income	\$66,108	\$77,773	\$91,947
Average house value	\$177,966	\$217,250	\$254,108

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