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## Rent Reasonableness Report

Printed 2/19/2014 7:24:53 PM

### Program Unit

**Address:**

1214 Griswold

**Contract Rent:** \$1,100

+ **Utility Allowance:** \$0

= **Gross Rent:** \$1,100

**Beds:** 1  
**Baths:** 1  
**Sq. Feet:** -

**Year Built:** -

**Property Type:** High Rise (9+ stories)

**Utilities:**

Heat Included  
Water Included  
Electric Included  
Gas Included

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### Comparable #1

**Address:**

The Lofts of Merchants Row  
1247 Woodward Ave  
Spacious 1414 sq. ft. One Bedroom  
Loft Downtown  
Detroit, MI  
(0.0 Miles away)

**Manager:**

The Lofts of  
Merchants Row  
Schostak  
(313) 962-3484

**Contract Rent:**

\$1,795

+ **Utility Allowance:**

\$0

= **Gross Rent:**

\$1,795

(**Deposit:** Call)

**Beds:** 1  
**Baths:** 1  
**Sq. Feet:** -  
**Year Built:** -  
**Property Type:** Apartments  
High Rise (9+ stories)

**Size of Property:** 157 units

**Info Updated:** 1/17/2014

### Description:

Imagine living in a loft in the heart of the city that is transforming daily. Year-round events could be at your home's doorstep... whether it's a Detroit Tiger baseball game at Comerica Park, a concert at the Fox Theater, or trying your luck at the local casinos â€” your life will be full of activity!

**Utilities:**

Resident Pays  
Electricity  
High-Speed Internet  
Included

**Appliances:**

Central Air  
Conditioning  
Dishwasher  
Garbage Disposal  
Microwave  
Range  
Refrigerator

**Pet Policy:**

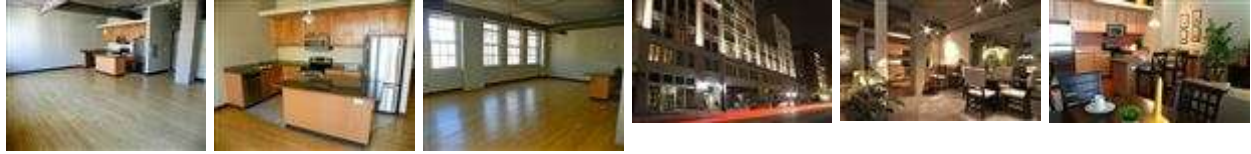
Cats Allowed  
Dogs Allowed  
Parking - 24 Hour valet

**Other Amenities:**

Exercise Facility  
Unfurnished  
Smoke Free  
Elevator in Building

Oven  
Washer & Dryer

**Photos:**



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**Comparable #2**

**Address:**  
Broderick Tower  
10 Witherell St  
One Bedroom 1303  
Detroit, MI  
(0.2 Miles away)

**Manager:**  
broderick\_tower  
(313) 596-6000

**Contract Rent:** \$1,350  
**+ Utility Allowance:** \$0  
**= Gross Rent:** \$1,350  
**(Deposit:** \$1,350)

**Beds:** 1   **Baths:** 1   **Sq. Feet:** 967   **Year Built:** 1928   **Property Type:** Apartments   **Size of Property:** 125 units   **Info Updated:** 5/2/2013  
High Rise (9+ stories)

**Description:**

Broderick Tower, 34 Floors of Sophisticated Real Estate in Downtown Detroit. Now Leasing Sophisticated Studios, 1, 2 & 3 Bedroom Residences from \$890 a month. \* Custom Designed Kitchen Cabinets \* Rich Granite Counter Tops \* Clean Steel Appliances \* Eco Friendly In-home Washer & Dryer \* Spectacular Panoramic Views Be Among the Elite and Secure one of the Few Remaining Luxurious and Captivating Residences Still Available. To peruse floor plans, amenities, pricing, views and select the luxury residence best for you, visit [www.brodericktower.com](http://www.brodericktower.com)

| <b>Utilities:</b>             | <b>Appliances:</b>       | <b>Pet Policy:</b> | <b>Other Amenities:</b> |
|-------------------------------|--------------------------|--------------------|-------------------------|
| Gas Included                  | Central Air Conditioning | Cats Allowed       | Parking                 |
| Heat Included                 | Dishwasher               | Dogs Allowed       | Exercise Facility       |
| Water Included                | Garbage Disposal         |                    | Unfurnished             |
| Trash Pick-up Included        | Microwave                |                    | Smoke Free              |
| Resident Pays Electricity     | Range                    |                    | Elevator in Building    |
| High-Speed Internet Available | Refrigerator             |                    |                         |
|                               | Oven                     |                    |                         |
|                               | Washer & Dryer           |                    |                         |

**Photos:**



### Comparable #3

**Address:**

East Jefferson and Chene  
Unit  
Detroit, MI  
(1.4 Miles away)

**Manager:**

NewSeason

**Contract Rent:** \$1,190

+ **Utility Allowance:** \$0

= **Gross Rent:** \$1,190

(**Deposit:** Call)

|              |               |                  |                    |                       |                          |                      |
|--------------|---------------|------------------|--------------------|-----------------------|--------------------------|----------------------|
| <b>Beds:</b> | <b>Baths:</b> | <b>Sq. Feet:</b> | <b>Year Built:</b> | <b>Property Type:</b> | <b>Size of Property:</b> | <b>Info Updated:</b> |
| 1            | 1             | -                | -                  | Condo                 | 1 unit                   | 11/21/2013           |

**Description:**

Looking for the perfect getaway? Well it's closer than you think! This 1 bedroom loft is the perfect modern home located in the downtown area. This property comes with New Appliances, Nice Hardwood Flooring, New Stone Counter tops, an Island Bar, a Sauna/Spa, Jacuzzi, Gym area, and to top it off there is 24 hour Security Gated Parking! Since the Holidays are around the corner, this Property is having a great special for \$1190/month. Come claim your perfect getaway!

**Utilities:**

Electricity Included  
Gas Included  
Heat Included  
Water Included

**Appliances:**

Central Air Conditioning  
Dishwasher  
Garbage Disposal  
Microwave  
Refrigerator  
Oven  
Washer & Dryer

**Pet Policy:**

Cats Allowed  
Dogs Allowed

**Other Amenities:**

Parking - 24 hour security gated  
Pool  
Exercise Facility

**Photos:**



**Map:**



P - Program Unit, 1,2,3 - refer to Comparable #1, #2 and #3 respectively

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I certify that based upon information available to this office, the requested Contract Rent /\_\_\_\_\_/ is /\_\_\_\_\_/ is not reasonable in accordance with the program requirements.

Name of PHA \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

This report was generated at [www.michiganhousinglocator.com](http://www.michiganhousinglocator.com) based on property information entered by the owners or managers of each property.