



SINGLE-FAMILY

17917 MACKAY ST.
DETROIT, MI

ABOUT US

The inception of our company traces back to March 10, 2023, when Pamela Pollard initiated the acquisition of the property situated at 17917 Mackay St., Detroit, MI 48212.

The company has engaged The BNIC Network LLC as its asset manager to oversee the strategy, optimization, and exit of this property, along with all future acquisitions.





**Pamela
Pollard**
DIRECTOR

Our Management Team

At The BNIC Network LLC, we excel in offering turnkey rental investment properties in Detroit, tailored specifically for out-of-state investors craving a hassle-free, passive income source. Our seasoned team of investment professionals is passionately committed to assisting our out-of-state clientele in realizing their real estate investment ambitions.

Whether you are a first-time investor looking for a low-risk opportunity or an experienced investor seeking higher returns, we will work with you to find the right property for your needs.



**Michael
Evans**
ATTORNEY
IN FACT

**Property
Management**

GREAT LAKES PROPERTY
MANAGEMENT GROUP

INVESTMENT OPPORTUNITY



SUMMARY

17917 Mackay St.

**2 BED
1 BATH**

744 SQ. FT.
SINGLE-FAMILY

**\$866/
MONTH**

RENTAL
INCOME

**11
MILES**

FROM DOWNTOWN
DETROIT

OFFERING DETAILS

The market for Section 8 rental properties in Detroit is robust due to insufficient approved properties to meet the demand from voucher holders. Section 8 rentals offer a low-risk, high-return investment proposition, particularly appealing to out-of-state investors. The rental property is projected to generate \$10,392 in annual revenue, with \$3,210 in annual operating costs, including property taxes, insurance, business expenses, and management fees, resulting in a projected Net Operating Income (NOI) of \$7,182 before accounting for maintenance, capital expenditures, and vacancy reserves.



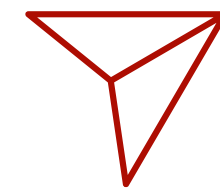
Security Type

Equity



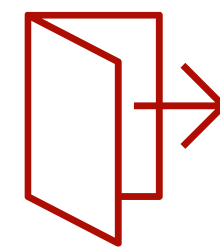
Investment Duration

24 Months



Preferred Return

7-9%



Exit Strategy

Sell

BUSINESS PLAN

The company's strategy is to lease the newly rehabbed property as a Section 8 rental for at least one year, with the current lease extending through November 2024. This approach positions the property as a turnkey rental real estate investment, attractive to passive investors seeking low-risk, high-return opportunities. The company aims to generate revenue through Section 8 rental payments and eventually sell the property as a turnkey rental.

The renovated property produces fair market rental rates. The renovations, including cosmetic and system upgrades, make the property appealing to existing and future potential tenants. The property's proximity to downtown Detroit, at just 11 miles away, provides a desirable suburban or commuter location for renters who seek a balance between urban access and a more tranquil living environment.

Upon completion of the 2-year holding period, the anticipated sale price is at least \$84,289. If sold at a lower cap rate of 7%, the property could fetch over \$108,000.

17917
Mackay St



Nevada Supermarket

Arlington St

Arlington St

Mackay St

Maine St

Detroit

Detroit, Michigan, is a dynamic and revitalizing city, making it an attractive destination for real estate investors. Known as the Motor City, Detroit boasts a diverse and evolving economy, anchored by major automotive companies such as General Motors, Ford, and Stellantis. The city's strategic location and well-developed infrastructure contribute to its appeal, serving as a major transportation hub with an extensive highway network and a bustling international airport. This accessibility enhances the potential for real estate investment, facilitating the efficient movement of goods and people throughout the region.

Detroit's real estate market features a mix of residential, commercial, and industrial properties, offering investors a wide range of opportunities. The housing market has seen significant growth, driven by a revitalized job market, a steady influx of new residents, and a burgeoning cultural scene. Neighborhoods like Midtown and Corktown have experienced revitalization, attracting young professionals and entrepreneurs, while areas like Indian Village offer historic and upscale residential options. With a diverse portfolio of real estate opportunities, investors can tailor their investments to align with the evolving demands of the city's expanding population.

In addition to its economic resurgence and diverse real estate offerings, Detroit is renowned for its quality of life. The city features a mix of parks, cultural attractions, and recreational amenities, making it an appealing place for residents and consequently, an attractive investment location. The city's commitment to sustainability and urban planning further enhances its long-term potential for real estate investors, as the community continues to prioritize smart growth and development. As Detroit continues to evolve, real estate investors have the opportunity to capitalize on the city's upward trajectory and contribute to its ongoing success.

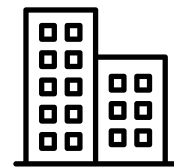




The BNIC Network LLC



Company Information



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<https://securelivingrei.com/property/17917-mackay-st-llc/>

Investor Inquiries



Engage directly with the project sponsor by utilizing the "comment" feature on the campaign page to inquire about the offering.