

Purchase: Destination 1905

New Concept: The Portly Villager

The PORTLY



**VILLAGER
DETROIT**

Executive Summary

Who: Mike Torriero

- 6+ years in the food, beverage, catering, and hospitality space.

Previous to Detroit, Mike was the founder and operator of Picnic in the Park (PiP), a picnic delivery, catering, and event planning company in NYC.

Before selling shares of the business, Mike built PiP from an online store and commissary kitchen into 3 brick and mortar locations doing revenue in excess of \$750,000.

Now in Detroit, Mike is looking to start and create a business that will add value to its local neighborhood and community.

What: Purchase of existing bar, Destination 1905, and re-open as The Portly Villager.

Where: 8130 Kercheval Avenue, Detroit, 48214 MI - located on the border of Indian and West Village.

Purchase Price: \$100,000

- 10 Year Lease
- Liquor License valued at \$60,000
- Equipment value: \$5-10,000.

Loan Amount: \$125,000 - 150,000

- \$25-50k in construction/interior changes
- Collateral: Liquor License & Cash / Partner(s)

Executive Summary

Destination 1905 is currently operating as a high end cocktail bar with 4 partner owners, or 2 couples. One couple has fronted the investment, while the other couple was supposed to operate the business. As it turns out the operating partner is no longer living in the country, unable to operate. The investor wants out of the deal at what seems to be a deep discount.

The 1000 sqft space is located in the bottom floor of an old house, directly on the border of Indian Village and West Village on Kercheval Avenue, Detroit...

As part of a 2018 redevelopment project, developers converted 3 adjacent houses on Kercheval Avenue into a combined mixed development, of which this bar is a part of - including Destination 1905, there are 3 total commercial units on the bottom floors, a pizzeria and bicycle shop. The top floors are used as short term rentals via AirBnB and the like.

Market research indicates that the Greater Villages neighborhood doesn't have a single option for young professionals and their families to have an affordable meal and beer while watching their local college and professional teams compete.

The new concept, The Portly Villager, will focus on being an affordable and a part of the community. We will offer a simple and customizable menu of either hamburgers or sandwiches, depending on the approval, and budget, to add a deep fryer and flat top grill.

Executive Summary

The competitive advantages that lessen the risk and speculation include:

- Time and money spent developing a new business/bar VS fireside sale of the current business.
- \$60,000 collateral via Class C Liquor License
- Built in patronage and customer base, showing an average of \$13k of Gross Revenue per month
- \$225 million dollar, 92 unit, 4 story development going up in the neighborhood

Additional Revenue and Greater Profit Margin Strategies:

- Open 7 days per week from 11am - 1am
 - Lunch / Happy Hour / Evening Programming
 - Currently Destination 1905 is only open Wed through Sat from 6pm-1am
- Eliminate and convert the cost of time and money it takes to create high end cocktails to a more simple beer, wine, and cocktail menu.
- Addition of a simple and high profit food offering; created from few items with low spoilage, and can be executed by a single person.

LIQUOR LICENSE- NOTICE OF SALE- PUBLIC AUCTION

NOTICE IS HEREBY GIVEN, That by virtue of a Warrant-Notice of Levy issued by the Michigan Department of Treasury, Office of Collections, and under the authority of the State of Michigan, as required by the provisions of the Revenue Act (Act 122, Public Acts of 1941, as amended), the following MLCC Licenses will be sold at public auction to the highest bidder:

AUCTION DATE & TIME: Wednesday, November 6, 2019 11:00 am

PLACE OF AUCTION: 7285 Parsons Drive, Dimondale, MI 48821

BID 264611	Class C-L000420729	Bay County	Minimum Bid \$15,000
BID 266361	Class C-L000426620	Otsego County	Minimum Bid \$5,000
BID 266607	Class C-L000427449	Macomb County	Minimum Bid \$35,000
BID 266350	Class C-L000426600	Wayne County	Minimum Bid \$60,000

****Please visit Michigan Liquor Control Commission website for specific requirements and information ****

This sale is conditioned upon acceptance and approval of the successful bidder by the State of Michigan Liquor Control Commission as well as other Federal, State or local issuing authorities.

All fees costs and conditions will be the sole responsibility of the successful bidder. This includes annual license renewal fees charged by the Michigan Liquor Control Commission.

License holder has the right to redeem the license until the final bid has been accepted.

Successful bidder agrees to file an application with the Michigan Liquor Control Commission for the transfer of the license within 60 days from the date of acceptance of the highest bid. Failure on the part of the successful bidder to actively pursue approval in accordance with the Michigan Liquor Control Commission requirements will result in this conditional sale being declared null and void and forfeiture of the deposit to the Michigan Department of Treasury as liquidated damages.

**TERMS: CASH OR CERTIFIED FUNDS ONLY, MADE PAYABLE TO "STATE OF MICHIGAN."
THE AMOUNT OF THE MINIMUM BID IS DUE AT THE CONCLUSION OF THE SALE. REMAINING BALANCE DUE WITHIN 24 HOURS OF THE SALE.**

For questions regarding the auction, please contact Michael Severance at (810) 760-2792

Location



YOUR NEIGHBORHOOD POLICE OFFICER(S)

Shawn Duncan

Phone: 313.643.0711

Email: duncans020@detroitmi.gov

Community Meeting Date: Last Friday of Each Month

Community Meeting Location: 1000 Elliot

Beverly Wilson

Phone: 313.784.7967

Email: wilsonb588@detroitmi.gov

Community Meeting Date: Last Friday of Each Month

Community Meeting Location: 1000 Elliot

Joseph Corbett

Phone: 313.643.0699

Email: corbettj882@detroitmi.gov

Community Meeting Date: Last Friday of Each Month

Community Meeting Location: 1000 Elliot

Patronage Footprint



LOCATION BEFORE & AFTER REDEVELOPMENT



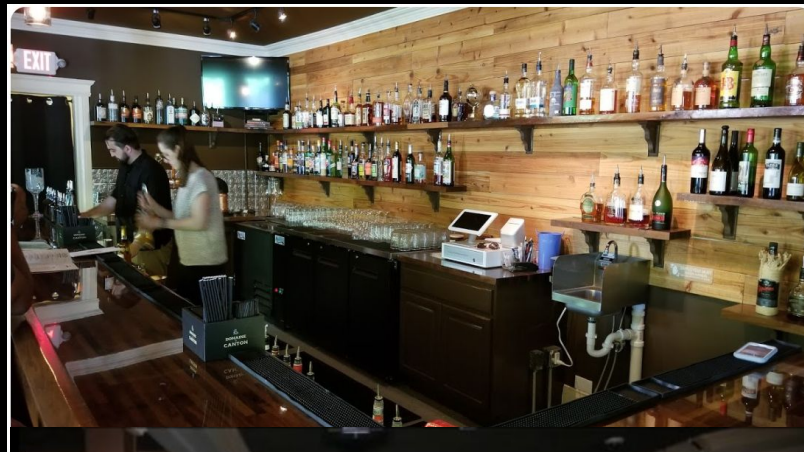
BEFORE REDEVELOPMENT



Destination 1905 - Current Interior



Destination 1905 - Current Interior



Destination 1905 Bathroom



Aerial Photos Facing West

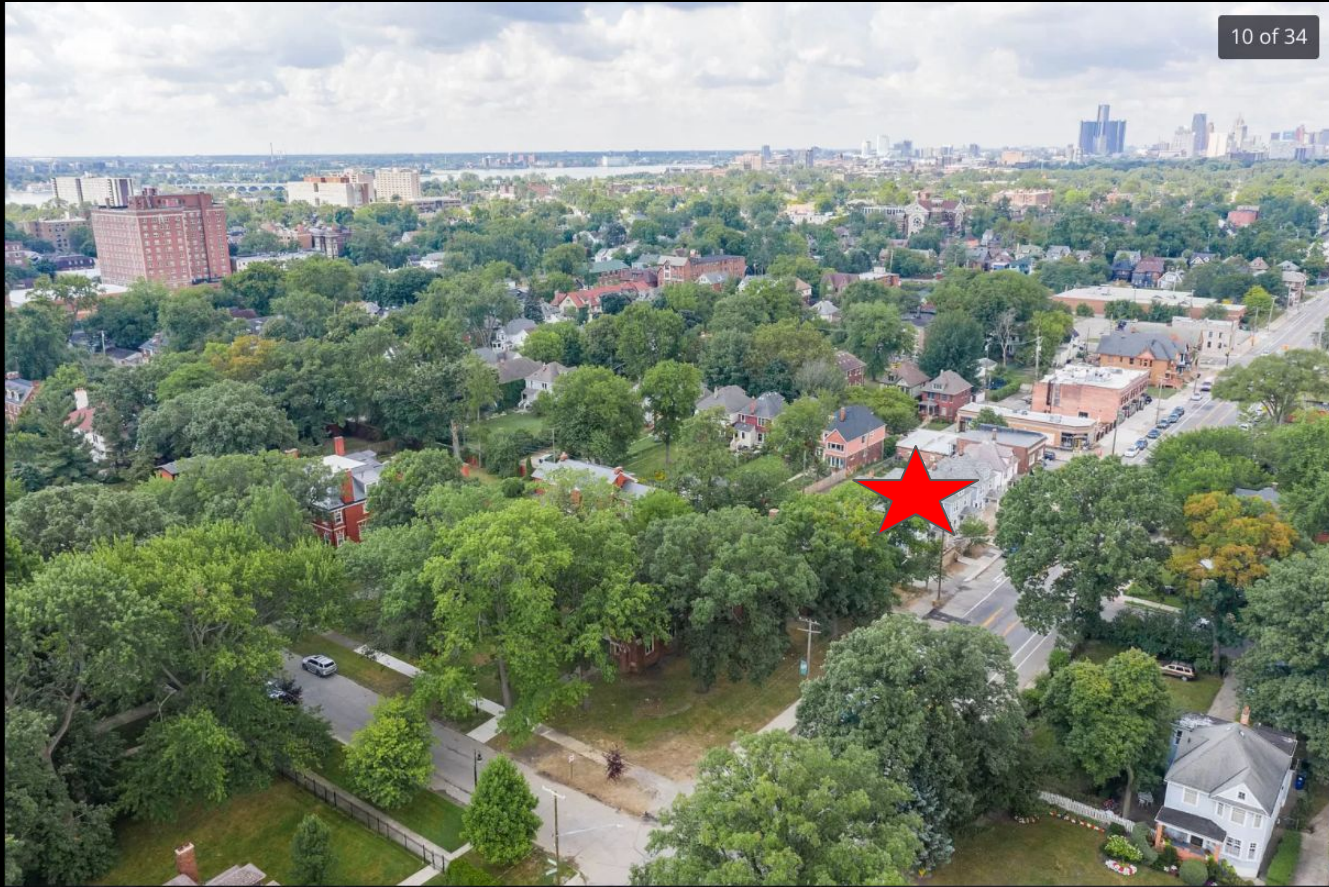


Aerial Photos Facing East

11 of 34



Aerial Photos - Detroit River/ Canada



Aerial Photos



The Portly Villager

Hearty Sandwiches.

Great Burgers.

Cold Beer.

Uncle Mike's Build A Burger

NAME: _____ Stay To Go

Roll: Martin's Potato Sesame Seed English Muffin Sliced Bread _____

Burger (4 oz): One Patty Two Patty Three Patty

Other Protein: Bacon Ham Fried Egg Fried Chicken

Cheese: American Swiss Provolone Mozzarella Cheddar Havarti
 Monterey Jack Smoked Gouda

Add Ons: Lettuce Tomato White Onion Red Onion Grilled Onion
 Mushrooms Relish BBQ Sauce Wing Sauce Hot Pepper
 Salt Pepper Thousand Blue Cheese Dressing

French Fries: Waffle Belgian Tater Tots Standard Cut Garlic Curly
 Shoestring Crinkle Cut Cheese Fries Chili Chili Fries



EXTRAS

Soup _____

Chili

w/Cheese

w/Sour Cream

w/Onions

Build Your Sandwich or Choose One Of Ours - Multiple Selections Allowed and Creativity Encouraged

NAME: _____ Stay To Go

Bread: Hero Roll Whole Wheat Rye Pumpernickel Rye Swirl Wrap

Meat: Roast Beef Turkey Smoked Turkey Ham Salami Pastrami
 Corned Beef Bacon Sliced Chicken Breast Pepperoni

Cheese: American Swiss Provolone Mozzarella Cheddar Havarti
 Monterey Jack Smoked Gouda

Veggies: Lettuce Tomatoes Raw Onion Sauerkraut Hot Peppers
 Roasted Red Peppers

Add On: Mustard Mayo Ketchup Oil/Vin Thousand Blue Cheese
 Salt Pepper Horseradish Sauce Honey Mustard BBQ Sauce
 Wing Sauce Pesto Ranch

Hearty Sandwiches

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16 17 18 19 20 21 22 23 24 25 26 27 28
29



EXTRAS

Soup _____
 Chili
 w/Cheese
 w/Sour Cream
 w/Onions

Hearty Sandwiches

1	The Portly Villager	-London Port Roast Beef, Melted Havarti Cheese, Horseradish Sauce, Heated on Marble Rye
2	Portly Cordon Bleu	-Chicken, Ham, Melted Swiss, with Thousand Island Dressing
3	Smoked Salmon	-Thinly Sliced Cucumber, Tomato, Onion, Sour Cream, Capers, Dill, On Lightly Toasted Marble Rye
4	Italian Hero	-Ham, Pepperoni, Salami, Provolone, Mozzarella, Prosciutto, Roasted Red Peppers, Pesto Sauce, and Onions
5	Portly Cheesesteak	-Roast Beef, Onions, Melted American Cheese, Served on Toasted Hero
6	Chicken Caesar Wrap	-Sliced Chicken Breast, Romaine Lettuce, Caesar Dressing
7	BBQ Chicken Melt	-Chicken, Bacon, Melted Cheddar Cheese, Onions, BBQ Sauce
8	Honey Mustard Chicken Melt	-Chicken, Bacon, Melted Swiss Cheese, Lettuce, Tomato, Honey Mustard

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16 17 18 19 20 21 22 23 24 25 26 27 28
29 30

Hearty Sandwiches

9	Garlic Chicken Melt	-Chicken, Melted Swiss, Oil, Vinegar, Sun Dried Tomato, Served on Garlic Hero
10	Buffalo Chicken Hero	-Sliced Chicken Breast, Wing Sauce, Lettuce, Tomato, Blue Cheese Dressing, Served on Heated Hero
11	Chicken Ranch Melt	-Chicken, Bacon, Melted Monterey Jack Cheese, Lettuce, Tomato, Ranch Dressing
12	Thanksgiving Hero	-Turkey, Gravy, Stuffing, Served Heated with Cranberry Sauce, on Toasted Hero
13	The Heart Attack	-Roast Beef, Pastrami, Melted Provolone, Oil, Vinegar, Hot Peppers, Onions
14	Liverwurst	-With Onions, Mustard, Served on Rye
15	Texas Cheesesteak	-Roast Beef, Melted Cheddar Cheese, BBQ Sauce, Hot Peppers, Onions, Served on Toasted Hero
16	Portly Turkey Club	-Turkey, Lettuce, Tomato, Bacon, Mayo, Onions, Served on Toasted Whole Wheat
17	Baby Gorilla	-Roast Beef, Melted American Cheese, Lettuce, Tomato, Onions, Relish, Mayo, Ketchup, Served on a Roll.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16 17 18 19 20 21 22 23 24 25 26 27 28
29 30

PANNI SELECTION

18	Cuban	-Roast Pork, Ham, Melted Swiss, Pickles, and Mustard
19	Italian	-Fresh Mozzarella, Prosciutto, Tomato, and Pesto Sauce
20	American	-Ham, Smoked Turkey, Cheddar, Tomato, Lettuce, and Honey Mustard
21	Vegetarian	-Smoked Gouda, Fresh Mozzarella, Sun Dried Tomatoes, Roasted Red Peppers, and Avocado Spread
22	Vegetarian II	-Fresh Mozzarella, Tomato, Lettuce, Sun Dried Tomatoes, and Pesto Sauce
23	Vegetarian III	-American, Swiss, Lettuce, Tomato, Onions, Roasted Red Peppers, and Avocado Spread
24	Southwest	-Chicken, Monterey Jack, Lettuce, Tomato, Onions, Hot Peppers, Avocado Spread
25	Texas BBQ	-Sliced Roasted Pork, Cheddar, Bacon, Onions, and BBQ Sauce
26	Old Smokey	-Smoked Turkey, Smoked Gouda, Lettuce, Tomato, Avocado
27	Portly Grilled Chees	-American, Monterey Jack, Bacon, Tomato
28	Hot Dog	-2 Hot Dogs Plain
29	Coney Dog	-2 Hot Dogs with Chili + Cheese

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16 17 18 19 20 21 22 23 24 25 26 27 28
29 30

Interiors.



Food + Drink.



1 WAFFLE FRIES
Potatoes evenly cut on a corrugated slicer, rotated 90 degrees before each slice to create a perforated "waffle".

2 BELGIAN FRIES
Irregularly sliced, double-fried potatoes served in a cone with mayonnaise and other condiments.

3 TATER TOTS
Grated parboiled potatoes, formed into small nuggets and fried.



4 STANDARD CUT
Potatoes evenly cut medium-thin, fried once.

5 GARLIC FRIES
Any cut of fries sprinkled with sautéed minced garlic and chopped parsley.

6 CURLY FRIES
Potatoes sliced with a curly fry cutter or spiralizer and fried into ringlets.



7 SHOESTRING/MATCHSTICK
Potatoes sliced very thinly using a mandoline or julienne cutter and fried extra-crisp.

8 CRINKLE-CUT
Potatoes thick-cut on a corrugated slicer, then sliced into wavy bottoms and fried.

9 CHEESE FRIES
Any style of fries with cheese melted on top.

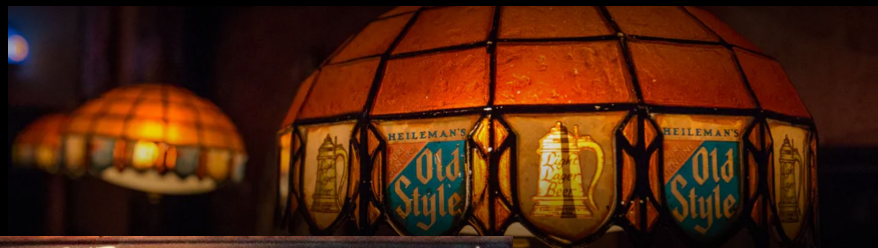


Niko

Tuna melt - rye
Pastrami Reuben
Fr. Fries
Lime Rickey
Carrot Cake



Brand.



KARAOKE

DRAUGHT	ABV%	ORIGIN	\$
SMUTTYNOSE BLUEBERRY SHORT WEISSE	6.9	NH	8-12oz
FOUNDERS PORTER (AMERICAN PORTER)	6.5	MI	7PT
BROOKLYN SORACHI ACE (SAISON)	7.5	NY	7-12oz
OTHER HALF MICROGREEN (SESSION IPA)	4.	NY	7PT
TROEGS PERPETUAL IPA	7.5	PA	7PT
OTHER HALF TIRED HANDS CAT JUNKIE (OAT AND HONEY BASED) IPA	5.5	NY	8-12oz
AVERY JOE'S AMERICAN PILSNER	4.7	CO	7PT
OMMEGANG WITTE	5.1	NY	7PT
EMPIRE CREAM ALE	5.8	NY	7-12oz
BROOKLYN LAGER	5.2	NY	7PT
GUINNESS			
PABST BLUE RIBBON			



NAME: _____ Stay To Go

Roll: Martin's Potato Sesame Seed English Muffin Sliced Bread

Burger (4 oz): One Patty Two Patties Three Patties

Other Protein: Bacon Ham Fried Egg Fried Chicken

Cheese: American Swiss Provolone Mozzarella Cheddar Havarti Monterey Jack Smoked Gouda

Add Ons: Lettuce Tomato White Onion Red Onion Grilled Onion Mushrooms Relish BBQ Sauce NY Sauce Hot Pepper Salt Pepper Thousand Blue Cheese Dressing

French Fries: Waffle Belgian Tater Tots Standard Cut Garlic Curly Shoestring Crinkle Cut Cheese Fries Chili Chili Fries

The PORTLY

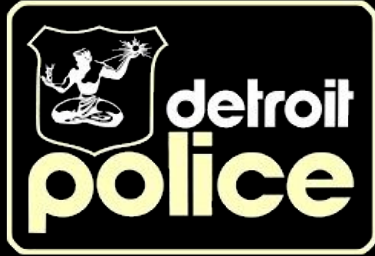
VILLAGER
DETROIT

EXTRAS

Soup
 Chili
 Cheese
 w/Sour Cream
 w/Onions



Community.



**HISTORIC
Indian Village**

E. Jefferson area offering security and convenience. Locations near shopping, parks, and major bus routes. Minutes from downtown Detroit. Off street parking, recreational complex, and no lease.

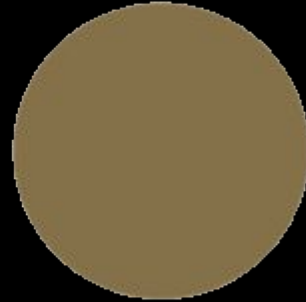
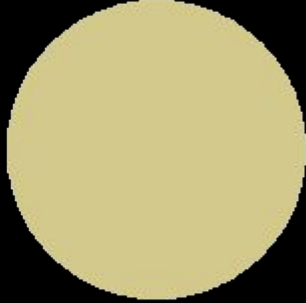
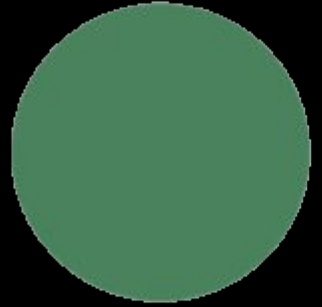
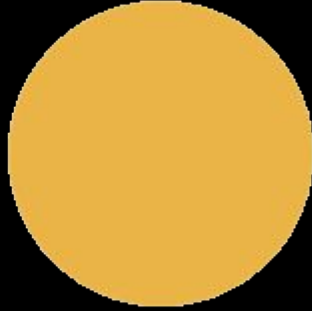
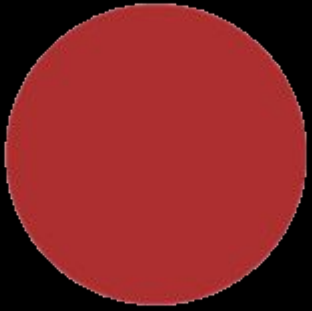
Units from 90 to 400 dollars, references required.

Higgins Management Company
9149 E. Jefferson
Detroit, Mich. 48214
313-824-8010

Detroit has a great deal to offer you and we have a great deal to offer Detroiters.



Color Palette.



Typography. (Georgia)

ABCDEFGHIJKLMNOPQRSTUVWXYZ

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

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Greater Villages

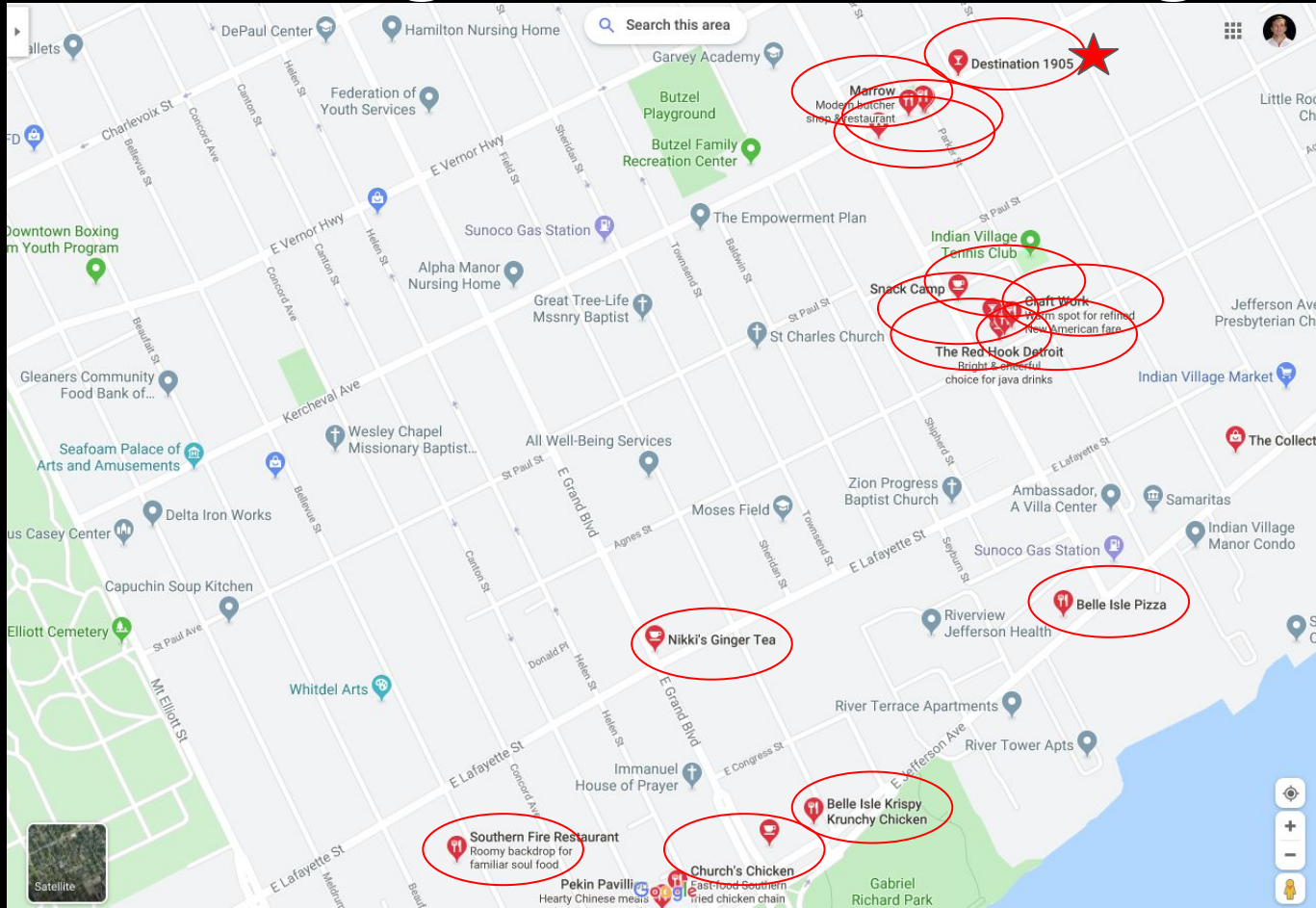
Information

Greater Villages Notable Food & Beverage Establishments

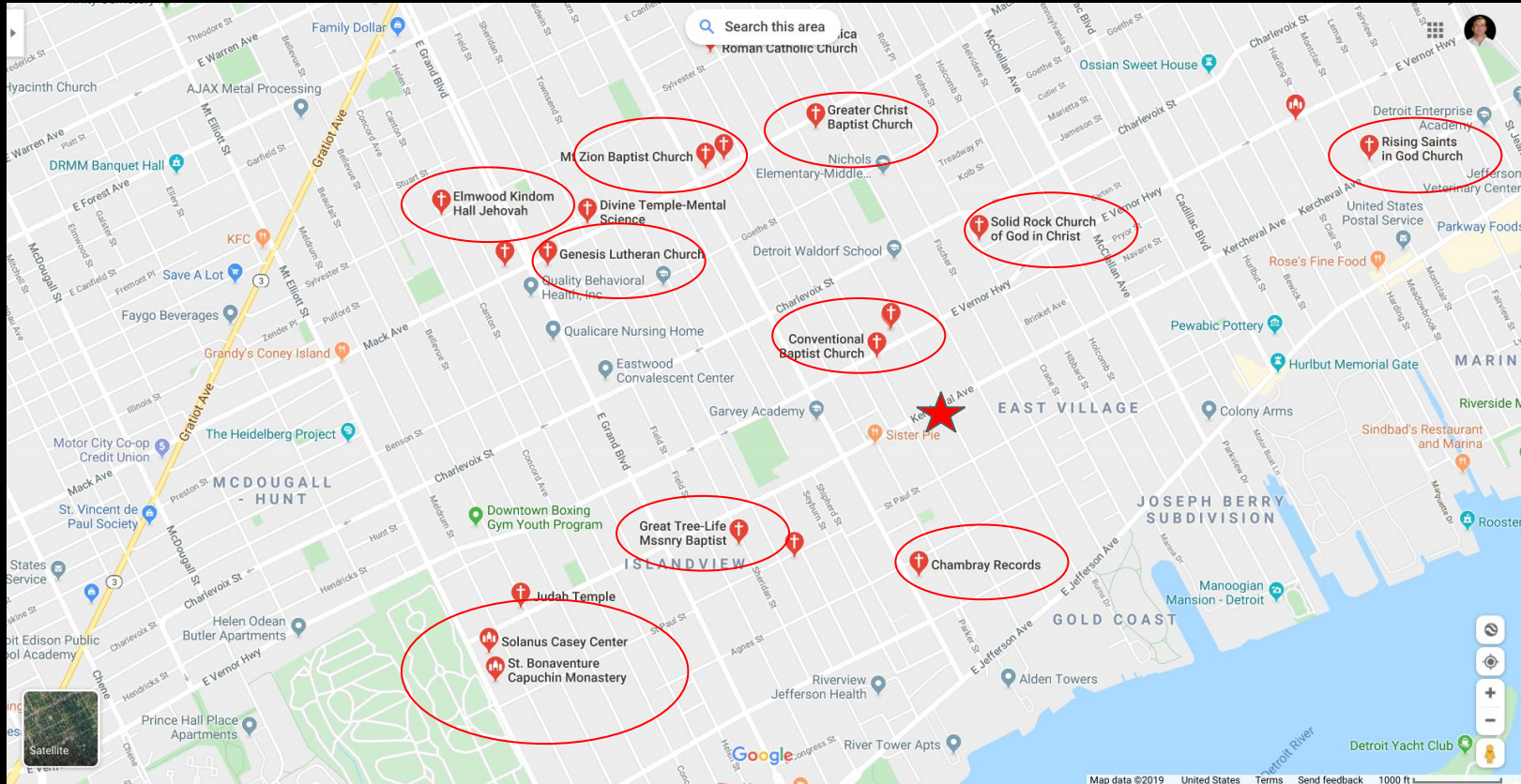
Click Link:

- [Marrow \(Steak House\)](#)
- [Sister Pie \(Bakery\)](#)
- [Craft Work \(Restaurant\)](#)
- [Detroit Vegan Soul](#)
- [Brewery Faisan](#)

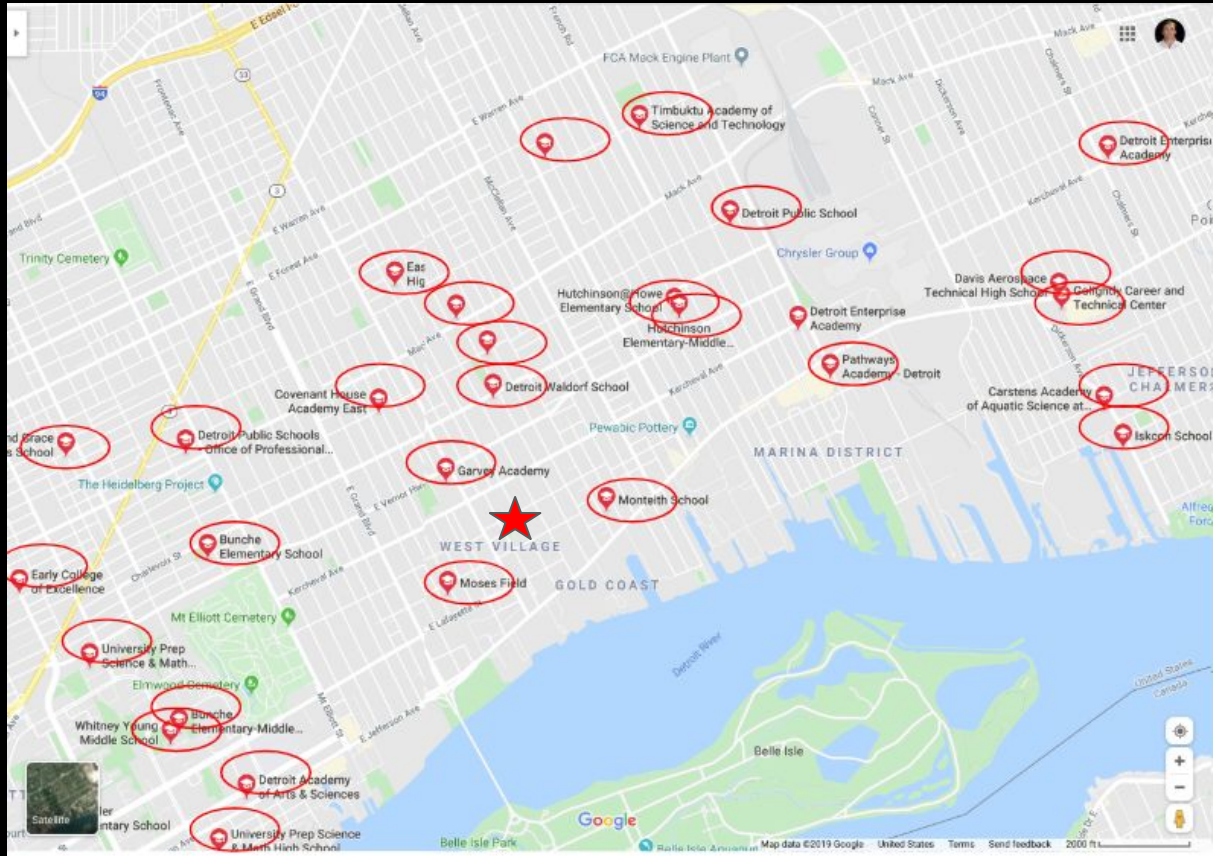
Greater Villages Food & Beverage Map



Greater Villages Religious Locations

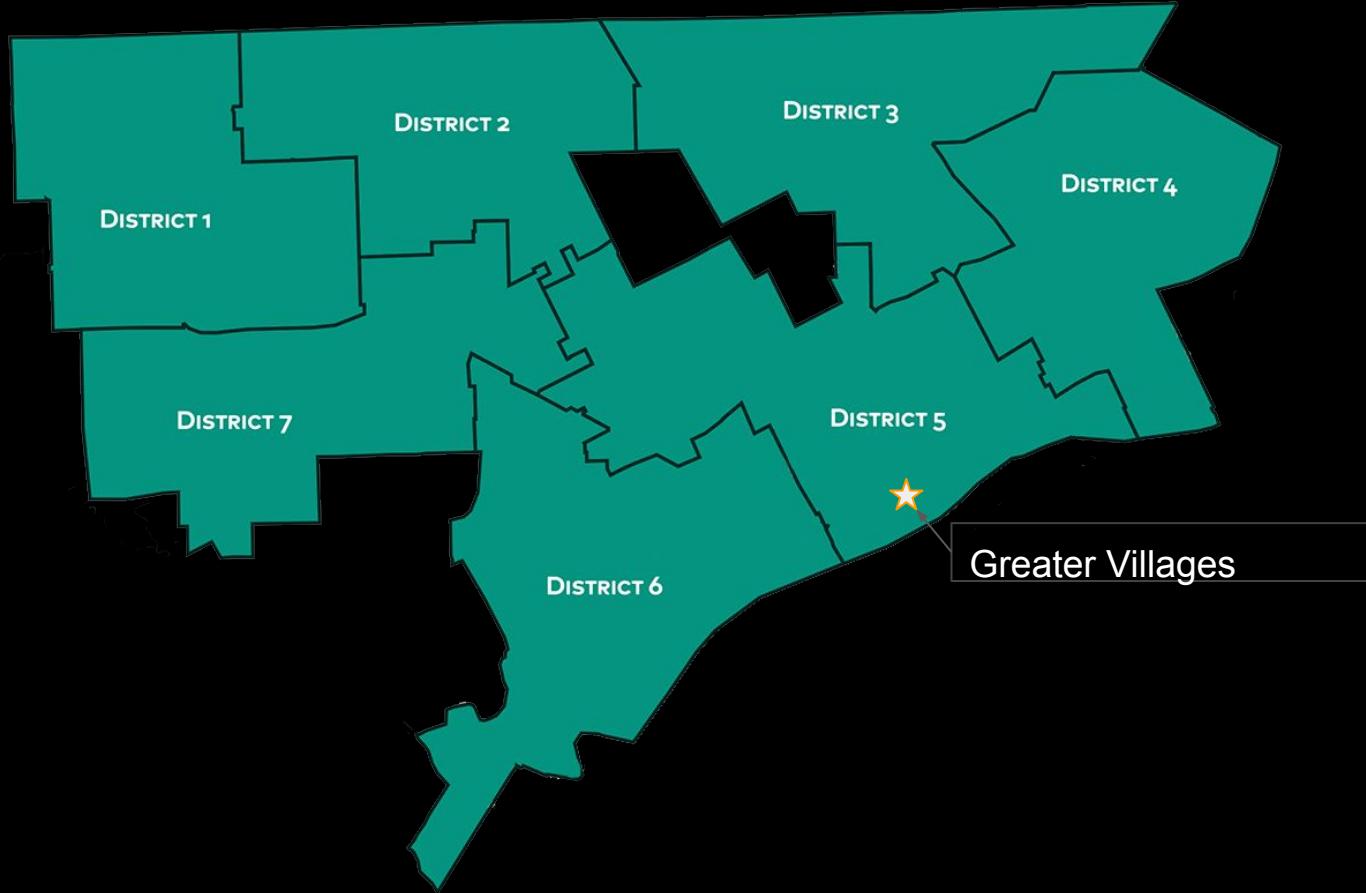


Greater Villages School Map

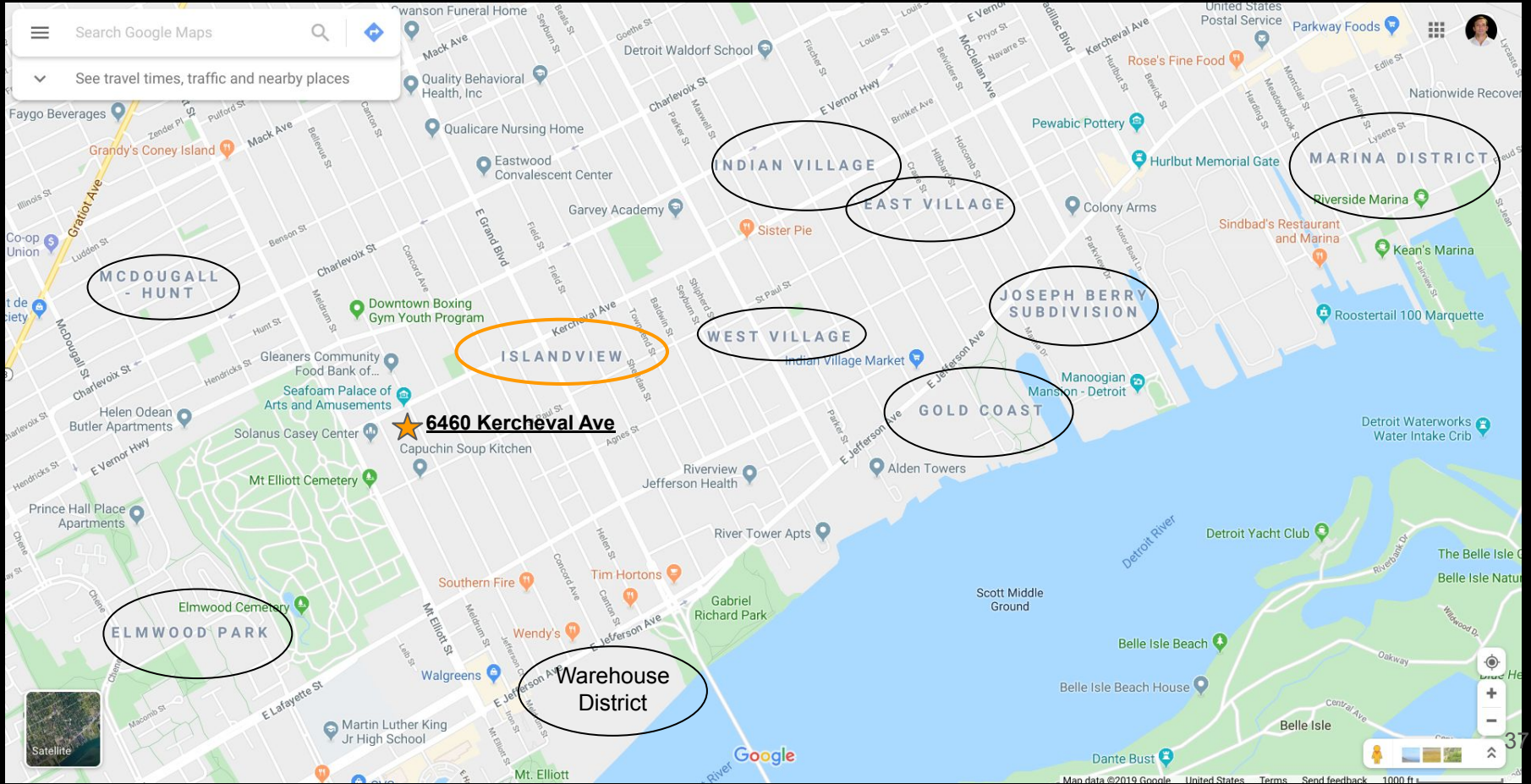


Lower East Side of Detroit Neighborhood Maps









Detroit District Map





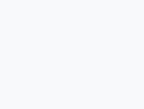

Lower East Side Neighborhood Map








Lower East Side Of Detroit Neighborhoods

Name ↕	Image	Location	Summary
Belle Isle State Park		<p>Detroit River</p> <p> 42°20'32"N</p> <p>82°58'46"W</p> <p>Jefferson</p> <p>07200s</p> <p>Over bridge to south.</p>	<p>Belle Isle State Park is a 982-acre (397 ha) island state park in the Detroit River, home to the Anna Scripps Whitcomb Conservatory, the Detroit Yacht Club, the Detroit Boat Club, the Dossin Great Lakes Museum, a Coast Guard post, and a golf course. Until its November 2013 conversion to a state park, it was largest island city park in the United States.</p>
St. Charles Borromeo Roman Catholic Parish Complex		<p>Baldwin Ave. at St. Paul Ave.</p> <p> 42°21'18"N</p> <p>83°0'7"W</p>	<p>In 1886, a parish dedicated to St. Charles Borromeo was established to minister to the eastside area where in influx of Belgians had settled. As Detroit grew, the parish grew along with it, with French, German, Irish, Scotch, and English congregants in addition to the original Belgians. By 1920, the congregation numbered over 3000.</p>
Eastside Historic Cemetery District		<p>Bounded by Elmwood and Mt. Elliot Aves., Lafayette and Waterloo Sts.</p> <p> 42°20'59"N</p> <p>83°1'5"W</p>	<p>The Eastside Historic Cemetery District consists of three separate cemeteries: Mount Elliott Cemetery (Catholic, established 1841), Elmwood Cemetery (Protestant, established 1846), and the Lafayette Street Cemetery (Jewish, established 1850), spreading over 150 acres (61 ha) in total. The cemeteries are known for the monuments, landscaping, and notable individuals interred there.</p>
East Grand Boulevard Historic District		<p>E. Grand Boulevard, between E. Jefferson Ave. and Mack Ave.</p> <p> 42°21'12"N</p> <p>83°0'22"W</p>	<p>The East Grand Boulevard Historic District includes a few moderate-sized apartment buildings and numerous large homes constructed primarily between 1900 and 1925. The apartment buildings in the district include the El Tovar Apartments, Saint Paul Manor Apartments, and the Kingston Arms Apartments.</p>

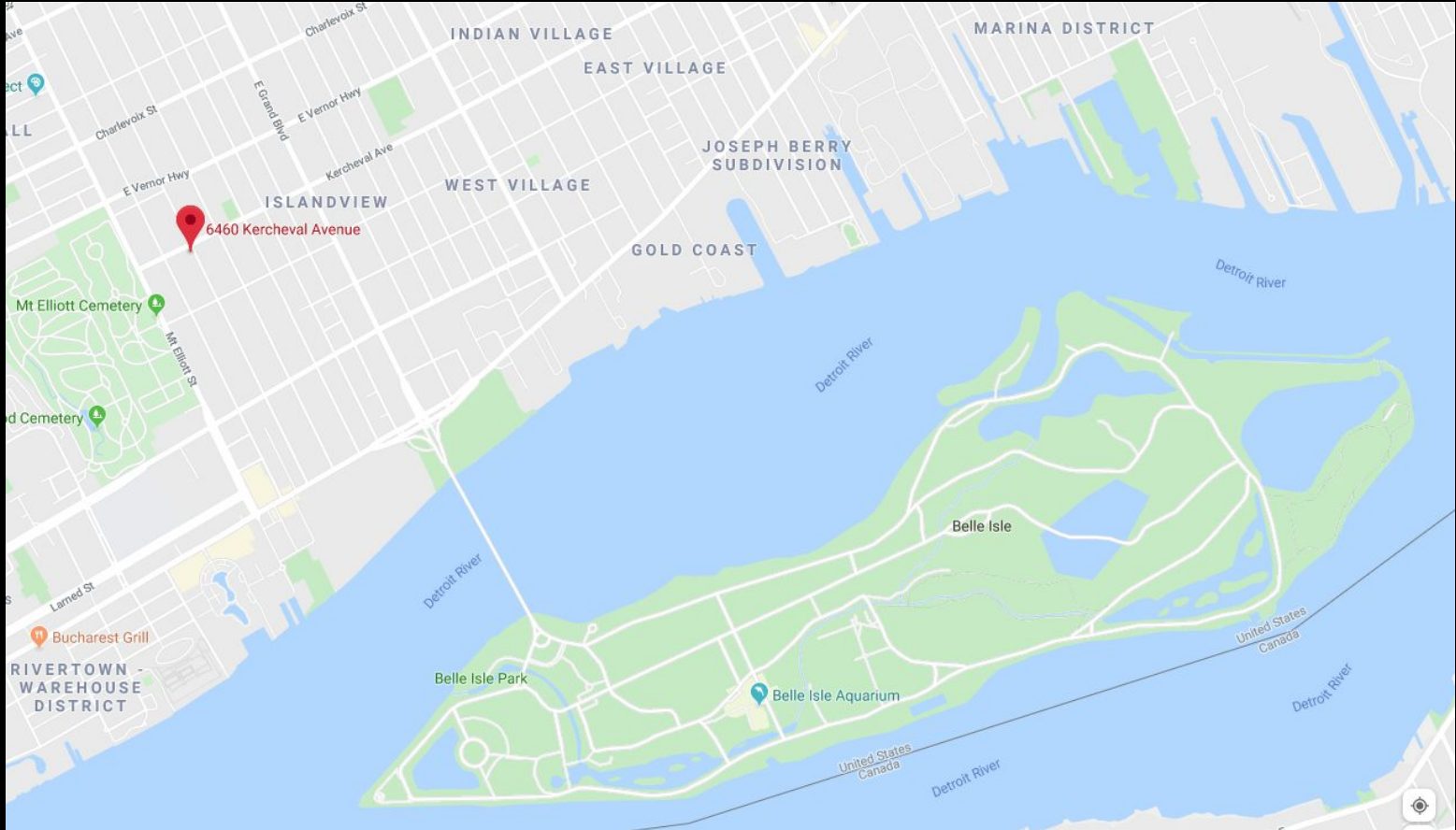
Lower East Side Of Detroit Neighborhoods

<p>East Jefferson Avenue Residential District</p>		<p>E. Jefferson Avenue. 42°20'28"N 83°1'0"W</p>	<p>Contains many prominent residences including the Alden Park Towers.</p>
<p>Indian Village</p>		<p>Bounded by Mack, Burns, Jefferson, and Seminole Aves. 42°21'40"N 82°59'48"W</p>	<p>Indian Village has a number of architecturally-significant homes built in the early 20th century. Many of the homes were built by prominent architects such as Albert Kahn, Louis Kamper and William Stratton for some of the area's most prominent citizens such as Edsel Ford.</p>
<p>Island View</p>		<p>Bounded by Baldwin St. on the east.</p>	<p>Immediately west of West Village, Island View is bound by Jefferson to the south, Mack to the north, Baldwin to the east, and Mt. Elliott to the west. The eastern boundary of the neighborhood, Baldwin Street, was the Detroit city limit until 1891. The eastern portion features many large turn of the 20th century single and multi-family homes, apartment buildings and brick row houses. The western portion is home to several non-profits, including the Capuchin Soup Kitchen, the Earthworks Urban Farming Project, and Gleaners Food Bank. Large portions of the neighborhood, (especially the southeastern portion close to West Village) are undergoing a rebirth with several new housing developments by community-based Messiah Housing Corp. and Islandview Development Corp. English Village, a luxury condominium, townhouse and loft development is being constructed along Townsend, Sheridan and Field streets just south of Kercheval. Islandview is named for its close proximity to Detroit's island park, Belle Isle.^[5]</p>
<p>Jefferson- Chalmers Historic Business District</p>		<p>Between Eastlawn and Alter. 42°22'26"N 82°56'34"W</p>	<p>The district has recently seen a resurgence, with a Michigan Cool Cities grant, five million dollars worth of streetscape improvements, and rehabilitation of a number of anchor buildings in the district, such as the Platte Warehouse at Jefferson and Ashland and the Chalmers Building at Jefferson and Chalmers.^[17]</p>

Lower East Side Of Detroit Neighborhoods

<p>Lafayette Park / Mies van der Rohe Residential District</p>		<p>Roughly bounded by Lafayette Ave., Rivard, Antietam, and Orleans Sts.</p> <p> 42°20'31"N 83°2'8"W</p>	<p>Mies van der Rohe, Ludwig Hilberseimer and Alfred Caldwell planned this 78-acre (32 ha) urban renewal project constructed on the site of the former Black Bottom area. Lafayette Park includes a landscaped, 19-acre (7.7 ha) park with no through traffic, in which these and other low-rise apartment buildings are sited. The apartment buildings are classic examples of Mies' International Style, with their simplicity, clean proportions, and cladding of tinted glass and aluminum.</p>
<p>Rivertown</p>		<p>East Jefferson Avenue</p>	<p>Rivertown includes Detroit's upscale high rise Harbortown condominiums and marina near the MacArthur Bridge leading to Belle Isle State Park.</p>
<p>West Village</p>		<p>Roughly bounded by Jefferson, Kercheval, Parker and Seyburn Aves.</p> <p> 42°21'16"N 82°59'53"W</p>	<p>The West Village Historic District is a neighborhood just west of Indian Village. It is a primarily residential neighborhoods containing 275 single and two-family houses, thirty apartment buildings, and about twenty commercial structures of a wide range of architectural styles spread over 20 square blocks. It has many Victorian homes and four squares with apartment buildings and row houses interspersed in between. A walkable urban neighborhood, it is an advantageous location just 2 miles (3.2 km) east of downtown Detroit and minutes from Belle Isle State Park and the new Detroit Riverwalk make it a popular neighborhood. Many historic homes and apartment buildings have recently been restored. Its commercial areas include a short stretch along Agnes Street in the center of the neighborhood and along Kercheval and busy Jefferson Avenue.^[5]</p>

Belle Isle



Belle Isle

WE ARE BELLE ISLE

Rich with history and natural beauty, Belle Isle Park is a Detroit gem and became Michigan's 102nd State Park in 2014 as part of a lease agreement with the City of Detroit. This 982-acre island park is situated on the Detroit River between the United States and Canada.



Chevrolet Detroit Grand Prix presented ...
detroitgp.com



Things to do in Detroit: ...
roaminghistorian.com



Belle Isle notes: Lake Okonoka ...
detroit.curbed.com



Belle Isle Holiday Stroll – After5 Detroit
after5detroit.com



Belle Isle is Bigger than Central Park ...
elgl.org



Belle Isle State Park - Historic Indian ...
historicindianvillage.org



Challenge Detroit – 6 Facts I Bet You ...
challengedetroit.org



Ultimate Belle Isle Beach Treasure Hunt ...
after5detroit.com



12 Ways to Enjoy Belle Isle This Spring
detroit.citymomsblog.com



Grand Prix hits a crossroads, gearheads ...
metrotimes.com



Belle Isle ...
wxyz.com



Belle Isle Park (Michigan) - Wikipedia
en.wikipedia.org



The Anna Scripps Whitcomb Conservatory ...
123rf.com



West Village Neighborhood

WE ARE WEST VILLAGE

The West Village Historic District is roughly located between Jefferson, Kercheval, Parker and Seyburn avenues. Due to its location just west of Indian Village, the neighborhood was named West Village in the mid-20th century. It was added to the National Register of Historic Places in 1980. West Village is a primarily residential neighborhood containing approximately 275 single- and two-family homes, 30 apartment buildings and 20 commercial structures built between 1890 and 1920. The architectural styles of the buildings in this district include Queen Anne, Tudor, Colonial Revival and Mediterranean Revival houses, in addition to Georgian Revival and Jacobean apartment buildings. Upper middle class homes, apartment buildings and row houses were quickly built in West Village between 1905 and 1925. The neighborhood has since served as a representation of the large-scale growth of Detroit in the early 20th century. Throughout its history, West Village has been home to a number of prominent Detroiters, including Franz C. Kuhn, chief justice of the Michigan Supreme Court; Edwin C. Denby, secretary of the Navy; Theodore Hinchman, president of the architectural firm of Smith, Hinchman and Grylls; and sculptor Julius Melchers. As was the case with many Detroit neighborhoods, racial tensions and white flight following World War II led to the decline of the district. However, the revival of the Indian Village Historic District in the 1970s led to a renewed interest in West Village.



West Village Detroit Homes ...
zillow.com



West Village Detroit Homes ...
zillow.com



West Village Detroit Homes ...
zillow.com



West Village - Detroit Real Estate ...
zillow.com



West Village Detroit Homes ...
zillow.com



Houses For Rent in West Village Deto...
zillow.com



West Village, Detroit - Wikipedia
en.wikipedia.org



Indian Village, Detroit - Wikipedia
en.wikipedia.org



Indian Village Detroit Homes ...
zillow.com



Detroit by District: Gold Coast and the ...
modelmedia.com



Houses For Rent in West Village Det...
zillow.com



Indian Village Detroit Homes ...
zillow.com



Detroit's hottest residential markets ...
modelmedia.com

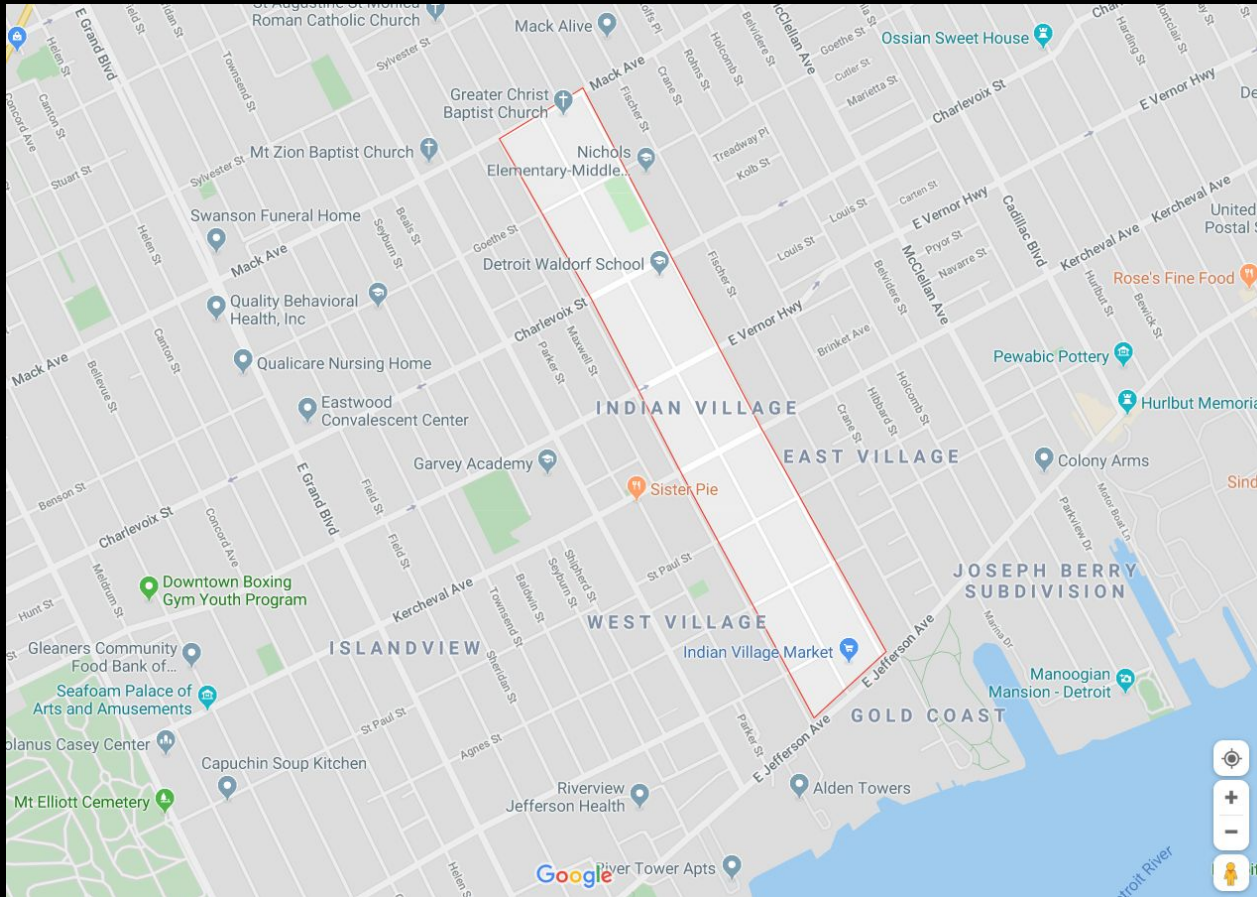


1517 Iroquois St, Detroit, MI 48214 ...
realtor.com



Houses For Rent in West Village Det...
zillow.com

Indian Village Neighborhood



Indian Village Neighborhood

WE ARE INDIAN VILLAGE

Historic Indian Village traces its roots to 1893 when the heirs of landowner Abraham Cook formed the Cook Farm Company Limited, whose goal was to develop a "first-class residential district on a generous scale." And succeed they did, building one of Detroit's hallmark residential communities that today consists of more than 350 homes, six churches and four schools. The first Indian Village residents represented Detroit's old wealth. Such familiar names as Book, Buhl, Dodge, Ewald, Ford, Kales, Stearns, Stroh and Weber resided here in homes built by the most talented architects of the early 1900s.

Indian Village Neighborhood



PHOTOS: Inside the most expensive ho...
photos.metrotimes.com



Indian Village, Detroit - Wikipedia
en.wikipedia.org



Elegant Indian Village colonial revival ...
detroit.curbed.com



Indian Village District, Detroit, MI ...
pinterest.com



2015 Indian Village Home & Garden T...
lifeinmichigan.com



Indian Village, Detroit | One of the ...
flickr.com



Indian Village Detroit Homes ...
zillow.com



Indian Village Holiday Home Tour
wxyz.com



1517 Iroquois St, Detroit, MI (61 ...
movoto.com



2015 Indian Village Home & Garden Tour ...
lifeinmichigan.com



Holiday Home Tour - Historic Indian Village
historiciandetroit.org

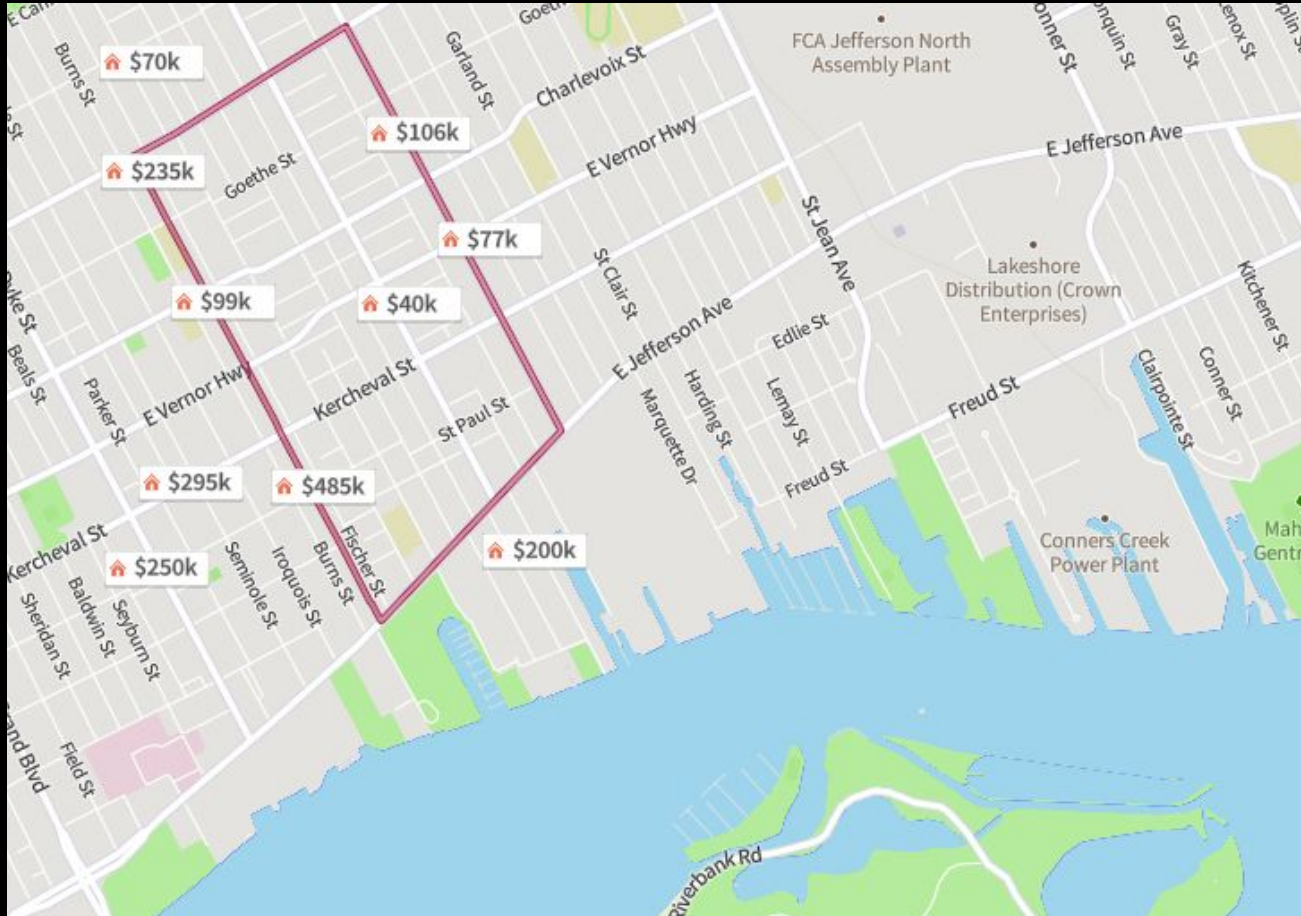


Detroit by District: Gold Coast and the ...
modelmedia.com



Indian Village Detroit Real Estate | 12 ...
movoto.com

East Village Neighborhood



East Village Neighborhood

WE ARE EAST VILLAGE

East Village is located just east of Indian Village and spans from Fischer Street to Cadillac Boulevard and from East Jefferson to Mack. This village has a number of smaller homes in various architectural styles. East Village is home to Pewabic Pottery's headquarters plus classic apartment towers like The Kean and The Hibbard among others.

East Village Neighborhood



2529 FISCHER ST
MI

\$99,000

3 Bed · 1 Bath
Single Family



501 PARKVIEW DR
MI

\$199,900

4 Bed · 2 Bath
Single Family



7963 SAINT PAUL ST
MI

\$249,900

5 Bed · 2 Bath
Condo

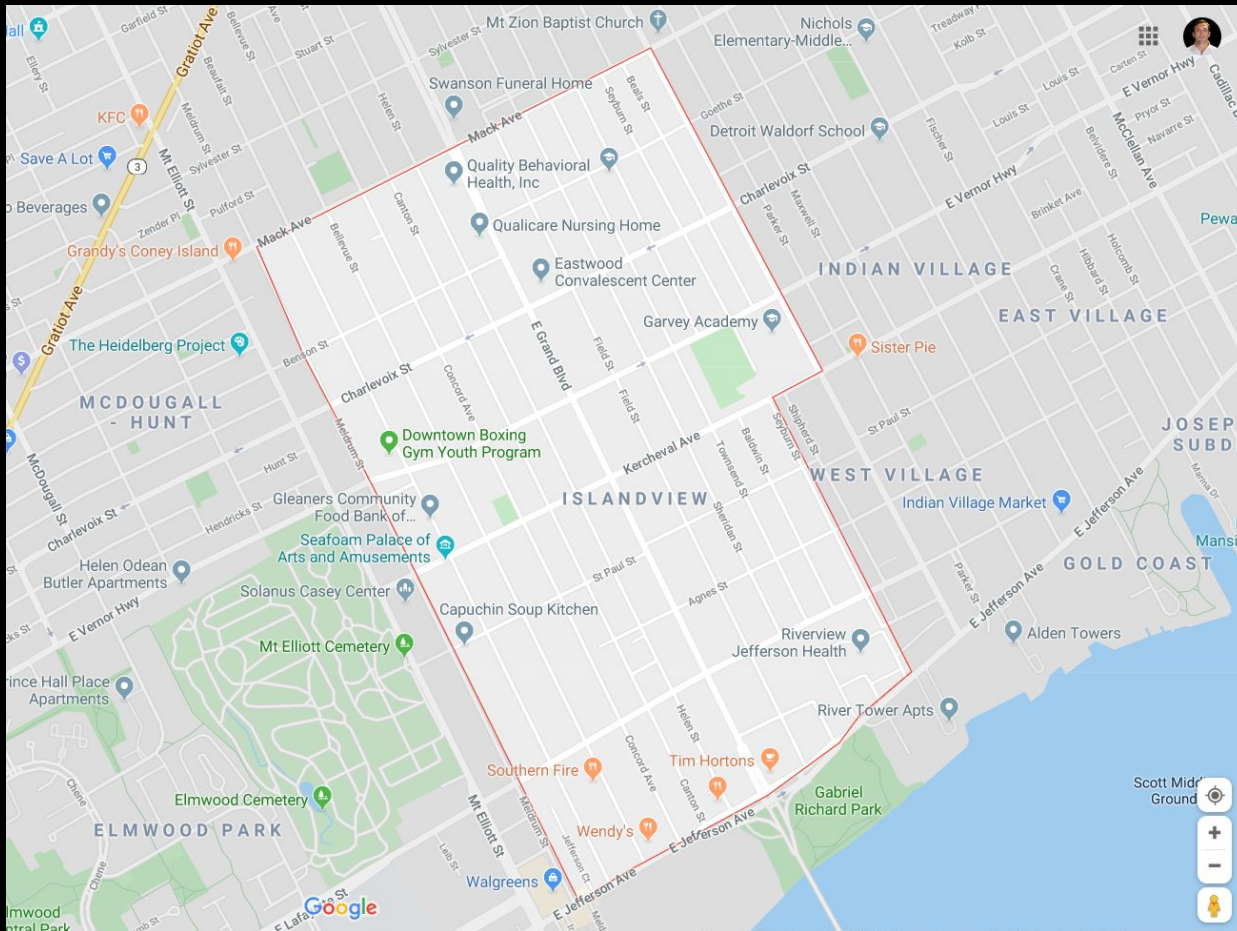


3487 FISCHER ST
MI

\$235,000

3 Bed · 2 Bath
Single Family

Islandview Neighborhood



WE ARE ISLANDVIEW

Just west of West Village, Islandview is named for its proximity to Detroit's island park, Belle Isle. The neighborhood is bound by Jefferson on the south, Mack to the north, Mt. Elliott to the west and Baldwin Street on the east. Historic single- and multi-family homes, apartments and rowhouses populate the eastern end of the neighborhood. The western end is home to nonprofits like Gleaners Community Food Bank and Capuchin Soup Kitchen and its Earthworks Urban Farm.

Islandview Neighborhood



Islandview, Detroit, MI Real Estate ...
realtor.com



yours for \$375 ...
detroit.curbed.com



Islandview, Detroit, MI Real Estate ...
estately.com



In Downtown Detroit - Islandview Rea...
zillow.com



Islandview Detroit Single Family Ho...
zillow.com



Detroit, MI Home Value...
realtor.com



Islandview Detroit Homes ...
zillow.com



614 Field St, Detroit, MI 48214 - 4 Bed ...
trulia.com



Houses For Rent in Islandview Detroit ...
zillow.com



Islandview Detroit Real Estate | 30 ...
movoto.com



Islandview duplex near Belle Isle ...
detroit.curbed.com



Belle Isle - Islandview Real Estate ...
zillow.com



Islandview, Detroit, MI Foreclosures ...
realtor.com



Islandview, Detroit, MI Real Estate ...
estately.com



2409 Maxwell St, Detroit, MI 48214 - 2 ...
trulia.com

Opportunity Zones

What is an Opportunity Zone?

Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities

These areas of the U.S. — both rural and burgeoning lower-income urban communities — have historically been capital-deprived, but have potential for future growth.

In these specially designated areas, qualifying investments receive material tax benefits worth noting.

More Information On Opportunity Zones Can Be Found By Clicking [HERE](https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions)
<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

Greater Villages Demographic Data

Zip Code 48214 is located in the state of Michigan in the Detroit metro area. Zip code 48214 is primarily located in Wayne County. The official US Postal Service name for 48214 is DETROIT, Michigan. Portions of zip code 48214 are contained within or border the city limits of Detroit, MI, .

The area code for zip code 48214 is 313. 48214 can be classified socioeconomically as a Lower Middle Class class zipcode in comparison to other zip codes in Michigan.

The current unemployment level in 48214 is 9.3% which is higher than the current county unemployment level of 7.3% and is higher than the current state unemployment at 4.9% and higher than the current national unemployment rate at 3.7%.

According the 2010 US Census, the population of 48214 decreased to 22,759 from 32,845 over the past 10 years.

The majority ethnicity residing in 48214 is African American while the majority ethnicity attending 48214 public schools is Black. 86.9% of students in 48214 public schools receive or are eligible to participate in free or reduced lunch programs.

Paris vs Detroit City Grid

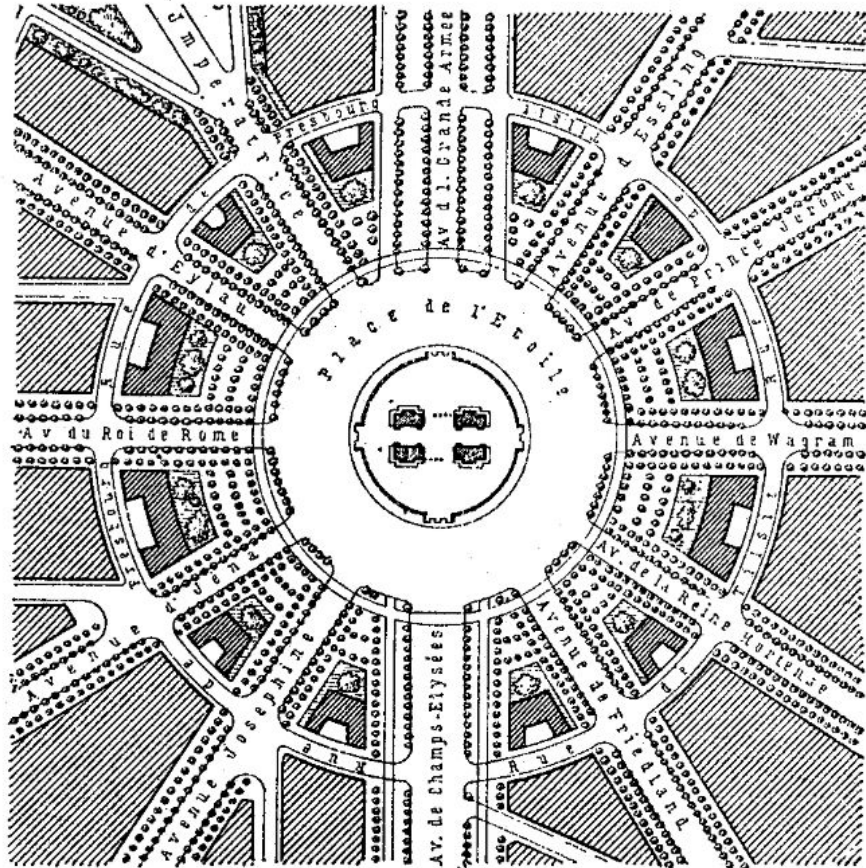
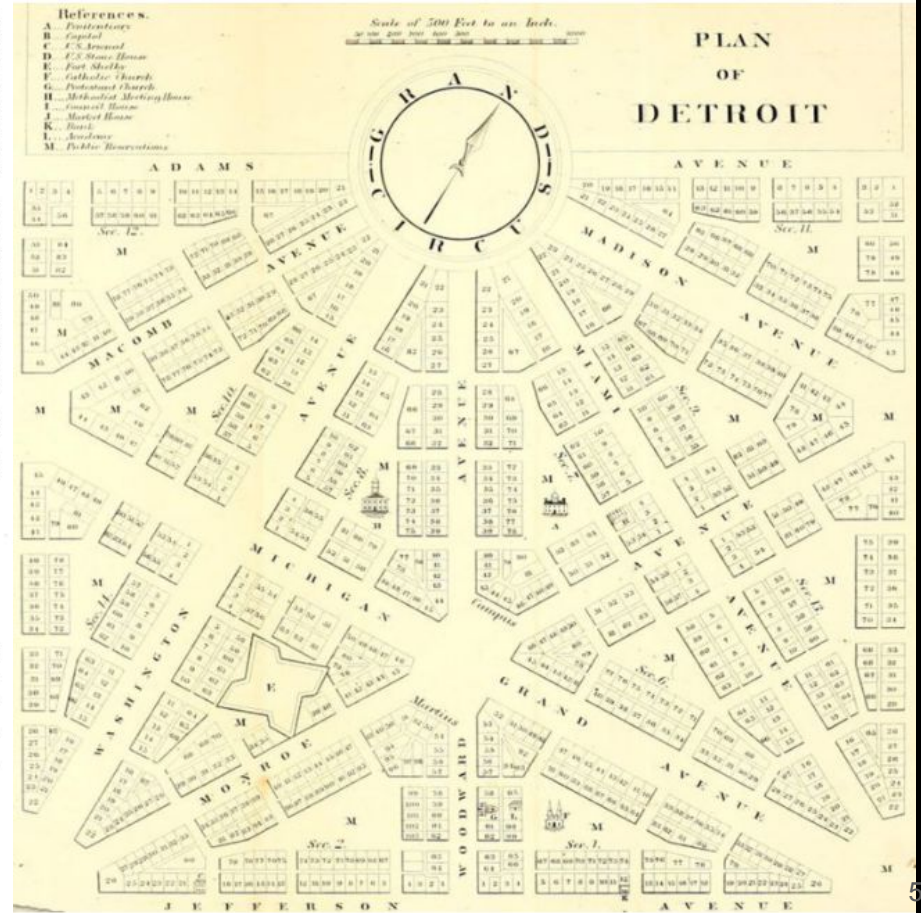
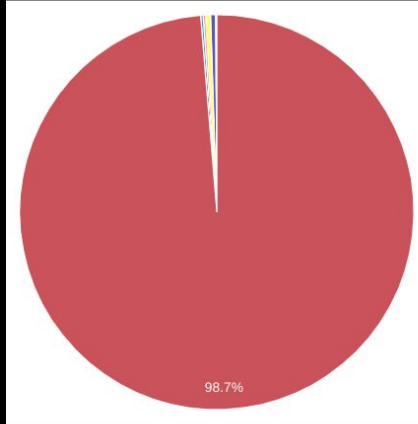
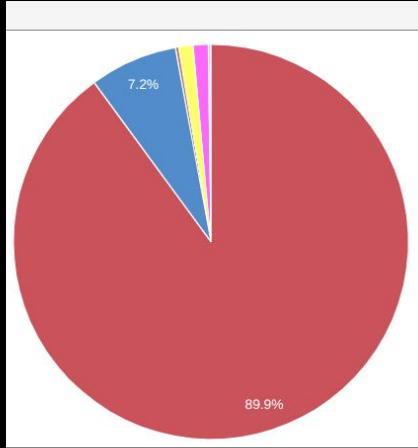


Fig. 88. Paris: Place de l'Étoile



Greater Villages Demographic Data



Zip Code 48214 Race/Ethnicity

	2014	2010	Change(+/-)
White	1484	1296	+15%
Black Or African American	18567	20731	-10%
Hispanic	241	166	+45%
American Indian Or Alaskan Native	20	79	-75%
Asian	55	64	-14%
Native Hawaiian & Other Pacific Islander	0	1	-100%
Other Race	35	35	-31%
Two Or More Races	387	387	-34%

Zip Code 48214 Public School Race/Ethnicity Profile

White	0.2%
Black Or African American	98.7%
Hispanic	0.4%
Asian	0.1%
Hawaii/Pacific Islander	0.1%
American Indian Or Alaskan Native	0.2%
Two or More Races	0.4%

Greater Villages Demographic Data

Official Zip Code Name	Detroit	Average First Frost Dates	October 21 - 31 📅												
Zip Code State	Michigan	Average Last Frost Dates	April 21 - 31 📅												
Zip Code Type	Non-Unique	Zip Code 48214 Annual Climate Data													
Primary County:	Wayne														
Area Code	313		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Current Population:	22759	Avg Min Temp (°F)	19	21	29	39	50	59	64	63	56	45	35	25	42
Racial Majority:	African American 89.93%	Avg Max Temp (°F)	33	35	45	58	71	79	84	82	74	62	49	37	59
Public School Racial Majority:	Black 98.7%	Avg Precip (In.)	1.85	1.84	2.45	3.19	2.89	3.27	3.35	3.38	3.37	2.47	2.74	2.47	33.27
Unemployment Rate:	9.3%														
Median Household Income	\$25805														
Average Adjusted Gross Income	\$37640														
School Test Performance:	Poor														
Average Commute Time	27.2 Minutes														
Current Time:	06:47:09 PM EDT														
Time Zone:	Eastern Daylight Time														
Elevation Range	587 - 607 ft.														
Area	5 Sqm.														
Coordinates(Y,X)	42.36595154, -82.98552704														

Greater Villages Demographic Data

Zip Code 48214 Population Profile

	2010	2000
Total Population	22759	32845
Male Population	45.90%	
Female Population	54.10%	
Total Households	10270	


Zip Code 48214 Public School Profile

Test Score Performance	Poor
Percentage of Students Eligible For Free or Reduced Lunch	86.9%
Percentage of Public Schools with Title 1 Status	100.0%

Median Household Income	\$25805
Income Under \$50K Per Year	72.80%
Income \$50K to \$100K Per Year	17.50%
Income Above \$100K Per Year	9.60%

116th US Congressional District	Michigan 14
Representative	Jackie Speier
Party	D
116 US Congressional District	Michigan 13
Representative	Barbara Lee
Party	D

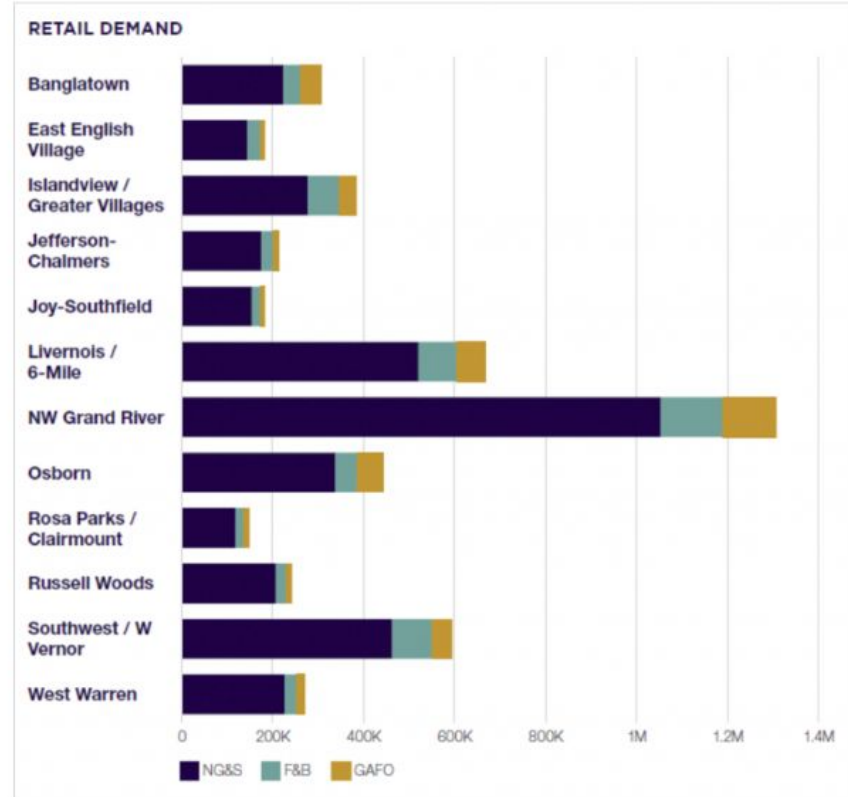
Average Real Estate Asking Price	\$89696
Average Real Estate Sale Price	\$52870

Current Unemployment Level	9.3% 
Previous Month Unemployment Level	8.8%
Unemployment Level 1 Year Ago	10.8%

Greater Villages Demographic Data

COMPARISON GRAPH

This graph details a comparison of retail opportunity by corridor. Please note that this does not take existing retail inventory into account. For the 11 corridors studied, a majority of the retail demand exists within the Neighborhood Goods & Services (NG&S) category, creating an opportunity for new retailers in this category. Food & Beverage (F&B) tenants represent the second most demanded category for all corridors, except for Banglatown and Osborn.



NG&S – Neighborhood Goods and Services

F&B – Food and Beverage

GAFO – General Merchandising, Apparel, Furnishings and Other

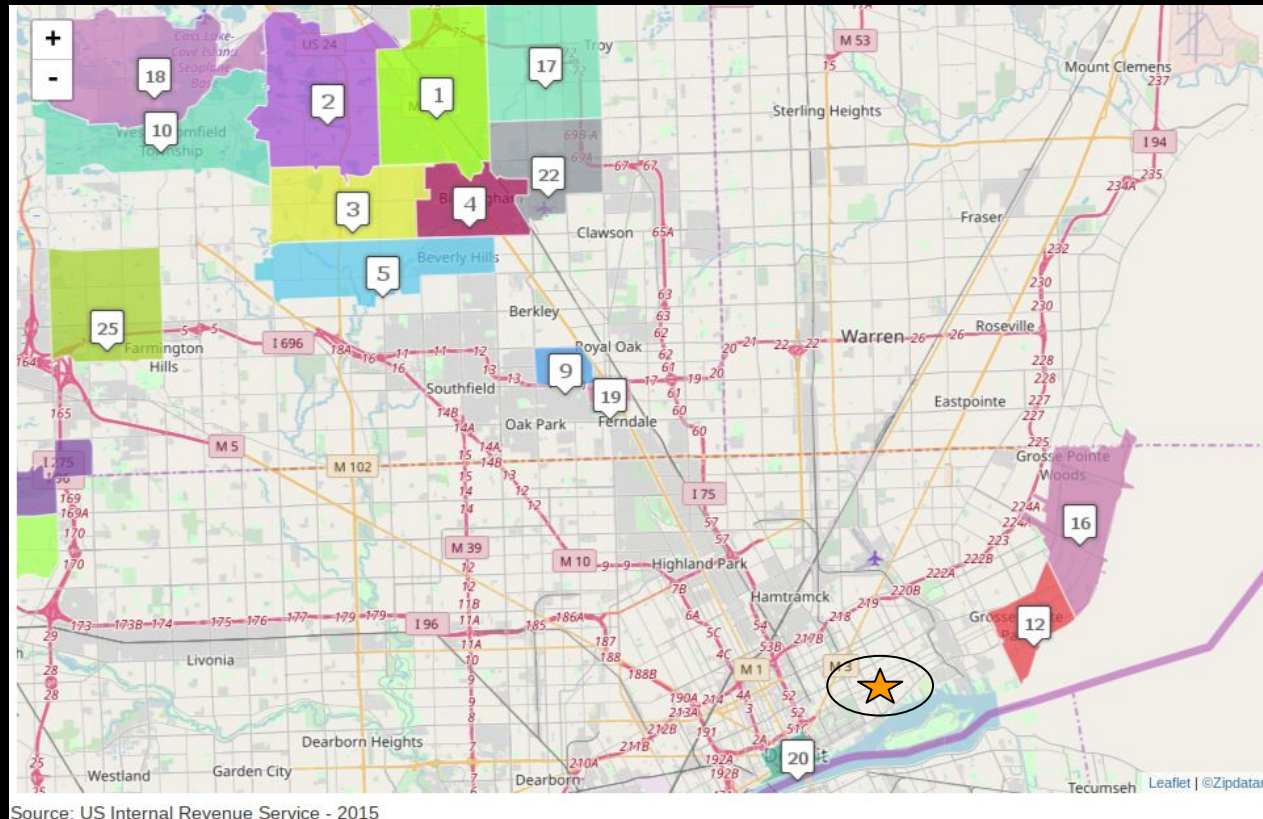
All values shown are in square feet.

**The Wealthiest Zip Code Map
&
Unemployment Heat Map
Detroit & Michigan**

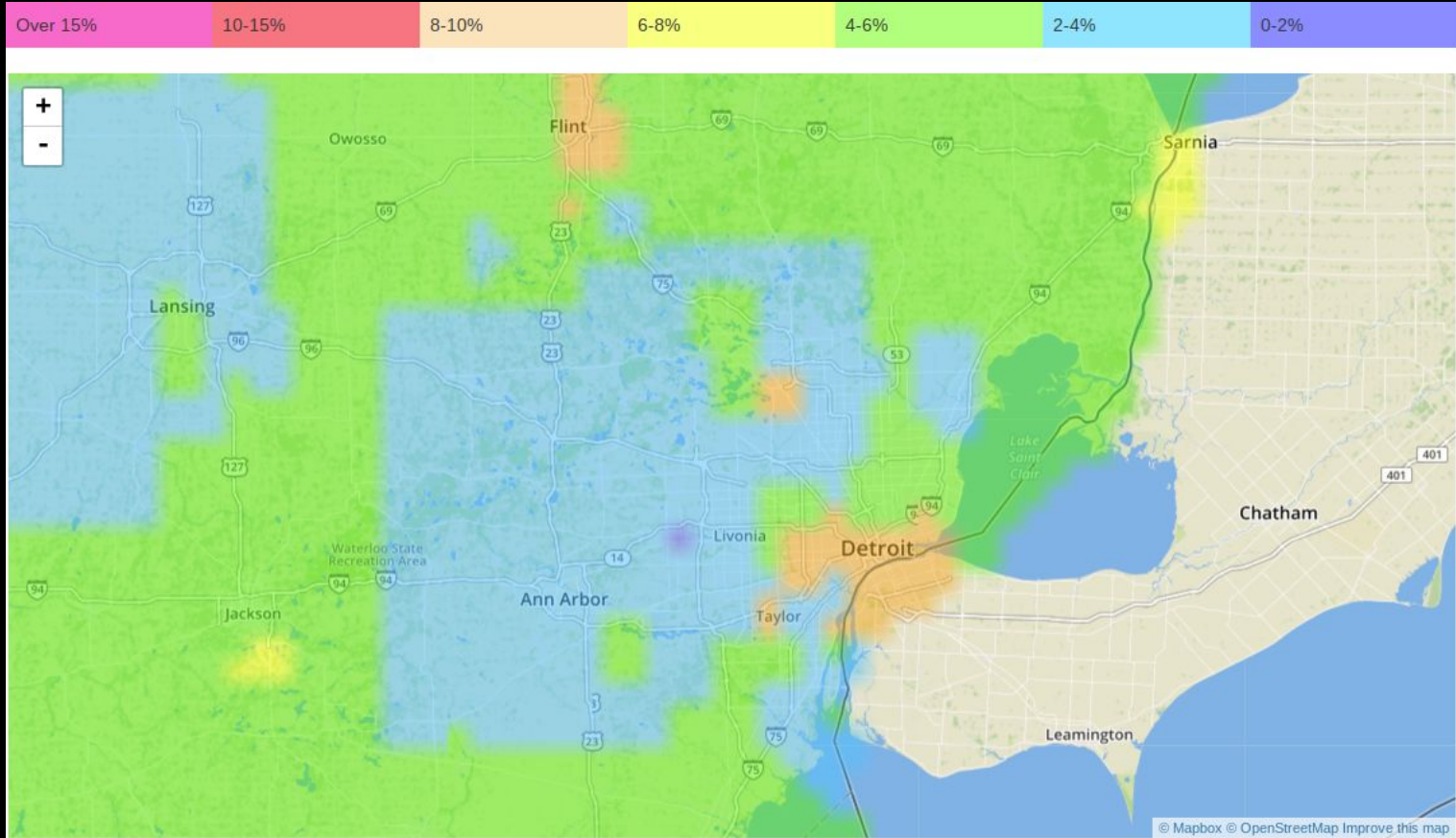
Wealthiest Zip Codes in Michigan

Rank	Map Key	Zipcode	Zip Name	County	Adjusted Gross Income	Median Household Income
12	12	48230	Grosse Pointe	Wayne	\$147,770	\$95,650
16	16	48236	Grosse Pointe	Wayne	\$139,220	\$97,431
20	20	48226	Detroit	Wayne	\$124,210	\$35,249

Wealthiest Zip Codes in Michigan



Unemployment Heat Map - July 2019



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- [Who Is Solanus Casey?](#)
- [Get To Know Solanus Casey](#)
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