

Comparative Market Analysis

3600 Davison Rd, Flint, MI 48506

APN: 41-09-202-008

Genesee County Data as of: 10/30/2025



Bedrooms:	Year Built: 1949	Comparables
Bathrooms:	Square Feet: 2,100	Properties:
Status:	Off Market	Avg. Sale Price:
Distressed:	Yes	Days on Market:
Ownership:	Corporate	Opportunity
Occupancy:	Vacant	Estimated Value:
Property Type:	Other	Estimated Equity:
Owner Name:	ELITE PROFESSIONAL	Mortgage Balance:
Mailing Address:	3444 LENNON RD	Monthly Rent:
	FLINT, MI 48507	Liens: \$0

Property Description:
A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF GENESEE, WITH A SITUS ADDRESS OF 3600 DAVISON RD, FLINT, MI 48506-3943 C068 CURRENTLY OWNED BY ELITE PROFESSIONAL MANAGEMENT HAVING A TAX ASSESSOR NUMBER OF 41-09-202-008 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 523.

Listing Description:
Exciting Business Opportunity! This is your chance to turn your dreams into reality with a versatile space that can be tailored for retail, services, or storage needs. Whether you're starting fresh or expanding, the potential here is limitless! The owner is open to land contract terms, making it easier for you to step into entrepreneurship. Call today for more information and take the first step toward building your future!

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

Current Listing Status

Status: Off Market
Date: 9/25/2025
Price: \$14,900

Active Pre-Foreclosure Status

Doc. Type: Notice of Trustee's Sale
Rec. Date: 04/11/2025
Default Date: 04/11/2025
Default Amount:
Unpaid Balance:

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Commercial (General)	Lot Size: 3,006 SqFt.	Stories: 1	Parking Spaces:
Zoning: NC	Living Area: 2,100 SqFt.	Pool:	Parking Type:
Year Built: 1949	Bedrooms:	Fireplace:	Interior Wall:
Style:	Bathrooms:	Heating: Forced air unit	Exterior Wall:
Basement:	Total Rooms:	Cooling:	Price / Sq.Ft.

Open Liens

Owner 1: ELITE PROFESSIONAL MANAGEMENT
Owner 2:
Combined Loan To Value: 0 %
Estimated Equity:

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
04/11/2025	Notice of Trustee's Sale		Stml Holdings Llc		17542

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no prior loan data available.						

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
07/23/1998	Intrafamily Transfer & Dissolution	Non-Arm's length	Bufalini Giovanni, Bufalini Rosina M	Bufalini Giovanni, Bufalini Rosina M	

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
01/05/2007	Quit Claim Deed	Non-Arm's length	Schultz Michelle, Rosina M Bufalini	Bufalini John	
11/08/2021	Quit Claim Deed	Non-Arm's length	Cherry Deborah L	Elite Professional Management	\$0
10/17/2022	Quit Claim Deed	Non-Arm's length	Elite Professional Management	Stml Holdings Llc	\$0

Tax Status

Assessor Parcel #:	41-09-202-008	Land Value:	Total Taxable Value:	\$60,600
Tax Year:	2025	Improvement Value:	Property Tax:	\$4,547

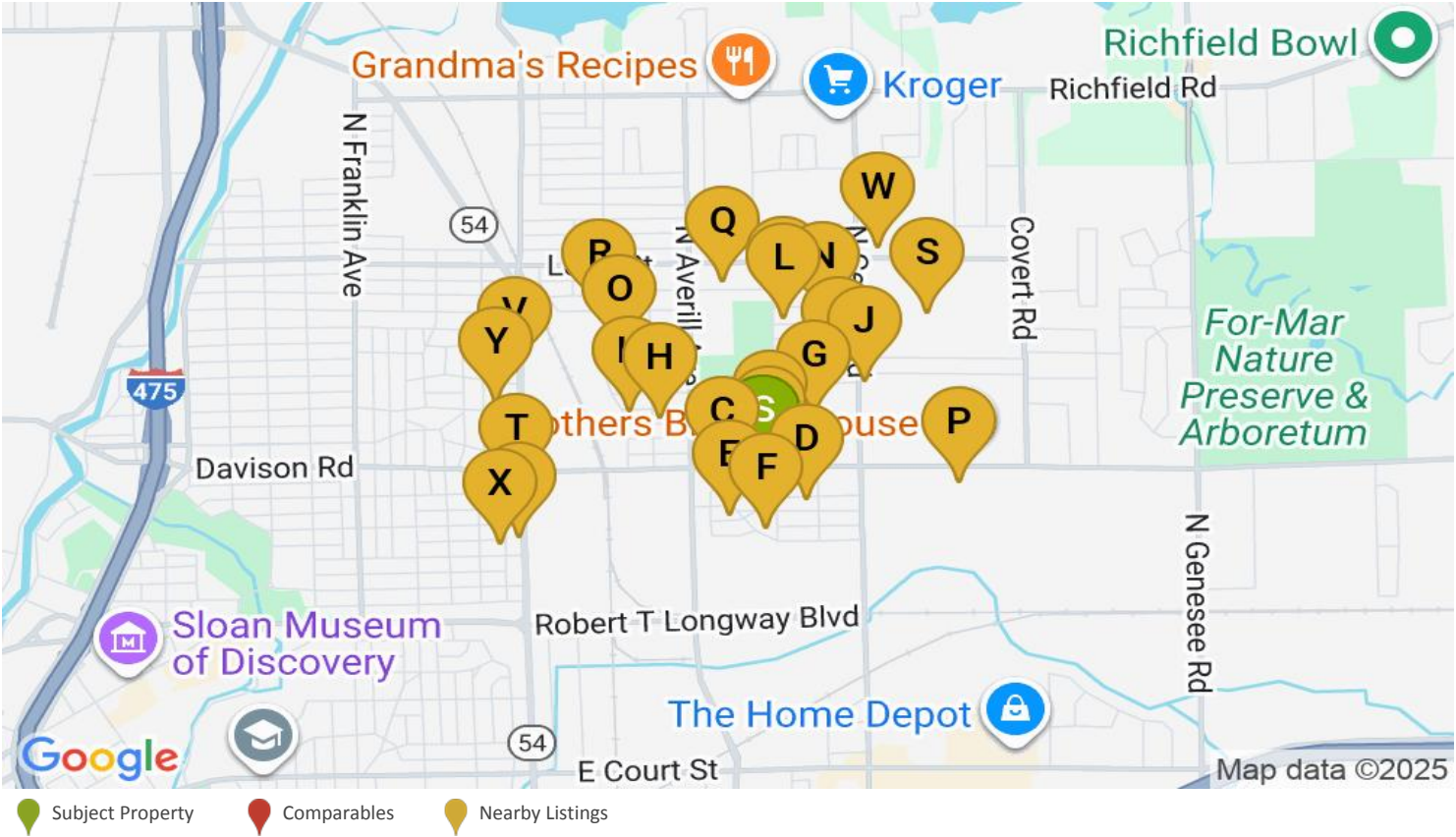
Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
9/25/2025	Expired	\$14,900	\$7	352	William Alvin	RE/MAX Platinum - Grand Blanc	20240071886
10/09/2024	Active - Price	\$14,900	\$7	1	William Alvin	RE/MAX Platinum - Grand Blanc	20240071886
10/09/2024	Active - New Listing	\$14,900	\$7	1	William Alvin	RE/MAX Platinum - Grand Blanc	60346038
3/04/2024	Cancelled	\$19,500	\$9	174	Keelie Aldridge	Elite Real Estate Professionals,	5050121913
09/2023	Fail - FAIL	\$25,000	\$12	3	Jennifer Oliver	Elite Real Estate Professionals Inc	5050121913
9/15/2023	Active - Price	\$21,000	\$10	3	Jennifer Oliver	Elite Real Estate Professionals Inc	5050121913
9/15/2023	Active - Price	\$25,000	\$12	3	Jennifer Oliver	Elite Real Estate Professionals Inc	5050121913
9/15/2023	Active - Price	\$26,000	\$12	3	Jennifer Oliver	Elite Real Estate Professionals Inc	5050121913
09/2023	Fail - FAIL	\$19,500	\$9	1	Jennifer Oliver	Elite Real Estate Professionals Inc	50121913
9/15/2023	Active - Price	\$19,500	\$9	1	Jennifer Oliver	Elite Real Estate Professionals Inc	50121913
9/15/2023	Active - Price	\$21,000	\$10	1	Jennifer Oliver	Elite Real Estate Professionals Inc	50121913
9/15/2023	Active - Price	\$25,000	\$12	1	Jennifer Oliver	Elite Real Estate Professionals Inc	50121913
9/15/2023	Active - New Listing	\$26,000	\$12	1	Jennifer Oliver	Elite Real Estate Professionals Inc	50121913
7/25/2023	Withdrawn	\$27,500	\$13	412	Jennifer Oliver	Elite Real Estate Professionals,	5050077792
7/25/2023	Cancelled	\$27,500	\$13	412	Jennifer Oliver	Elite Real Estate Professionals,	5050077792
7/25/2023	Withdrawn	\$27,500	\$13	412	Jennifer Oliver	Elite Real Estate Professionals,	50077792
7/05/2023	Active - Price	\$27,500	\$13	392	Jennifer Oliver	Elite Real Estate Professionals,	50077792
6/13/2023	Active - Price	\$28,500	\$14	370	Jennifer Oliver	Elite Real Estate Professionals,	50077792
5/30/2023	Active - Price	\$29,500	\$14	356	Jennifer Oliver	Elite Real Estate Professionals,	50077792
3/01/2023	Active - Price	\$32,000	\$15	266	Jennifer Oliver	Elite Real Estate Professionals,	50077792
1/18/2023	Active - Price	\$35,000	\$17	224	Jennifer Oliver	Elite Real Estate Professionals,	50077792
12/05/2022	Active - Price	\$40,000	\$19	180	Jennifer Oliver	Elite Real Estate Professionals,	50077792
11/15/2022	Active - Price	\$44,000	\$21	160	Jennifer Oliver	Elite Real Estate Professionals,	50077792
11/08/2022	Active - Price	\$50,000	\$24	153	Jennifer Oliver	Elite Real Estate Professionals,	50077792
10/03/2022	Pending	\$50,000	\$24	117	Jennifer Oliver	Elite Real Estate Professionals,	50077792
07/2022	Fail - FAIL	\$79,000	\$38	34	Elite Real Estate Professionals	Elite Real Estate Professionals Inc	50077792
7/05/2022	Active - Price	\$50,000	\$24	27	Elite Real Estate Professionals	Elite Real Estate Professionals Inc	5050077792
06/2022	Fail - FAIL	\$79,000	\$38	3	Elite Real Estate Professionals	Elite Real Estate Professionals Inc	5050077792
6/11/2022	Active - Price	\$40,000	\$19	3	Jennifer Oliver	Elite Real Estate Professionals Inc	5050077792
6/11/2022	Active - Price	\$44,000	\$21	3	Jennifer Oliver	Elite Real Estate Professionals Inc	5050077792

6/11/2022	Pending	\$50,000	\$24	3	Jennifer Oliver	Elite Real Estate Professionals Inc 5050077792
6/11/2022	Active - Price	\$79,000	\$38	3	Elite Real Estate Professionals	Elite Real Estate Professionals Inc 5050077792
6/11/2022	Active - Price	\$79,000	\$38	3	Elite Real Estate Professionals	Elite Real Estate Professionals Inc 50077792
06/2022	Fail - FAIL	\$40,000	\$19	1	Jennifer Oliver	Elite Real Estate Professionals Inc G50077792
6/11/2022	Active - Price	\$27,500	\$13	1	Jennifer Oliver	Elite Real Estate Professionals Inc G50077792
6/11/2022	Active - Price	\$32,000	\$15	1	Jennifer Oliver	Elite Real Estate Professionals Inc G50077792
6/11/2022	Active - Price	\$35,000	\$17	1	Jennifer Oliver	Elite Real Estate Professionals Inc G50077792
6/11/2022	Active - Price	\$40,000	\$19	1	Jennifer Oliver	Elite Real Estate Professionals Inc G50077792
6/11/2022	Active - New Listing	\$44,000	\$21	1	Jennifer Oliver	Elite Real Estate Professionals Inc G50077792
6/09/2022	Active - Price	\$27,500	\$13	1		5050077792
4/20/2018	Expired	\$145,000	\$69	339	Robert S Harrison	Keller Williams Premier 217039449
10/18/2017	Expired	\$145,000	\$69	182	Zach A Duker	REMAX Grande 5021284300
04/2017	Fail - FAIL	\$145,000	\$69	193	Robert S Harrison	North Oakland County & 217039449
04/2017	Fail - FAIL	\$145,000	\$69	131	Zach Duker	North Oakland County & 30066145

Comparables & Nearby Listings

Subject Property: 3600 Davison Rd, Flint, MI 48506-3943



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
No comparable properties were found.													

L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.04	A	3617 Davison Rd, Flint, Mi 48506	3/18/21	\$27,000	9/18/25	\$39,000	836	\$47	2	1	4,487	97
B	0.09	A	3617 Churchill Ave, Flint, Mi 48506	10/16/20	\$60,000	10/04/25	\$105,000	864	\$122	2	1	10,149	79
C	0.12	A	3402 Davison Rd, Flint, Mi 48506	10/21/14	\$45,000	10/10/25	\$5,000	3,467	\$1			11,979	

D	0.16	A	3740 Ivanhoe Ave, Flint, Mi 48506			10/24/25	\$78,000	898	\$87	2	1	4,487	70
E	0.18	P	3421 Brewster St, Flint, Mi 48506	7/15/25	\$20,601	9/09/25	\$47,900	735	\$65	2	1	4,400	71
F	0.19	A	1324 Earlmoor Blvd, Flint, Mi 48506			10/23/25	\$65,000	1,459	\$45	4	2	7,492	58
G	0.24	P	3745 Holly Ave, Flint, Mi 48506	8/09/23	\$50,700	8/22/25	\$129,900	949	\$137	2	1	6,011	64
H	0.35	A	3205 Holly Ave, Flint, Mi 48506	11/29/01	\$38,200	10/23/25	\$35,000	1,070	\$33	2	2	4,487	57
I	0.4	P	3826 Woodrow Ave, Flint, Mi 48506	11/13/18	\$39,000	10/07/25	\$118,900	954	\$125	3	1	5,009	70
J	0.43	A	2146 N Center Rd, Burton, Mi 48509	4/08/14	\$17,500	9/16/25	\$129,900	1,080	\$120	2	1	8,059	74
K	0.44	C	2116 Branch Rd, Flint, Mi 48506			9/22/25	\$32,900	735	\$45	2	1	6,055	72
L	0.51	C	3709 Delaware Ave, Flint, Mi 48506	4/22/15	\$17,500	9/04/25	\$127,500	1,415	\$90	3	1	6,055	68
M	0.53	P	3712 Maryland Ave, Flint, Mi 48506	10/25/99	\$70,000	8/15/25	\$95,000	1,316	\$72	3	1	5,968	68
N	0.54	C	3805 Delaware Ave, Flint, Mi 48506	3/12/25	\$64,650	10/08/25	\$157,000	1,507	\$104	3	1	6,011	68
O	0.59	A	3116 Beechwood Ave, Flint, Mi 48506	7/26/24	\$15,000	9/12/25	\$20,000	1,248	\$16	4	1.5	5,097	98
P	0.59	A	4154 Davison Rd, Burton, Mi 48509			9/08/25	\$950,000	4,385	\$217			168,534	52
Q	0.64	A	3413 Dakota Ave, Flint, Mi 48506	12/18/15	\$12,000	10/24/25	\$850	1,018	\$1	3	2	12,153	79
R	0.71	A	2719 Branch Rd, Flint, Mi 48506	11/06/13	\$12,122	10/10/25	\$29,000	720	\$40	2	1	5,968	70
S	0.72	A	2264 Woodstead St, Burton, Mi 48509	2/08/17	\$15,000	6/10/24	\$55,000	992	\$55	3	1	10,542	48
T	0.74	A	1701 N Dort Hwy, Flint, Mi 48506	4/02/25	\$41,980	10/17/25	\$84,900	3,112	\$27			10,846	77
U	0.76	A	1401 N Dort Hwy, Flint, Mi 48506	11/06/23	\$17,950	12/05/24	\$29,900	720	\$42			4,182	63
V	0.81	A	2415 N Dort Hwy, Flint, Mi 48506	4/27/12	\$50,000	10/13/25	\$105,000	2,196	\$48			26,136	68
W	0.81	A	4033 Leith St, Burton, Mi 48509	7/06/17	\$14,000	8/27/25	\$79,900	1,124	\$71	3	1.5	29,011	79
X	0.82	P	Pennsylvania Ave, Flint, Mi 48506			9/29/25	\$46,900	1,338	\$35	3	1	4,182	
Y	0.83	A	2211 Torrance Ave, Flint, Mi 48506	10/28/24	\$12,900	10/18/25	\$19,900	932	\$21	2	1	4,792	105

A: Active P: Pending C: Contingent

Property Images (3)



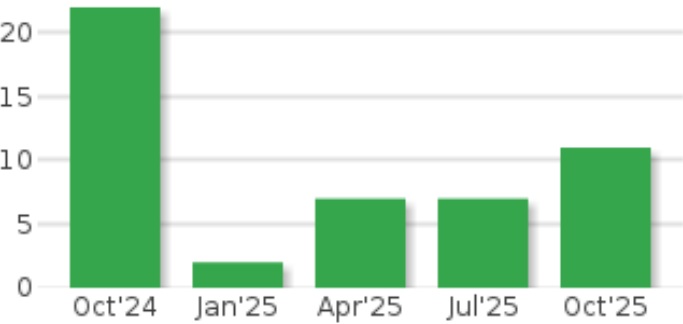


0.81 % Last 30 Days Price Change

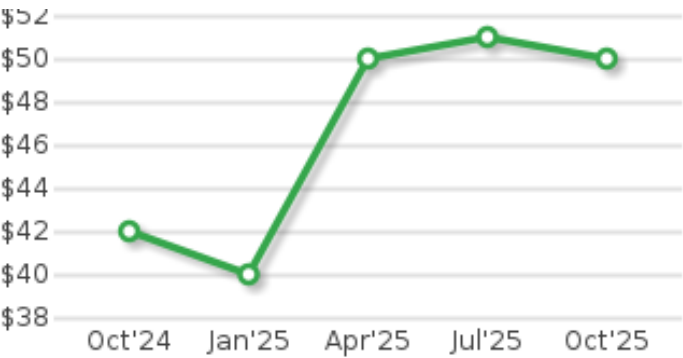


8.94 % Last 30 Days Rent Change

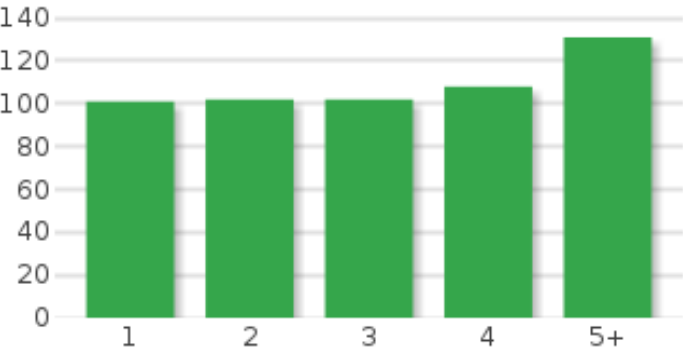
New Pre-Foreclosures



\$ / SqFt



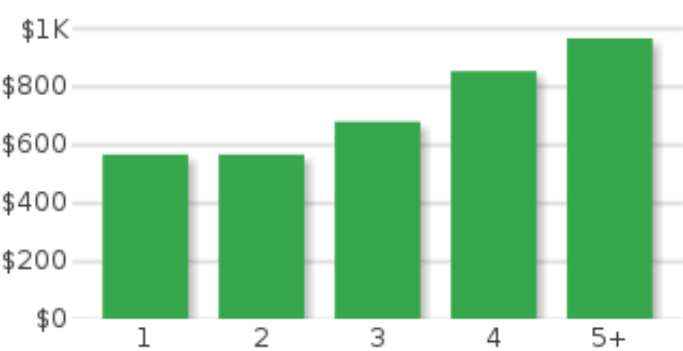
Average Days on Market



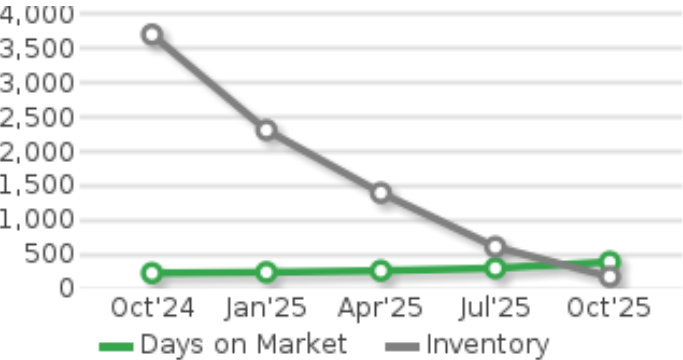
List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



Statistics for Flint, MI

Market Trend		Last 30 Days		Market Trend		Last 6 Months	
 0 % 152		 0 % 51		 0 % 1,166		 0 % 481	
New Listings		Closed Sales		New Listings		Closed Sales	
Listing Trend		Last 30 Days		Listing Trend		Last 6 Months	
 0 % 174		 47.91 % \$178,030		 0 % 1,397		 55.88 % \$201,787	
Homes for Sale		Average List Price		Homes for Sale		Average List Price	
 73.46 % \$161		 35.92 % 390		 -14.77 % \$297		 14.95 % 261	
Average List \$ / SqFt		Average DOM		Average List \$ / SqFt		Average DOM	
Sales Trend		Last 30 Days		Sales Trend		Last 6 Months	
 -100 % 0		 0 %		 0 % 999		 13.64 % \$61,081	
Homes Sold		Average Sale Price		Homes Sold		Average Sale Price	
 0 %		 20.21 % 110		 15.51 % \$47		 3.09 % 118	
Average Sale \$ / SqFt		Average DOM		Average Sale \$ / SqFt		Average DOM	