

commercial real estate sales in Oakland and Wayne counties

This lists recent commercial real estate transactions in Oakland and western Wayne counties. The first name listed is that of the buyer. The second name is that of the seller. Any transaction price followed by an asterisk represents the price paid for more than one piece of property.

OAKLAND COUNTY

Anaheim Hills
2489 Lapeer Road
Retail store detach
John P. Thompson
Southland Corp.
\$550,300*

Bloomfield Township
515 Friendly Drive
Industrial
Jones Transfer Co.
Kramer Equipment Co.
\$400,000*

Telegraph Road
Commercial vacant land
Haque/Jamill Co.
Robert Spector
\$25,500

Telegraph Road
Commercial vacant land
Robert Spector
Michigan Department of Transportation
\$9,200

Commerce Township
4058 Pioneer Drive 18
Other Indust Property
Earl Klugh Inc.
Homestead Indust Park
\$50,000

Lake Orion Village
416 S Broadway
Retail store detach
David A. Schurman
Sidney Weinberger
\$420,000*

Madison Heights
1300 E 11 Mile Road
Retail Store Detach (sm)
Robert J. Werschy
Florina Cifani
\$7,500

Oxford Township
Oakwood Road
Agriculture vacant land
Lap Land Ltd.
J. Robert Sterling
\$200,160*

Pontiac
37 Ellwood Avenue
Apartment 4-19 family
Rick Robinson
George A. Vonderhaar Trst.
\$9,000
37 Ellwood Avenue
Apartment 4-19 family
George A. Burns Jr.
Rick Robinson
\$28,500

16 E. Lawrence Street
Other commercial structures
Laurence E. Muzzarelli
W. & E. Grosser Real Est.
\$75,000

631 Oakland Avenue
Auto sales and service
Pontiac Tax Increment
Joseph E. Linghamer
\$750,000

500 S. Opdyke Road
Auto sales and service
William E. Hahn
Packer Corp.
\$1,800,000

13 N. Saginaw Street
Commercial vacant land
Pontiac Downtown Development
Andrew Matlicia
\$5,000

13 N. Saginaw Street
Commercial vacant land
Andrew Matlicia
Paul D. Nino
\$31,000

25 S. Saginaw Street
Other commercial structures
Tax Increment Finance
Puerto Rico Social CI
\$175,000

81 N. Saginaw Street
Restaurant cafeteria bar
Frank M. Daichendt
Ralph M. Spadafora Jr.
\$105,000

Royal Oak
4510 Leaside
Commercial
Mark E. Tarno
Edythe L. Tarno
\$350,000*

S. Troy
Commercial
Bruce D. Pourcho
James H. Hamilton
\$20,000

Southfield
21262 Telegraph
Auto sales and service
Forrest W. Page
Boyce T. Urb
\$325,000

Springfield Township
8471 E. Holly Road
Commercial
Patricia A. Barnett
Larry Barnett
\$34,000

White Lake Township
Jackson Blvd
Agriculture Vacant Land
Trinity Investments Inc.
Earl G. Kehoe
\$180,000

Williams Lake Road

Commercial Vacant Land
Hermis Hajjar
James V. McTevia & Assoc
\$75,000

Wayne County
Canton Township/C Ford Road
Commercial
Russell D. Johnson
Johnson Investments Inc.
\$60,000*

Inkster
28004 Carlyle Avenue
Retail store detach
Church Of God
G.L. Fizer
\$1,270

814 Middlebelt Road
Commercial
John Dawson
Phillip W. Wilson
\$50,000

Plymouth Township
Phoenix
Industrial
S-W Controls Inc.
Morgan Dev
\$250,984

Redford Township
15191 Telegraph
Commercial vacant land
Six Clinics Holding Corp.
Clinic Mgmt Systems Inc.
\$260,000

Westland
Conway Drive
Commercial
Harry Kayayan
Ronald J. Pater Jr.
\$30,000

Webb Drive
Industrial
Larocca Const. Inc.
Rocca Dev Co.
\$87,688

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Novices urged to choose easy wallpaper to hang

If you can survive scanning endless pages of wallpaper books and find a pattern that suits your decor, color scheme and budget, hanging the wallpaper will be easy.

For your first job, choose a wallpaper that is easy to install, such as an inexpensive (less than \$20 a roll) pretrimmed vinyl paper. Vinyl wall-coverings come paper-backed and fabric-backed, and both go up nicely. These papers don't stretch out of shape, even if you reposition them several times on the wall. Fabric-backed papers are more expensive and well suited for bathrooms or kitchens, where humidity can be a problem. Fabric-backed vinyls can be scrubbed and easily stripped off walls at a later date.

You can choose between preprepared wallpaper and those requiring adhesive. Preprepared paper only needs to be dunked or soaked in warm water to activate the paste impregnated in its back. Other wall-coverings are hung on the wall with an adhesive applied with a roller. If you use one of these papers, ask your wallpaper dealer for an appropriate adhesive.

Look for paper with a pattern repeat or drop of 10 inches or less. Pattern drop or repeat refers to a pattern's length (a repeat or drop of 10 inches is a pattern that repeats itself every 10 inches). The larger the drop, the more paper is wasted getting the pattern to align between the pieces.

YOU'LL FIND the pattern repeat on the back of each pattern in your wallpaper sample books and on the roll's wrapping. By choosing a pattern with a small repeat for your first project, you can avoid excessive waste.

Build success into your first attempt by choosing a simple bedroom. Don't try a bathroom, kitchen or two-story hallway at first.

First, look in the back of the wallpaper book for a notice that tells you the area of each roll. Most rolls of American wallpaper contain about 36 square feet of material. Allowing for waste due to the pattern drop and trimming, the roll covers about 30 square feet. A roll of European (metric) wallpaper contains about 28 square feet and covers about 23

square feet of wall (these are based on wallpaper with a drop under 18 inches).

To calculate how much paper you need, first find the wall area. Add the length of each wall, and multiply this total by the ceiling height. Multiply the height of each door and each window by its width. Add the door and window areas and subtract this from the wall area. This gives you the surface area to be papered. Add about 20 percent to the total papered area to allow for the few bad cuts (inevitable on your first job).

Divide this number by the area that your wallpaper roll covers, and that's the number of wallpaper rolls that you need.

MAKE SURE the paper is from the same lot or batch. The batch number is stamped on each roll, and all the rolls should have the same number. If you run short and have to order extra paper later, you might get a roll from a different batch run. The color or repeat pattern might not match exactly, even if you order the same pattern from the same store.

Mortgage rates drop in state

AP — Economic clouds may have one silver lining: low mortgage rates that could revive slack housing sales, real estate experts say.

Interest rates on fixed-rate mortgages nationally were the lowest since January last week, averaging 9.81 percent, down from 9.9 percent a week earlier, the Federal Home Loan Mortgage Corp. said.

In Michigan, residential 30-year fixed-rate mortgage rates in the Detroit area dropped to an average of 9.68 percent this week, down from

9.86 percent a week earlier, according to Residential Mortgage Consultants in Northville.

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