354 Income Property For Sale

PLEASANT RIDGE, 2 family income. Separate utilities and furnaces. 2 bedrooms, kitchen, living room, dining room and bath in each unit. 2 car garage. After 6 PM. 264-4873

358 Mortgages & Land Contracts

ALTERNATIVE
Financing Available

Existing Land Contracts Purchased. Call for Quotes. Selling Your Home? Contact us for financing possibilities.
DETROIT BOND & MORTGAGE INVESTMENT CO.
32969 Hamilton Blvd., Suite 112
Farmington Hills, Mich. 48018
Call 553-7545

360 Business Opportunities

BE YOUR OWN BOSS. Established moving company for sale. Commercial zone permit for additional information. Interested parties, call 427-2244

BUILDERS-DEVELOPERS, 2± million Clarkston Condo project. All preapproved and pre-engineering site plans available. 10 acres, low density. Priceless only. Negotiable terms. Will consider Co-op. Call evenings 313-625-3135 or write to Box 653, Clarkston, Mi. 48016.

BUSINESS Opportunity - Part time money maker and see lighter for business and professional people. Farming-ton/Livonia area. Mr. Nash 476-0647

COLORADO
High in the Rockies, Restaurant & Lounge with living quarters upstairs, 3 bedrooms, $285,000. Write Box 8, Green Mountain Falls, Colorado, 80819.

CRAFTS
American Handicraft-Merribee store for sale. Write C Hudson box 791 Fort Worth, Texas 76101 or call 817-921-9051

EXCELLENT BUSINESS opportunity in Northern Michigan The Tog Shop, a children's clothing store. Business shows excellent growth potential, good gross. Purchase price includes fixtures, inventory, etc. Business Only — building also available OR CITY, $28,500 Harmony Real Estate, 558 So. Cedar St., Kalkaska, Mi. 49646 616-258-8046

GRAND TRAVERSE Bay & Torch Lake area resort. 9 room motel, 50 seat restaurant adjoining, living quarters on approx 4 acres, 400 feet on U.S. 31. Excellent tourist area 616-599-2412

HOUSEWARES RETAIL BUSINESS grossing over $250,000 annually. Proven profitable record. For details call Mrs. Coste 10am-3pm. 626-6600

INVESTORS WANTED for corrugated sheet plant. We would require $2 million dollar investor. Call 547-2372 between 7 PM and 10 PM for App't.

JEWELRY BUSINESS FOR SALE Lease available Furniture, fixtures & showcases for sale. 855-3155 567-1295

PRECAST CONCRETE CO will sell business and equipment and molds. Located in the Plymouth - Canton area. Manufacturer of bumper blocks, steps, patio blocks, transformer pads, etc. For information, call weekdays, 9AM-5PM 425-0175

BEDFORD TWP. Restaurant (Clark type) Gross $25,000 per month. Town Realty 565-2040

RESTAURANT & house for sale. Already established, by scenic Houghton Lake. Buy or trade, reasonable. 477-2076 or 1-517-366-8606

TWO LAUNDROMATS, good income. 453-7291

Wanted General Partners - marketing management. Cooperatively independent, mature, relates well with others, excellent present income. By appointment 313-545-7729

25% RETURN
Annual Yield Higher
1 YEAR
INTEREST PAYMENTS MONTHLY
WELL SECURED
$20,000 REQUIRED
474-9109

361 Money To Loan

AVAILABLE FIRST and SECOND mortgage equity loans. Up to $100,000
24 Hour Service 559-7722

362 Real Estate Wanted

ABSOLUTELY TOP $CASH$
Paid For Any Home. Any Location. Call For Our Offer. No Cost - No Obligation. CLASSIC 422-4400

ABSOLUTELY TOP
CASH FOR PROPERTY
Regardless Of Condition
Even If Behind In Payments
All Suburban Areas
No Waiting - No Delays
MYERS-HILL REALTY
CALL TONY 533-5310

BIRMINGHAM WANTED. Family desires 3 - 4 bedroom, 1½ - 2 bath home in Birmingham, must have basement, have cash to negotiate on a $70,000 - $80,000 home. Send information to Mr. James Wayne, po box 35, Birmingham, Mi. 48012. Private owners, only.

362 Real Estate Wanted

CASH FOR HOMES
(1) Divorce
(2) IN FORECLOSURE
(3) Need Repair
Call Jerry or Jim
CHALET 477-1800

CASH TODAY
OR
GUARANTEED SALE
Also If In Foreclosure
Or Need Of Repair
Castelli
525-7900

DUPLEX INCOME-Birmingham, Southfield, Royal Oak area. Box 708, The Observer & Eccentric, 36251 Schoolcraft, Livonia, Mich. 48150

NO BRAG - JUST FACT
I pay the highest dollar for homes and will prove it. Call me last.
JIM COURTNEY
Century 21
Gold House Realtors
459-6000

NO LISTINGS
WE JUST PAY
CASH
We do not want to list your home. We want to buy it and pay you cash. No stalling or promises. No fees or commissions. Just the best price.
ASK FOR JIM READION-AGENT
522-4440

400 Apartments For Rent

ABANDON YOUR HUNT
Select Rentals
We Help Landlords & Tenants
Share Listings 642-1620

ALL APARTMENTS at Cranbrook Center, Southfield, between 12 & 13 Mile Rds are a full block away from busy traffic. Lots of garden court space. For more peace and quiet. Call 642-4777

A MONTH'S FREE RENT
AT BELLEVILLE'S

- Lighthouse Pointe Apts. -
Luxury 1 & 2 bedroom Apartments, from $305 per month. Swimming, tennis, Community room, dishwasher, carports & balconies. In Belleville on I-94, 5 miles West of Metro Airport.
699-3155

A MONTHS FREE RENT
CANTON
•Gas Cooking & Heat Included
•2 Bed.-2 story Townhouse
•Private Entrance
•BCentral Air
•1½ Baths
•Dishwasher
•Pool & Clubhouse
•Plymouth Schools
•BSorry No Pets
455-7440

A months free rent. Maple rd. near Crooks. Spacious 2 bedroom apartment. Carpeted, air, heated, $335 month. Child OK. 280-1451 or 275-4364

A NEWLY decorated 1 bedroom Berkley Apt. on Coolidge So. of 12 Mile Rd., with range & refrigerator, fully carpeted. Lease includes heat and water. $295 per Mo. 398-4245 or 398-6253

APARTMENTS TO RENT, small complex in Birmingham-Troy area near Somerset, 1 & 2 bedrooms with patio, heat & water included, starting at $325. Available immediately. Call before 5pm 362-1940. After 5pm 362-2834

APPLEWOOD APARTMENTS
1 and 2 bedrooms, patio or balcony, central air, carport. Located in Southfield. From $285. 356-0056

PLYMOUTH MANOR APTS.
SPECIAL OFFER
$175 mo. for 90 days
With a 1 yr. lease
1 & 2 Bedroom Apts.
City of Plymouth, central downtown area, no pets.
455-3880

AREA N. W. PONTIAC.
Lovely 1 - 2 bedroom apartments and townhouses $265- $395. Unique rebate plan.338-2734 or 273-4364

ATTRACTIVE 1 bedroom Apartments, near Walled Lake/W Bloomfield. Utilities, pool, air. Adults. $265. 646-1583 or 669-3049

AT WESTERN HILLS
APARTMENTS
Luxurious 1 and 2 bedrooms.
Carpets, drapes, central air, pool, clubhouse. From $255
37000 CHERRY HILL
Between Wayne-Newburgh
Open Daily 12-5 PM
729-6520

AUBURN HEIGHTS - one bedroom. Air conditioning, appliances. Chestnut Hills. Close to I-75 & South Blvd. 651-3455 or 852-5137

400 Apartments For Rent

AXTELL ROAD APTS.
HEAT INCLUDED
One and 2 Bedroom Apartments from $330. Balconies, Carpeting, Carports, Air Conditioning, Swimming Pool, Clubhouse. No Pets, Adults Preferred.
Close to Shopping, 1 Block North of Maple, 1 Block E. of Coolidge, near Somerset Mall
FOR APPOINTMENT
Contact Manager: Bonnie Miller
TROY 643-9109

BEAUTIFUL 1 and 1 bedroom apartments. Elevator building. Outer Dr. & Jeffries. Manager, 533-5513. 557-0770

BEDFORD
SQUARE APTS.
CANTON
Near Ford Rd. & I-275. Lovely, luxury spacious 1-2 bedrooms, dishwasher, patio, pool from $310 including heat.
981-0033

BIRMINGHAM AREA
2 & 3 bedroom luxury Apts.
$650 - $810
642-1503

BIRMINGHAM AREA
Gatehouse
1 Bedroom
$395 per month
With heat
644-4024

BIRMINGHAM
Cozy, clean 1 bedroom Apt.
Carpeted. Heat included, $310.
646-6274 646-5467

BIRMINGHAM-Complete downstairs of lovely downtown duplex on Frank Street. Recently remodeled, 1 bedroom, large living room, kitchen & basement. Laundry & utilities included. $395 per month. Weekdays, Mr. Land. 349-0100

BIRMINGHAM - Historically designated structure, walking distance of Birmingham Library, Community House, stores, Bus Line. Living room fireplace, 1 bedroom, Game room, attractive kitchen with disposal, stove & refrigerator. Air conditioned. $460/month includes heat, water, storm & screen service. 644-6553

BIRMINGHAM PROPER
Large 2 bedroom apartment, carpeted. 1 year lease. No children. No pets. $375 per month. Call for details 645-0750.

Century 21
PIETY HILL, INC. 642-8100

BIRMINGHAM - this one bedroom in-town apartment has everything you could possibly want. Fireplace, French windows, breakfast nook. Garage. $400 month. Lease. 646-5157

BIRMINGHAM. 2 bedroom, first floor, new carpet, newly decorated, across from shopping center. 475 S. Adams. $340 month. Available Mar 1st.646-5610

BIRMINGHAM - 14 MILE & PIERCE
1 and 2 bedroom Apts.
$330 to $380 per Mo.
After 6PM call: 647-8230

BIRMINGHAM-2 bedrooms, living room, dining room, kitchen, basement. Pierce school area. $375 a month. Lease. Call after 6pm, 646-6568

400 Apartments For Rent

BIRMINGHAM - DOWNTOWN
Small basement apartment, utilities included. sleeping alcove, $315.
• 963-3138

BIRMINGHAM
DOWNTOWN APTS
Luxury appliances, plush carpeting and elevators.
Furnished apts available
1 & 2 bedroom units,
now available from $355
355-1673
Weekends & after 5PM. 642-3174

BIRMINGHAM FARMS APTS.
4810 Telegraph - 851-2540. 1 bedroom $260-$285. 1 bedroom + den $415-$435. Heat Included. Adults. No Pets.

RED WING TICKET WINNER
James J. Karagon
23695 E. Newell Circle
Farmington Hills
Please call the promotion department of the Observer & Eccentric by 5 p.m. Tuesday, March 3, 1981 to claim your 2 free RED WING TICKETS.
591-2300 ext. 244
CONGRATULATIONS!

BIRMINGHAM 2 bedroom intown fully carpeted upper flat. New kitchen & bath. Garage. Heat rebate program. $390 month. Lease 646-5157

BIRMINGHAM
2372 E. Maple. 1 bedroom apartment. Carpeting, drapes, dishwasher, carport. Mature adults, no pets. $325. 1 year lease. Available immediately. 642-4428

BIRMINGHAM 975 PURDY
SHARP 2 or 3 bedroom brick flat, dining room, table space kitchen, screened porches, gas heat. Share basement & garage.
1060 SQ FT EACH UNIT
$425-$450
BIRMINGHAM
REAL ESTATE
642-4500

BLOOMFIELD AREA-South Boulevard & I-75. 2 bedroom condo. Immediate occupancy. Reduced rent-only $320 month. 334-9635 (after 5pm) or 751-8493

BLOOMFIELD
COUNTRY MANOR
2 BEDROOM-2 BATH
Spacious elegance. Carport, private basements, pool.
$475-$550. Heat Included
335-1230, evenings

BLOOMFIELD Attractive 1 bedroom, 1½ bath apartment in Concord Place $425 including heat, all appliances. Days 564-6331; if no answer 335-5583

400 Apartments For Rent

BONNIE BROOK
APARTMENTS
1 BEDROOM, $270
2 BEDROOM, $310
INCLUDES HEAT
Carpeting, air conditioning, swimming pool.
19800 Telegraph
Next to Bonnie Brook Golf Club
Office Hrs.
9am-5pm Weekdays
9am-2pm Saturdays
538-2530

BOTSFORD PLACE
GRAND RIVER-8 MILE
Behind Botsford Hospital
Inflation Fighting Prices
Luxury 2 Bedroom Price Slashed
1 BEDROOM For $319
2 BEDROOM for $369
3 BEDROOM for $439
PETS PERMITTED
Smoke Detectors Installed
Singles Welcome
Immediate Occupancy
We Love Children
HEAT & WATER INCLUDED
Quiet prestige address, swimming pool, air conditioning, carpeting, stove & refrigerator, all utilities except electricity included. Warm apts. Laundry facilities. Intercom system. Good security. Playground on premises. For more information, phone
477-8464
27883 Independence
Farmington Hills

Briarhouse Apts
1-2 BEDROOMS, 1½ BATHS
Spacious, carpeted, ample closets, heat included, pool. Adults, no pets.
Convenient Location
SENIOR CITIZEN RATES
280-1865

BRIGHTON
THE GLENS AT HAMILTON FARMS
Situated in a quiet, wooded area. Rentals from $275. Flint Rd off Grand River.
313-229-2727
OR VISIT 560 BECKET, APT 4

400 Apartments For Rent

BROOKVIEW VILLAGE
APTS
Palmer Rd.-W.of Hannan
Plymouth School District
1 & 2 Bedroom apartments & 2 Bedroom, 1½ bath townhouses. Each unit completely air conditioned, carpeted, gas heat, all appliances. WESTINGHOUSE WASHER, DRYER in each individual unit. Large walk-in closets. Lower units and townhouses with private patios & doorwalls. Ample parking. Gas utilities included in rent. Village park with play area. No Pets.
From $265 & up Month.
RESIDENT MGR. 729-0900
10 to 6 Weekdays. Sat. by Appt.
1715 Orchard Dr. Canton Twp.

CEDARBROOKE APTS
Tranquil, convenient & luxury all tucked away in beautiful Farmington Hills. Studio 1 & 2 bedroom apts starting at $280
478-2332
Managed by Burlington Management

PLYMOUTH HOUSE
APTS.
Central downtown area
Beautiful 1 & 2 bedroom apts. From $285. No pets.
453-6050

Charterhouse
Apartments
1 & 2 Bedroom
• Central Air
• Range
• Refrigerator
• Disposal
• Dishwasher
• Heat-Hot Water
• Carpeting
• TV Controlled Security & Guards
• Laundry & Storage Areas
• Tennis Courts
• Swimming Pool
• Party Room
16300 W. 9 Mile
W. of Greenfield
Office open daily
Evening appointments
557-8100

400 Apartments For Rent

CHATHAM HILLS
APT. HOME
WITH ATTACHED GARAGE
IN FARMINGTON
ON OLD GRAND RIVER
Bet. Drake & Halsted
1 & 2 BEDROOMS
from $320
Fabulous Clubhouse with year around swimming pool, saunas, sound and fireproofed construction & more
OPEN DAILY 12-6PM
476-8080

CHERRY Hill, 1125 Arcola. 1 bedroom, stove, refrigerator, carpeting, air condition, laundry facilities, near shopping. $325 + utilities. 546-8844 or 357-3363

CORAL RIDGE
APARTMENTS
2nd at Wilcox
Rochester
1 bedroom units
$265
Includes:
• Heat
• Hot Water
• Air conditioning
• Refrigerator
• Stove
• Garbage Disposal
• Carpeting
• Laundry & Storage Facilities
• Swimming Pool
Beautiful
Wooded Surroundings
651-0042

400 Apartments For Rent

Canterbury Apts.
ONE MONTH FREE RENT
Furnished or unfurnished
Off Woodward Ave. opposite St. Joseph Mercy Hospital, near Silverdome.
•Balcony •Carpet
•Pool •Security
334-8900

Cranbrook Centre
Garden Apartments
Southfield - Between 12 & 13 Mile Rds., Southfield Rd.
1 & 2 bedroom apts. Central air, carpeting, GE appliances including dishwasher, extra storage, carport, swimming pool, utilities except electricity. On premises management, away from road traffic.
642-2500 642-6777

DEARBORN CLUB
In Dearborn Heights
5784 Inkster
Just No. of Ford Rd.
1 Bedroom Apt.
2 Bedroom Townehouse
from $270
Includes Heat - Carpeted
Air Conditioning - Pool
561-3593

Dearborn Park Apts.
26170 Michigan Ave.
Just W. of Beech Daly
1 & 2 BEDROOMS
from $240
Rental includes Heat, Carpeting, Pool, Sound proofed construction
562-4623

400 Apartments For Rent

CROOKS RD - 14½ Mile
1 bedroom apartment. Carpeting, drapes, dishwasher, carport & storage. - Adults, no pets. $325 per month, year lease. Available immediately 280-1577

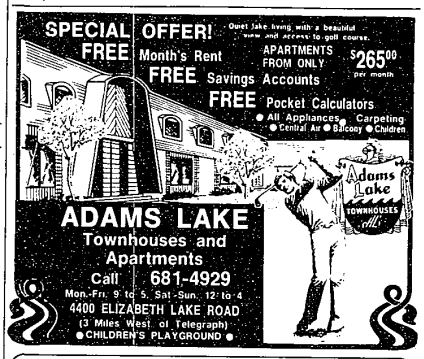
DETROIT - Studio 1 & 2 bedroom apartments, 10 minutes E of Ren Cen. Ideal for students & professionals. Pool & tennis courts. $165. to $500. Higgins Management 824-6012

DOWNTOWN BIRMINGHAM
Large 2 bedroom $410; 1 bedroom $340.
One year lease.
See Manager, 646-1392

DOWNTOWN ROCHESTER, 1 bedroom apartment, immediate occupancy. $290 per month, plus security deposit and lease. Call After 5PM 544-9185

East Pointe
Townhouses
14½ Mile-Groesbeck
1-2-3 Bedroom Apts
RENT INCLUDES
Stove
Refrigerator
Heat
Hot Water
Carpeting
Private Entrance
Laundry Facilities
Playground
Children Welcome
Office Open
Daily, Sat. & Sun.
792-0116
Equal Housing Opportunity

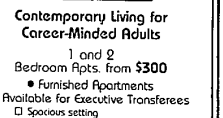
400 Apartments For Rent



400 Apartments For Rent

Bloomfield Place

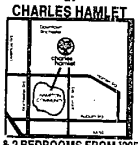
Contemporary Living for Career-Minded Adults
1 and 2
Bedroom Apts. from $300
• Furnished Apartments
• Available for Executive Transferees
☐ Spacious setting
☐ Contemporary design
☐ Modern kitchens with dishwasher
☐ Individually controlled heating and air conditioning
☐ Private balconies or patios
☐ Swimming pool and much more
338-1173
open daily & weekends 10AM to 6 PM



Telegraph Road N. of Square Lake Rd. Bloomfield Township

400 Apartments For Rent

THE HEAT'S FREE
at
CHARLES HAMLET



1 & 2 BEDROOMS FROM $295
• Large Spacious Units • Car Ports • Walk-in Closets • Air Conditioning • Pool • Balconies or Patios • Hampton Community Facilities
Monday thru Friday 10-5
852-0311
VILLAGE GREEN MANAGEMENT CO.

400 Apartments For Rent

FRANKLIN CLUB APARTMENTS

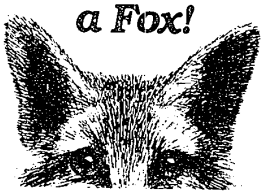
Luxury living designed for Seniors with a new club concept in mind.
An alternative style of living with custom programs available to suit any need.
Rent from $150 includes
- All Utilities
- 24 Hour Emergency Service
- Scheduled Transportation - 7 Days
- Full Calendar of Special Events
- Plush Carpeting, Air, Full Kitchen
- Membership in all Club Activities

Optional Services Available
- Breakfast or Lunch
- Full Course Dinner
- Daily Housekeeping
- Linen and Towels
- Elegant Dining Room

Treat yourself to carefree living without worrying about caring for a home.
Special full service rate is available.
For more information call:
353-2810
FRANKLIN CLUB APARTMENTS
28301 Franklin Road
Southfield, MI 48034

400 Apartments For Rent

Be Smart as a Fox!



Move in for as little as $90*

We have a foxy program at Fox Hills Apartments and Townhomes. You don't have to break your bank for a big security deposit with our new plan. Just a little bit of your cash allows you to move into one of the most beautiful apartment and townhome communities in the Northern suburbs. Beautifully landscaped grounds, spacious floor plans and a snooty Bloomfield Hills address. Come out and see how little it takes to be a foxy Fox Hills resident.

▪ Swimming Pool ▪ Tennis Courts ▪ Village House

1 and 2 bedroom apartments from $360/mo.
2 and 3 bedroom townhomes from $460/mo.
Some townhomes available for families with children. (No pets, please)

Managers at 411 South Fox Hills Dr. Fox Hills is located off Opdyke Rd. and Square Lake Rd.

Open 9-5 p.m. Mon.-Fri.
11-4 p.m. Sat.-Sun.
Phone: 642-5710

$90 plus $15 application fee is based on a 1 bedroom apartment at $360/mo. under our Interest Plan. Rates vary slightly with type of apartment.

Fox Hills in Bloomfield Apartments & Townhomes

Sullivan Smith Inc.

400 Apartments For Rent

SHOULD YOU
BUY OR RENT?

TYPICAL COMPARISON OF A 3 BEDROOM, 4 BATH, TOWNHOUSE WITH ATTACHED 2 CAR GARAGE
(Showing monthly costs of owning a $156,000 condominium) (2600 square feet @ $60/s.f.) with $45,000 down, versus renting a 2600 s.f. luxury townhouse at Sutton Place).

MONTHLY COSTS OR CREDITS

	BUY	RENT
RENT	—	$765
MORTGAGE PAYMENT (@ 14.5%)	$1359	—
REAL ESTATE TAXES (@ $55/1000)	358	—
ASSOCIATION FEE	125	—
HEAT	55	—
INTEREST LOSS ON $45,000 (@ 14%)	525	—
TAX WRITE OFF (50% BRACKET)	+850	—
PROPERTY APPRECIATION (@ 5%)	+650	—
	$922	$765

SAVE $157 BY RENTING
KEEP YOUR CASH DOWN PAYMENT
FREE YOURSELF OF THE BURDENS OF HOME OWNERSHIP

SUTTON PLACE

SOUTHFIELD'S MOST PRESTIGIOUS RENTAL COMMUNITY
NINE MILE ROAD BETWEEN TELEGRAPH & LAHSER
PHONE 358-4954

400 Apartments For Rent

the Village Green TROY

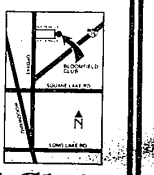
HIGH RISE
LUXURY APARTMENTS
ALL ADULT COMMUNITY
1 BEDROOM FROM $339
2 BEDROOMS FROM $374
MONDAY THRU FRIDAY
9 A.M. - 5 P.M.
WEEKEND BY APPOINTMENT
362-0320
East of Somerset Mall
West of I-75
Village Green Management Company

400 Apartments For Rent

PICTURE YOURSELF IN A

In The Tradition Of Bloomfield Hills

Tucked away behind clusters of trees and Fox Hills Apartments is a very special community of intelligently designed one, two and two bedroom plus den apartments. Typical of residences in this area they are very large, sophisticated and well appointed. Surprisingly they are also very affordable. Come live where you belong from just $335
Follow the adjoining map to our information center which is open Mon.-Fri., 10 am to 6 pm, Sat. & Sun., 10 am to 6 pm for your convenience
Phone: 646-5963



Bloomfield Club
presented by
ANTHONY S. BROWN & ERIC YALE LUTZ with THE RADNOR CORPORATION and its subsidiaries

400 Apartments For Rent

THREE OAKS

TROY'S NEWEST
LUXURY APARTMENT COMMUNITY
• RURAL SETTING
• 1 & 2 BEDROOMS
• ALL APPLIANCES
• CARPORTS
• COMMUNITY BUILDING
• POOL • TENNIS COURTS
¼ MILE E. OF CROOKS ON WATTLES AT I-75
OPEN
MON. THRU FRI. 10-6 P.M.
SAT. 10-4 P.M.
SUN. 12-5 P.M.
362-4088
ANOTHER OXFORD COMMUNITY
EQUAL HOUSING OPPORTUNITY