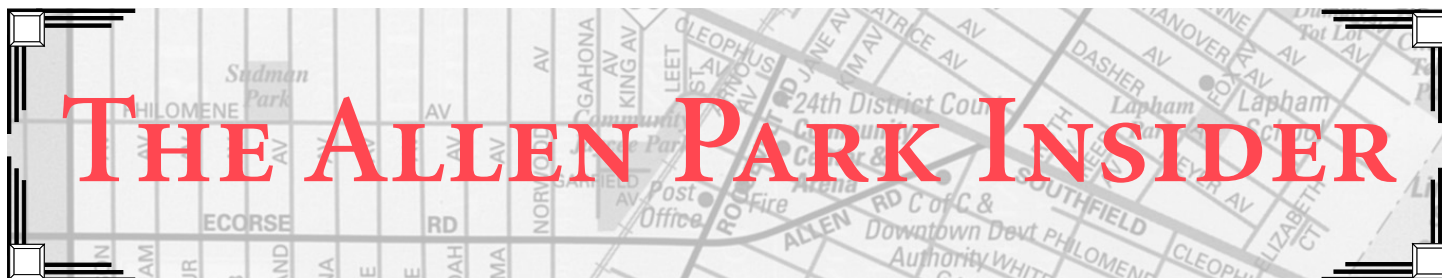


LYNN KETELHUT
Broker/Owner

313-382-2300 - Office
313-673-9640 - Cell
website: www.lynnketelhut.com

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Allen Park Hits The Bottom

Hot and heavy rumors have been swirling around Allen Park for the past six months. Subject of said rumors was the possibility of a \$100,000,000.00 (One-Hundred Million Dollar) movie production studio being built in the heart of our beautiful City. As of publication, this rumor has still not been formally confirmed. All of my reliable sources tell me it is practically a done deal...I'll jump for joy when I see dirt being moved and steel going up. I'll cheer when I see 3,500 people coming in and out of Allen Park just to build this gigantic project. It will all sink in when I am sitting at Moro's, eating my dinner, and see Jack Nicholson nodding at me as he walks in with his entourage.

When this great project is commenced, I can see several things happening...none of them bad. First, any commercial property that is within a mile radius of the studio will be much more attractive to investors or anyone who is related to this business. Booking Agents, Film Editors, Caterers, Trades People and many others will want to have a close presence to The Studio. Hence, our commercial property value will increase.

Second, most established business will hear an uplifting song emerging from their cash registers as all these people rush in to dine, buy gas, get haircuts, shop for retail and grocery items and anything else you could imagine. Take a good look at our Downtown area, because it isn't going to look the same in a few

years. We will have an infusion of good restaurants. Many buildings will be torn down and upgraded. Cameron Diaz will have a place to enjoy Sushi.

Thirdly, it might take a little time, but residential real estate should begin to level off and even rise in price as inventory shrinks and people find out what a nice little green space we have here. Allen Park will lead the State of Michigan in the economic recovery phase which will surely come some day. Steven Spielberg will call me, searching for a vacation home in the Great Lakes State.

The Studio will take up over 110 acres of property roughly described as all the land North of Southfield Road between I-94 and the railroad underpass and all the way up to the World Famous Uniroyal tire at the end of Enterprise Drive. The Sverdrup wind tunnel will stay where it is, as will the long vacant building Mr. Danou owns, which was going to be our new City hall. These plans have been scrapped now and we will have a new, improved City Hall, Police Department, Fire Department and maybe a Library on the South West corner of The Studio project. The devil is in the details and I have not yet seen the blueprints. There is so much we have to look forward to. If it happens, we will surely be at our economic bottom. There is nowhere else to go but up from here, baby. I cannot wait to see how this Drama ends!

MORE COOL OLD STUFF

Long, long time ago, back in 1937, when we were recovering from a previous depression, John Oleynik married Louise Haag (see wedding photo). Louise lived with her parents on Harrison Street in beautiful Allen Park (see photo). John lived with his parents next door to his Father's business on 8520 W Fort Street (by Green) in Detroit. Louise was a 7th grade school teacher at Lapham School in Allen Park. John worked for his father at Oleynik Body Company, which had been in business since 1902. The business started as a wagon maker and blacksmith shop and evolved into a truck body company during his watch. John started working for his Father in 1926 and was the manager of the company when he got married.

Check out the photos taken by the appraiser on March 20, 1939. The top photo is of the vacant lot looking south (between Rosedale and Fox). In the background, you can see a barely developed youthful Allen Park. The property was previously part of the Louis Dasher Homestead. The fine brick home in the upper right hand side of the photo is on McLain Street, one of the few paved roads at that time. In the lower photo, you take a look down Harrison towards Fox and see that the sidewalks are installed (since the late twenties), the road is gravel and lined with open gutters. Next photo shows the completed home in 1940.

In 1939, Harrison Street was called Mill. When you cross into the City of Lincoln Park today, you will see the street changes back to its old name. Legend has it that back in the day, Mill Street in Lincoln Park, was home to quite a few undesirable enterprises. Allen Park changed the name to Harrison, thus alerting the seedy clientele that they were entering Allen Park and it would be wise to turn around.

Special THANKS to John and Louise's son, Lou, for lending me these photos and sharing their story with us.



Louise Haag's Family Home On Harrison Street

In 1939, John and Louise decided to purchase a vacant lot down the street from Louise's parents' home on Harrison. At the time of their mortgage application, John was making \$1,680.00 annually and Louise was pulling in \$1,200.00. That was pretty good money back then. They bought the 40'x109' lot for \$700.00 and built their 1,153 square foot home that year for \$5,400.00. Property taxes on the home were \$72.00/year, believe it or not. Homeowners' Insurance was \$16.46/year. Shortly after, the Oleyniks purchased half of the lot next door (17.5'x 109') to add a garage to their domain. John has passed away, but Louise quietly resides in her original home to this day.



John and Louise On Their Wedding Day



Future Home Site: The Vacant Lot,
Looking South Between Rosedale And Fox

Looking Down Harrison Towards Fox



John And Louise Oleynik's Finished Home On Harrison

Allen Park Sales Results

2008 is history as Sellers heave a great sigh of relief. Houses were still moving in 2008, but prices continued to tumble. 307 residential properties sold last year at an average sales price of \$103,186.00. As of February 17th, 2009, there are 148 houses for sale, at an average list price of \$106,107.00, as inventory prepares to balloon this spring. Only 27 houses have sold this year for an average sales price of \$79,617.00, indicating that mostly Bank Foreclosures and HUD homes are selling this winter. Paula Grivins, our City Assessor, tells me that a little over a third of the sales last year were Bank Foreclosures.

I cannot let this Newsletter slip by without voicing my extreme dismay at our government borrowing money from foreign countries to bailout greedy Wall

Street businesses. Now, they are preparing to borrow even more money to create jobs, jeopardizing our children, grand-children and great-grandchildren's future and freedom. It is time we demand that we get a dollar for every dollar from every foreign country we do business with. It is time we stop allowing our elected officials to simply collect large paychecks and great benefits without accomplishing much. This has been going on for far too long. I want to be able to easily buy a camera, television, computer, cell phone or other technological device made in America. I want to be able to call for technical assistance on these items and not get someone in India. I want people to wake up, pay attention and let these bureaucrats know how we feel. Where is the rage?

1939 TRIVIA

- WWII WAS JUST BEGINNING AS GERMANY INVADED POLAND
- UNEMPLOYMENT WAS 17.2% IN THE U.S.
- FEDERAL BUDGET WAS 9.14 BILLION.
- FIRST CLASS STAMP WAS 3 CENTS.
- YANKEES SWEEPED CINCINNATI IN THE WORLD SERIES.
- GONE WITH THE WIND, THE WIZARD OF OZ, MR. SMITH GOES TO WASHINGTON, STAGECOACH, AND GOODBYE MR. CHIPS WERE SOME POPULAR MOVIES OF THE DAY.
- ALBERT EINSTEIN WROTE PRESIDENT ROOSEVELT REGARDING THE BASIC IDEA BEHIND THE ATOMIC BOMB.



You can count on me!

Call Lynn Ketelhut,
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313-673-9640 - Cell
www.lynnketelhut.com

Park Avenue Realty, Inc.
6838 Park Avenue, Allen Park, MI 48101