



CENTURY 21 LAKESIDE

Professional Investment Memorandum

8236 Stadler Ave., Boardman, OH 44512

6-Unit Multifamily Investment **Asking Price: \$596,000**

Executive Summary

This turn-key six-unit apartment building is located just off McClurg Road in one of Boardman's strongest rental markets. Five units are currently occupied with one vacant unit available for immediate showing. Existing rents are below market, providing immediate cash flow with excellent upside potential through future rent increases.

Investment Highlights

- Turn-key 6-unit apartment building
- Prime Boardman location near McClurg Road and the medical corridor
- Covered parking and shared laundry facility
- Five occupied units with one vacant unit available for immediate showing
- Strong rental demand with excellent access to shopping, restaurants and major highways
- Below-market rents provide significant value-add potential

Metric	Current	Pro Forma	Stabilized
Gross Income	\$40,080	\$51,480	\$68,400
Net Operating Income	\$24,055	\$35,455	\$52,375
Cap Rate	4.04%	5.95%	8.79%

Value-Add Opportunity

Leasing the vacant unit at approximately **\$950 per month** increases the projected cap rate to **5.95%**. If all six units achieve market rents of approximately **\$950 per month**, the projected stabilized cap rate increases to **8.79%**, demonstrating the property's long-term income growth potential.

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