

Four contiguous rental properties plus an additional buildable parcel located in the Akron University corridor. Rare assemblage offering scale, high in-place income, and long-term redevelopment optionality.

PORTFOLIO HIGHLIGHTS

- 4 residential units (side-by-side configuration)
- Additional buildable lot included
- Total assemblage 42,000 sq feet (about one acre)
- Zoning supports future higher-density redevelopment potential
- Located in an established student rental area with consistent demand

CURRENT INCOME

- Gross Monthly Rent: \$5,555
- Annual Gross Income: \$66,660
- Estimated NOI: \$54,950

INCOME (STABILIZED/VALUE-ADD)

- Projected Monthly Rent: \$7,150
- Projected Annual Income: \$85,800
- Estimated Stabilized NOI: \$78,000

VALUE-ADD OPPORTUNITY

- Rents below market on select units
- Defined improvement scope (not speculative)
- Limited joist reinforcement (Mostly visible/accessible)
- Floor leveling (select areas)
- Interior: updates (LVP, kitchens, baths)
- Estimated improvement budget: \$25k per Property
- Scope already reflected in pricing
- other minor repairs
- This also stabilized Capital expenditures significantly for years, in addition to substantially increasing cash flow and the Property value

STRUCTURAL CLARITY

- Structural elements are largely visible from the basement areas
- Defined scope vs open-ended rehab

CAPITAL IMPROVEMENTS COMPLETED

- FULL Roof Replacements on all Structures (2025)
- Owens Corning Duration AR system
- Decking repaired/replaced where necessary
- Fully transferable labor + material warranty through Owens Corning
- Multiple other Capital improvements, including but not limited to Sewer line replacement from the street at 505, Main water line replacement from street at 511 and 517, tree removal too close to Structures and many others

LAND & DEVELOPMENT UPSIDE

- Multiple contiguous parcels
- An additional buildable lot is included
- Approximate 1 acre assemblage
- Long-term optionality for multi-family redevelopment (subject to planning and parking requirements)

INVESTMENT THESIS

- Strong in-place cash flow (11-12% cap as-is)
- Stabilized return: 10-11% on a total basis
- Clear and achievable rent upside
- Major capital improvements have already been completed
- Portfolio scale (rare at this price point)
- Long-term land assemblage optionality

PRICING

- Offered at \$470,000
- Pricing reflects:
 - Current Income
 - Defined improvement scope
 - Completed major capital work
 - Portfolio/assemblage value

TERMS

- Preference for a clean transaction
- Minimal contingencies
- Portfolio sold as a package, but can discuss division

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