

560 E 200th St, Euclid OH 44119 – Mixed-Use Investment

Property Overview

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- 🏠 3 apartments + 2 retail storefronts
- 📈 Strong cash flow in Euclid commercial corridor
- 💰 Mixed income from residential and retail
- 👥 Professional management in place (Smartland)
- 📊 Attractive cap rate and solid DSCR at current pricing

Property Highlights

Mixed-use investment opportunity in established commercial area

Multiple income streams provide investment stability



Two-story brick building with apartments & retail
Euclid, Ohio Commercial Corridor


Income & Operating Expenses

Financial Analysis (No Capital Reserves in NOI)

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Income

Residential	\$1,875/mo
Retail	\$1,600/mo
Gross Income	\$41,700/yr
Vacancy (5%)	\$2,085
Effective Gross Income (EGI)	\$39,615

 Capital reserves are treated as a separate recommended set-aside, not included in NOI for cap rate calculation.

Operating Expenses

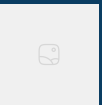
Taxes (incl. trash)	\$4,953
Insurance	\$3,289
Management (8% EGI)	\$3,169
Water/Sewer	\$2,400
Repairs & Maintenance	\$2,400
Total Operating Expenses	\$16,211/yr

Net Operating Income

Effective Gross Income	\$39,615
Operating Expenses	\$16,211
NOI (no reserves)	\$23,404/yr

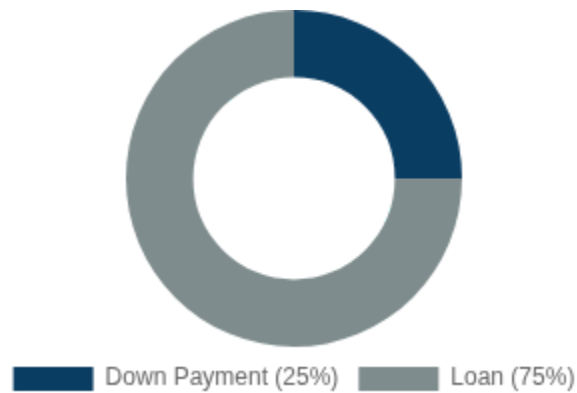
Returns at \$300,000 Purchase Price

Investment Performance Metrics



Purchase Details

Purchase Price	\$300,000
Down Payment (25%)	\$75,000
Loan	\$225,000 @ 7% / 30 yrs
Annual Debt Service	≈ \$17,958



Loan vs. Equity Breakdown

Performance

NOI	\$22,804/yr
Cap Rate	~7.6%
Annual Cash Flow (after debt)	\$4,846/yr
Cash-on-Cash (25% down)	~6.5%
DSCR	~1.27

Cap Rate

7.6%

NOI ÷ Price

Cash-on-Cash

6.5%

Cash Flow ÷ Down Payment

DSCR

1.27

NOI ÷ Debt Service

Annual Cash Flow Breakdown

NOI	\$22,804
Annual Debt Service	-\$17,958
Annual Cash Flow	\$4,846

