



4432 Pearl Road

Cleveland, Ohio · Single-Family Residence · 5BD / 2BA · Renovated & Occupied

\$175K

ASKING PRICE

5 / 2

BED / BATH

\$1,495

RENT / MO

\$1,795

PRO FORMA / MO

Property Overview

A comprehensively renovated 5BD/2BA single-family home in Cleveland's Brooklyn Centre / Old Brooklyn. Rebuilt from the systems up — flooring, cabinetry, and baths replaced; electrical and plumbing fully redone; HVAC replaced — move-in-ready with no near-term capex. Occupied by a long-term tenant at \$1,495/mo, with market rent to \$1,795/mo at renewal. Tenant pays all utilities; landlord pays landscaping only. LEAD certified; professionally managed.

Tenant-owned appliances do not convey.

Highlights

- Fully renovated — roof, plumbing, electrical, HVAC, kitchen, baths
- Occupied — immediate cash flow, zero lease-up risk
- \$300/mo (\$3,600/yr) rent upside at renewal, no capital required
- Tenant pays all utilities — minimal landlord burden



Renovated interior — 4432 Pearl Road



Income Snapshot

	Cur.	Pro F.
Rent/mo	\$1,495	\$1,795
Rent/yr	\$17,940	\$21,540
Taxes/yr	\$4,710	\$4,710

+\$3,600/yr upside to market at renewal — no capital required.

Location

Brooklyn Centre / Old Brooklyn. Pearl Rd is a primary N-S arterial — ~5 mi to Downtown Cleveland, near MetroHealth, with I-480 / I-71 access and strong RTA transit.

Available separately. 4432 is offered standalone; adjacent 4438 Pearl Rd (3-unit) available under separate cover — buy either or both.

Kas Filippova
 kas.filippova@expcommercial.com · 216-374-3689
Aleasa Sandoval
 aleasa.sandoval@expcommercial.com · 216-550-5510