



**Scenic Creek Apartments**  
**30-Unit Multi-Family Investment Property**  
**4225 Middlebranch Ave NE, Canton, OH 44705**  
**Offered at \$2,500,000**

Presented by:



# Scenic Creek Apartments

## Disclaimer



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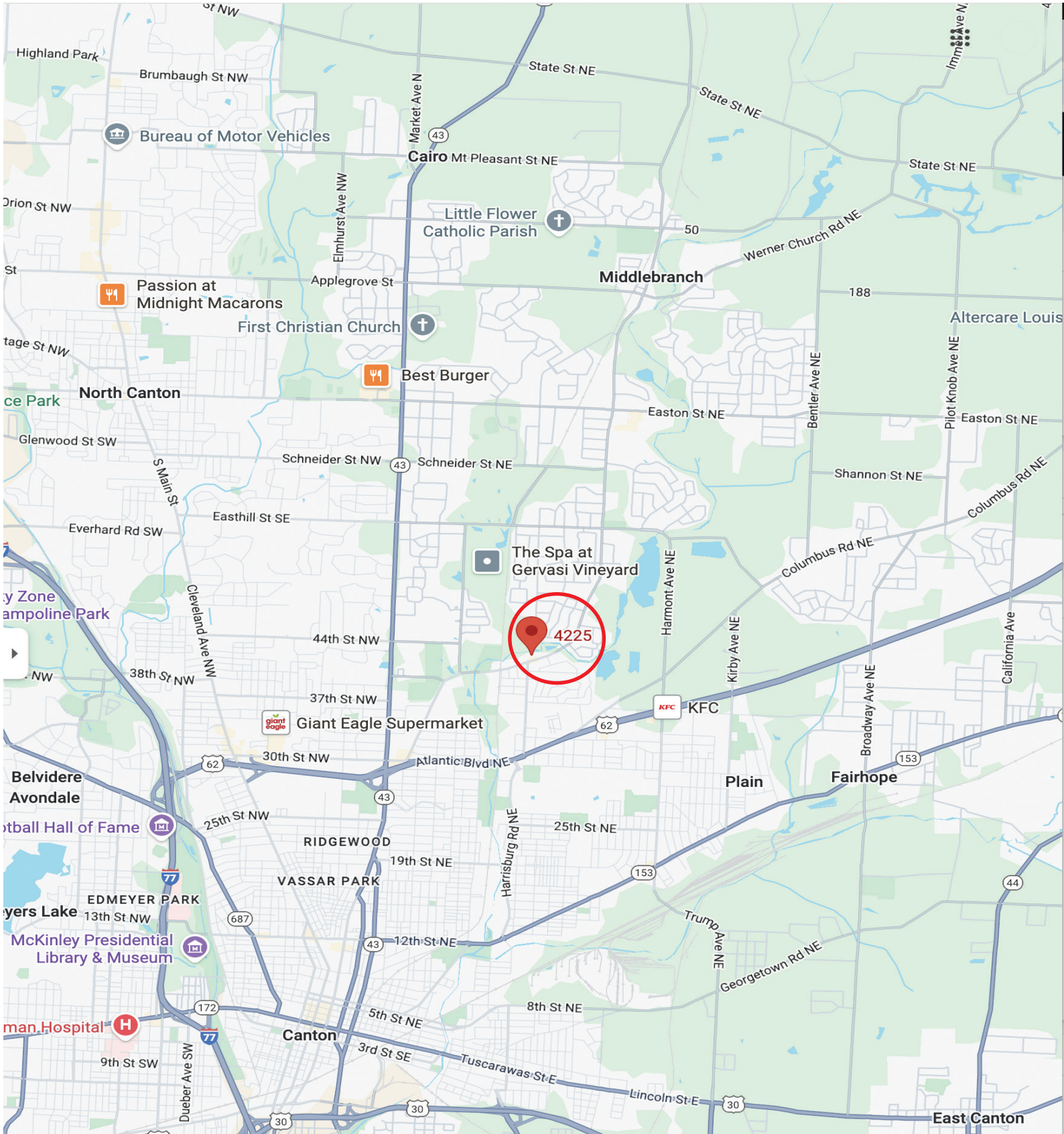
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# Scenic Creek Apartments

## Location



**4225 - 4233 Middlebranch Ave NE, Canton, OH 44705**

# Scenic Creek Apartments

Offered at \$2,500,000



Great opportunity to purchase 30 units in Canton, OH. Well established location Close to I-77, Route 62 and conveniently located near Pro Football Hall of Fame, restaurants including Gervasi Vineyard and shopping. Most units updated with new LVP flooring, new kitchens and baths. Plenty of parking. Long-term professional property management in place. Tenants Pay Electric & a \$25 Monthly Sewer Fee. (Electric heat and hot water, no gas on premises) Call today for information.

## Investment Highlights

- Plenty of off-street parking
- Updated units
- New flooring
- Close to Highways, restaurants and shopping

# Scenic Creek Apartments

## Rent Roll as of 1/6/26

Unit	#	BD/BA	Market Rent	Rent	Lease From	Lease To
<b>4225 - 4233 Middlebranch</b>						
4225 Middlebranch	#1	1/1.00	750.00	695.00	07/22/2023	12/31/2026
4225 Middlebranch	#2	1/1.00	750.00	675.00	05/19/2022	12/31/2026
4225 Middlebranch	#3	1/1.00	750.00	675.00	04/25/2023	06/30/2026
4225 Middlebranch	#4	1/1.00	750.00			
4225 Middlebranch	#5	1/1.00	750.00	649.00	02/01/2023	02/28/2026
4225 Middlebranch	#6	1/1.00	750.00	695.00	08/01/2023	12/31/2026
4227 Middlebranch	#1	2/2.00	995.00	995.00	05/24/2025	05/31/2026
4227 Middlebranch	#2	2/2.00	995.00	995.00	01/15/2026	01/31/2027
4227 Middlebranch	#3	2/2.00	995.00	995.00	12/30/2024	12/31/2026
4227 Middlebranch	#4	2/2.00	995.00	799.00	05/23/2022	05/31/2023
4227 Middlebranch	#5	2/2.00	995.00	995.00	09/01/2025	08/31/2026
4227 Middlebranch	#6	2/2.00	995.00	995.00	07/14/2023	12/31/2026
4229 Middlebranch	#1	1/1.00	750.00	740.00	07/01/2021	06/30/2022
4229 Middlebranch	#2	1/1.00	750.00	695.00	12/29/2025	01/31/2027
4229 Middlebranch	#3	1/1.00	750.00	675.00	02/01/2024	02/28/2026
4229 Middlebranch	#4	1/1.00	750.00	695.00	11/05/2024	12/31/2026
4229 Middlebranch	#5	1/1.00	750.00	695.00	10/01/2023	10/31/2026
4229 Middlebranch	#6	1/1.00	750.00	695.00	12/07/2024	12/31/2026
4231 Middlebranch	#1	1/1.00	795.00*	720.00	07/01/2024	07/31/2026
4231 Middlebranch	#2	1/1.00	795.00*	770.00	05/26/2024	06/30/2025
4231 Middlebranch	#3	1/1.00	795.00*	725.00	05/31/2025	05/31/2026
4231 Middlebranch	#4	1/1.00	795.00*			
4231 Middlebranch	#5	1/1.00	795.00*	725.00	08/15/2025	08/31/2026
4231 Middlebranch	#6	1/1.00	795.00*	720.00	06/01/2024	06/30/2026
4233 Middlebranch	#1	1/1.00	795.00*	675.00	05/05/2022	12/31/2026
4233 Middlebranch	#2	1/1.00	795.00*	720.00	06/10/2024	06/30/2026
4233 Middlebranch	#3	1/1.00	795.00*	665.00	02/01/2020	10/31/2026
4233 Middlebranch	#4	1/1.00	795.00*	695.00	02/08/2025	02/28/2026
4233 Middlebranch	#5	1/1.00	795.00*	720.00	11/30/2024	12/31/2026
4233 Middlebranch	#6	1/1.00	795.00*	765.00	06/30/2019	01/31/2026
<b>Total 30 Units</b>			<b>24,510.00</b>	<b>21,258.00</b>		

\* Unit has balcony

# Scenic Creek Apartments

## 2026 Proforma

### T12 Operating Income & Expense

#### Operating Income & Expense

Total Rental Income	\$265,351.00
Total Utility Income	\$ 8,178.00
Late Fee Income	\$ 1,150.00

**Total Operating Income** \$274,679.00

#### Expense

Management Fees Expense	\$18,000.00
New Lease and Renewal Commission	\$ 5,600.00
Total Cleaning & Maintenance Expense	\$ 4,344.00
Landscape & Snow Removal Expense	\$ 5,916.00
Total Insurance Expense	\$12,178.00
Total Legal and Other Professional Fees	\$ 1,692.00
Total Repairs & Maintenance Expense	\$26,000.00
Rent Ready Turnover Expense	\$ 7,200.00
Property Taxes	\$17,391.80
Total Utilities Expense	\$34,313.27
<b>Total Operating Expense</b>	<u>\$132,635.07</u>

**NOI - Net Operating Income** **\$142,043.93**

**Offered at \$2,500,000**

**Capitalization Rate 5.7%**

# Contact Information

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