



# 4438 Pearl Road

Cleveland, Ohio · Three-Unit Multifamily · 7BD / 3BA · Renovated & Occupied

**\$395K**

ASKING PRICE

**3**

UNITS

**\$3,410**

RENT / MO

**\$3,995**

PRO FORMA / MO

## Property Overview

Three fully renovated units — Unit A (3BD/1BA), Unit B (2BD/1BA), Unit C (2BD/1BA) — in Cleveland's Brooklyn Centre / Old Brooklyn. New furnace (2025), entire flat roof replaced, and underground plumbing redone. All three units occupied; tenants pay a \$75/mo utility fee. Appliances convey, with the large adjacent parking lot (separate parcel #012-07-027) included at no additional cost.

## Highlights

- Three renovated units — all occupied; immediate cash flow
- Basement permit-ready for 1–2 more units — value-add
- New furnace (2025), new flat roof, plumbing redone
- \$585/mo (\$7,020/yr) rent upside; appliances convey
- Large adjacent parking lot (parcel #012-07-027) included at no extra cost



4438 Pearl Road — exterior, porch & off-street parking



## Rent Roll

Unit	Cur.	Pro F.
A · 3/1	\$995	\$1,395
B · 2/1	\$1,100	\$1,250
C · 2/1*	\$1,315	\$1,350
Total	\$3,410	\$3,995

*\*Unit C is Section 8. +\$7,020/yr upside to market at renewal.*

## 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.** 4438 is offered standalone; adjacent 4432 Pearl Rd (single-family) available under separate cover — buy either or both.

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