

1295 HOLMDEN AVENUE

CLEVELAND, OH | \$749,900
4 RESIDENTIAL UNITS

**GREAT
COMMERCIAL
INVESTMENT
OPPORTUNITY!**

SETH TASK, TEAM LEADER

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TASKTEAM**



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A modern, two-story white house with black trim and railings. The house features a covered porch on the second floor with white columns and a black metal railing. The roof is dark, and the exterior walls are white with horizontal siding. The house is set on a lot with a chain-link fence in the foreground and trees in the background. The sky is blue with some clouds.

UNITS

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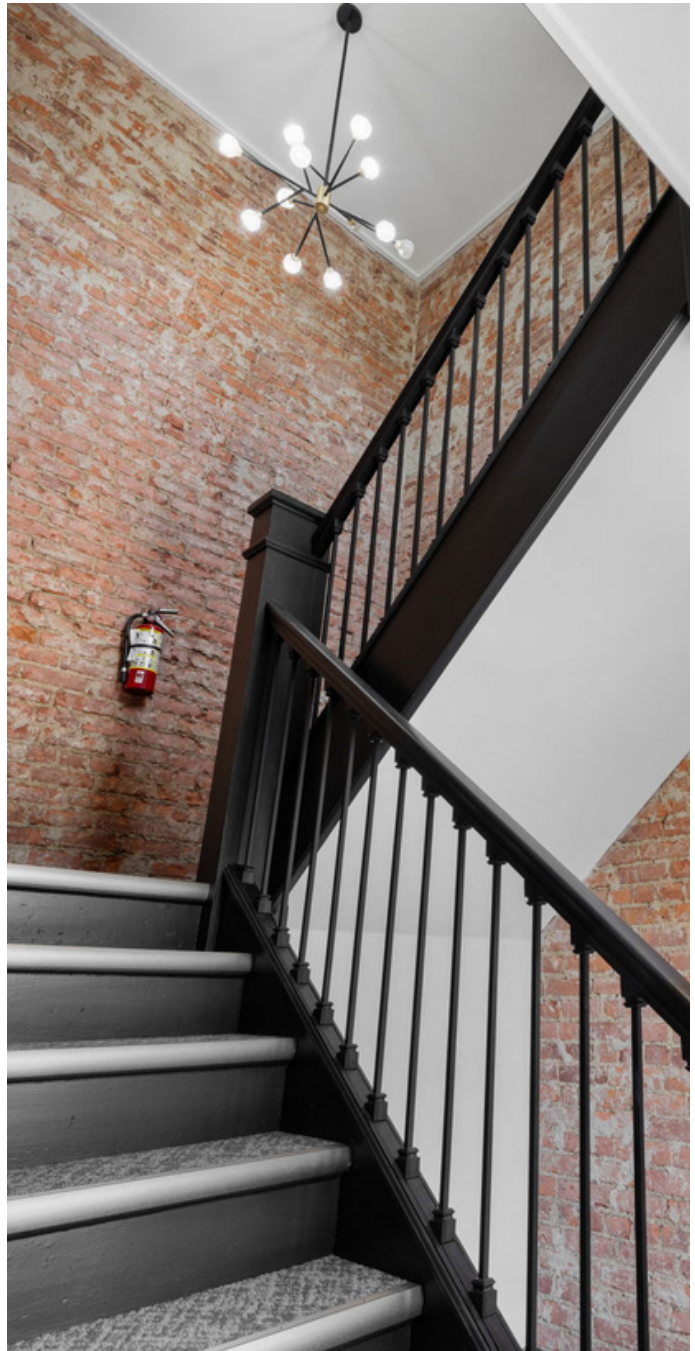
Each apartment has new windows and LVT flooring throughout the open floor plan. The kitchen includes quartz counters, stainless appliances with a refrigerator, gas range, microwave and dishwasher. Each full bathroom has new tile and all new fixtures.



BUILDING FEATURES

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This apartment building is fully occupied and offers a 15 year tax abatement adding to the value of this incredible opportunity!



OPERATING ROI

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Purchase Price	\$749,900
Closing Costs	\$2,000
Rehab	\$0
Total Cash	\$751,900
Total Expense to Occupancy	\$751,900
Mortgage (if applicable)	\$562,425
Total Cash Investment Mortgage	\$189,475
Monthly Rent	\$6,910
Annual Gross Income	\$82,920
Insurance	\$3,329
Taxes	\$5,000
Utilities	\$2,620
Landscaping	\$1,802
Cleaning/Maintenance	\$3,506
Property Management	\$8,292
Total Annual Expenses	\$24,549
Interest Rate	0.0725
Term	30
Mortgage	\$46,041
Net Annual Income Cash	\$58,371
Net Annual Income Leverage	\$12,330
ROI Cash Model	7.76%
ROI Mortgage Model	6.51%

SALE PRICE: \$749,900

RENT ROLL

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Unit	Lease Start	Lease End	Security Deposit	Rent Amount
Unit 1	3/18/2025	6/30/2027	\$1,750	\$1,660
Unit 2	7/1/2026	6/30/2027	\$1,750	\$1,750
Unit 3	10/1/2025	9/30/2026	\$1,750	\$1,750
Unit 4	9/20/2025	9/30/2026	\$1,750	\$1,750
Total				\$6,910



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