



# Residential Real Estate

Cleveland | Youngstown | Boardman | Warren, OH



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# Investment Summary

Helios Investment Advisors proudly presents an exciting investment opportunity: the acquisition of 43 single-family homes currently rented out in Ohio. This portfolio includes 3 properties in Cleveland, 28 in Youngstown, 2 in Boardman, and 9 in Warren, Ohio. While currently managed by the owner, the transition to a local management company promises hassle-free, passive income for the future owner.

The majority of these properties house tenants under Section 8 or Cash rental agreements, ensuring consistent revenue streams. Additionally, the owner is in the process of rehabilitating another 11 properties, which can be acquired "AS IS" or upon completion of the rental process. These properties are distributed across 4 in Warren and 7 in Youngstown.

Gross Rent	\$457,572
Insurance	\$19,088
Taxes	\$18,033
Property Management (\$50 a door)	\$24,000
NOI	\$396,451

Price and terms may be adjusted as properties undergo rehabilitation and are re-leased.



**\$4,955,641**  
LIST PRICE



**8.00%**  
CAP RATE



11 PROPERTIES "AS IS" **\$1,244,048**  
**ALSO AVAILABLE**

# Investment Highlights

- » Portfolio Comprises 43 Single-Family Homes Leased Below Market Rates.
- » Pro-Forma Analysis Indicates A Potential 11% Return On Investment.
- » Section 8 Tenants Offer Resilience Against Recessions, Pandemics, And Government Shutdowns, Ensuring Enduring Stability.
- » Provides “Mailbox Money” With Earnings Set To Grow Annually In Line With Government Adjustments.





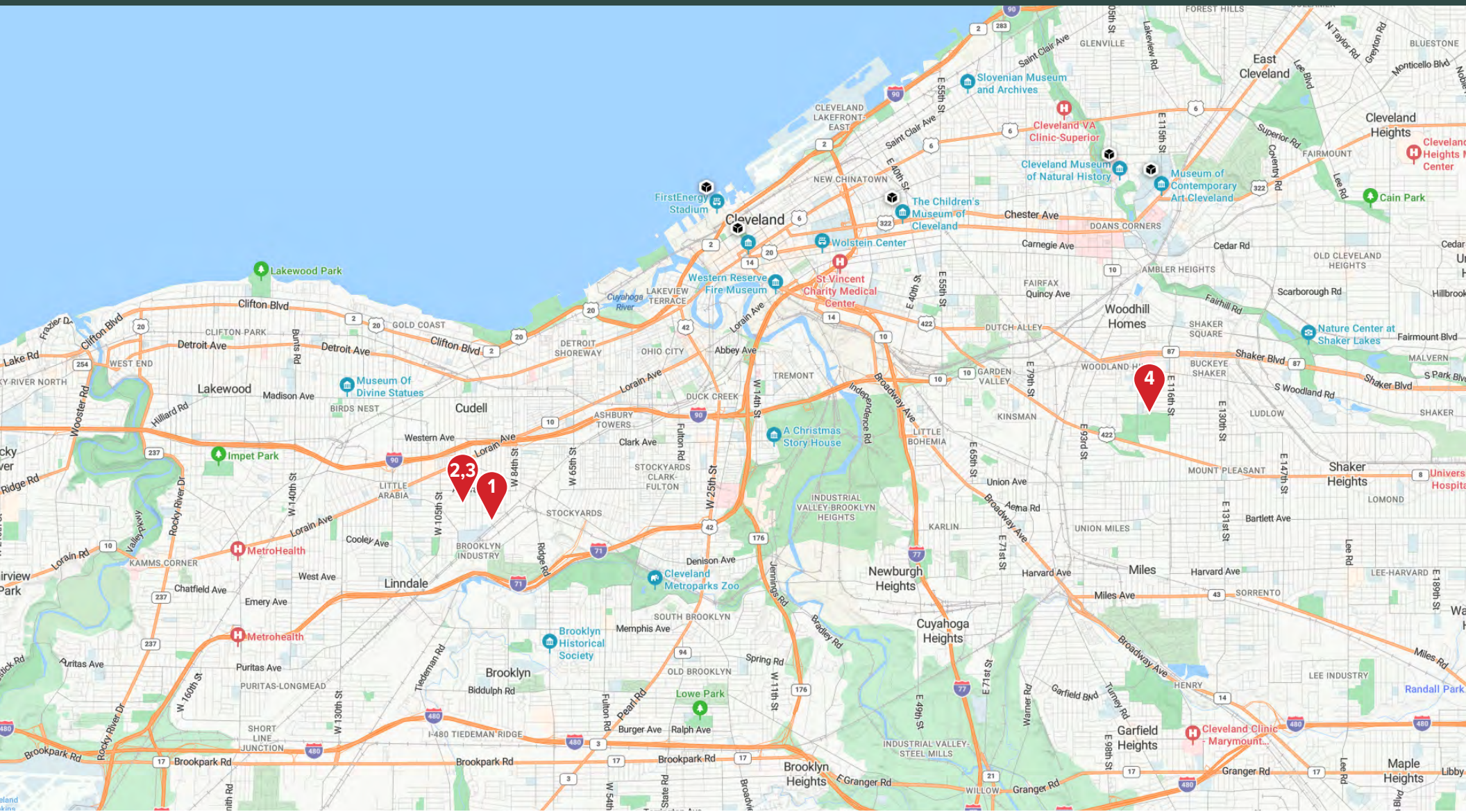
# Cleveland<sup>®</sup>

Cleveland, Ohio offers numerous advantages that contribute to a high quality of life for its residents. One of the primary advantages of living in Cleveland is its affordability. Compared to many other major cities in the United States, Cleveland offers relatively low living costs, including affordable housing options and reasonable expenses for daily necessities.

Living in Cleveland offers diverse economic opportunities, anchored by Fortune 500 companies and institutions like the Federal Reserve Bank. The city boasts world-class healthcare provided by renowned hospitals like the Cleveland Clinic.

Cleveland's educational and research institutions drive innovation, while its cultural scene and recreational offerings enrich residents' quality of life. Overall, Cleveland is a dynamic and desirable place to live and work.

Cleveland offers a rich educational landscape with prestigious institutions like Case Western Reserve University (CWRU) and Cleveland State University, fostering a culture of research and innovation. Additionally, the city is home to renowned art and music institutions like the Cleveland Institute of Art and the Cleveland Institute of Music. With a variety of colleges and universities, both urban and suburban, Cleveland provides ample opportunities for higher education and personal growth.



Per City	Total	Address	Bed	Bath	Taxes	Insurance	Rent	
1	1	3114 W 86th St, Cleveland, OH 44102	3	1	\$1,072	\$504	\$1,131	
2	2	3320 W 97th St, Cleveland, OH 44102	Duplex Upper unit	2	1	\$1,669	\$627	\$994
3	3	3320 W 97th St, Cleveland, OH 44102	Duplex Lower unit	3	1			\$1,300
4	4	11218 Continental Ave Cleveland, Oh 44104	3	1	\$1,248	\$623	\$1,200	



Youngstown, Ohio, offers a vibrant lifestyle enriched by its thriving educational scene centered around Youngstown State University (YSU), which employs 15,000 individuals and serves as a hub for innovation and academic excellence.

The city also benefits from a robust school system that prioritizes student success and achievement. While the city's industrial roots lie in steel production, it has evolved to embrace technology and modern manufacturing, with companies like Vallourec Star Steel and Trivium Packaging leading the way in innovation.

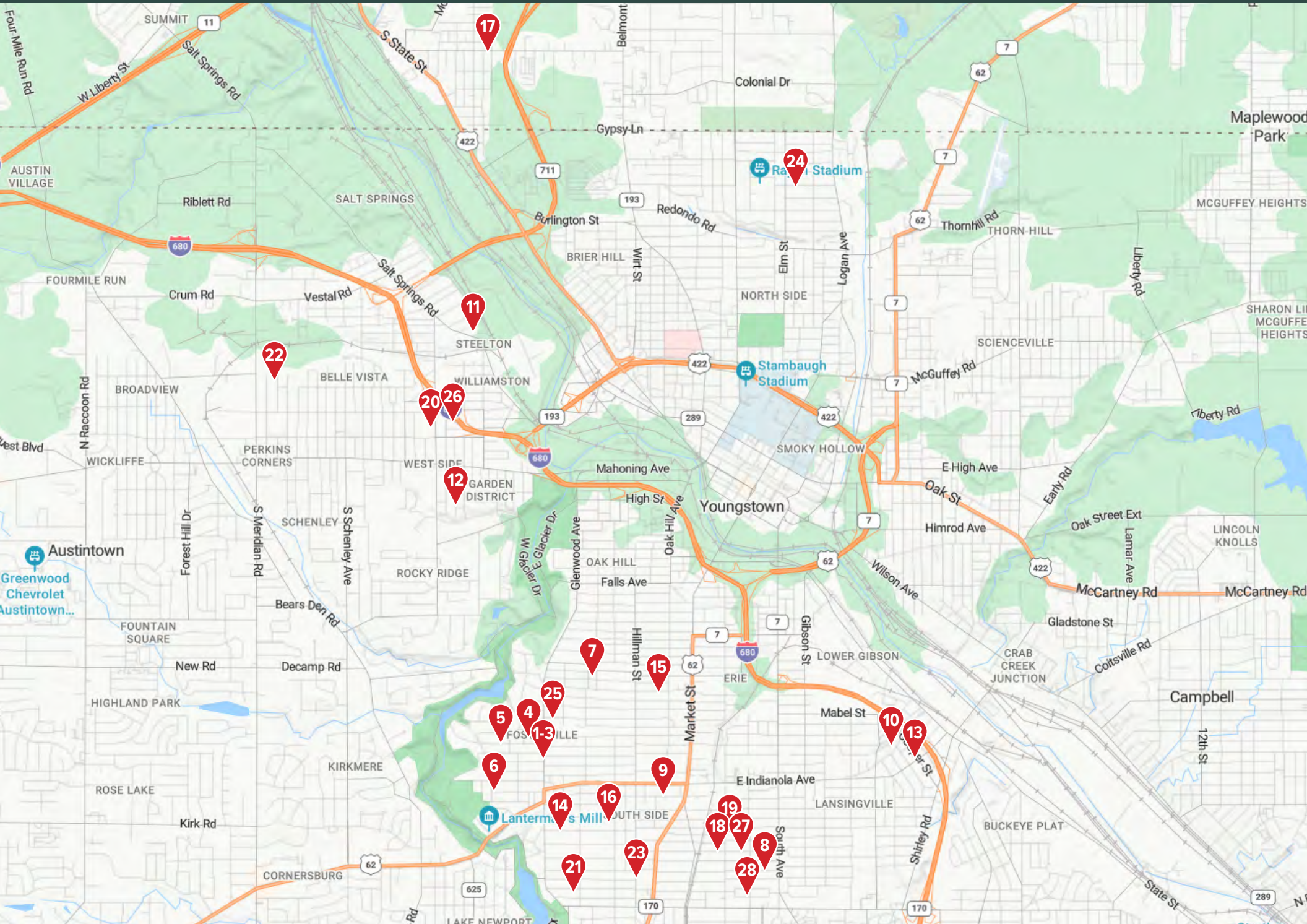
Downtown Youngstown has experienced revitalization, thanks in part to the efforts of the Youngstown Business Incubator (YBI), which supports start-up ventures like Turning Technologies, contributing to the city's

growing reputation as a center for technological innovation. Beyond its economic prowess, Youngstown boasts a rich cultural landscape, with theaters, museums, and galleries adding depth to its cultural tapestry.

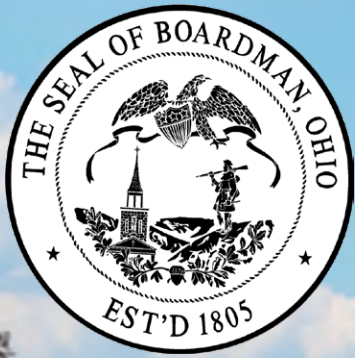
In terms of recreation, Youngstown offers a plethora of options, from sports venues where residents can cheer on their favorite teams to the natural beauty of Mill Creek Park, which provides opportunities for hiking, picnicking, and outdoor recreation.

Overall, Youngstown provides an enticing mix of educational opportunities, economic prosperity, cultural enrichment, and recreational activities, making it an ideal destination for residents and families alike.

# YOUNGSTOWN



Per City	Total	Address		Bed	Bath	Taxes	Insurance	Rent
1	5	745 Winona Dr Youngstown, OH 44511	Triplex	1	1	\$441	\$639	\$639
2	6	745 Winona Dr Youngstown, OH 44511		2	1			\$700
3	7	745 Winona Dr Youngstown, OH 44511		2	1			\$800
4	8	918 Brentwood Ave, Youngstown, OH 44511		2	1	\$227	\$472	\$764
5	9	748 Sherwood Ave, Youngstown, OH 44511		3	1	\$175	\$549	\$950
6	10	947 Parkview Ave, Youngstown, OH 44511		3	1	\$287	\$525	\$900
7	11	515 W Evergreen Ave, Youngstown, OH 44511		3	1	\$260	\$540	\$700
8	12	348 E Judson Ave, Youngstown, OH 44507		4	1	\$330	\$565	\$975
9	13	352 E Boston Ave, Youngstown, OH 44502		1	1	\$255	\$436	\$650
10	14	942 Cameron Ave, Youngstown, OH 44502		2	1	\$221	\$443	\$700
11	15	336 Bessemer St, Youngstown, OH 44509	Includes 338 See Notes	4	2	\$639	\$579	\$850
12	16	154 S Lakeview Ave, Youngstown, OH 44509		3	1	\$443	\$612	\$850
13	17	931 Cameron Ave, Youngstown, OH 44502		3	1	\$282	\$554	\$800
14	18	643 Parkcliffe Ave, Youngstown, OH 44511		3	1	\$376	\$600	\$900
15	19	166 W Warren Ave, Youngstown, OH 44507		5	1	\$277	\$565	\$1,000
16	20	457 Clearmount Dr, Youngstown, OH 44511	Duplex Side by Side	4	1	\$1,036	\$673	\$1,148
17	21	455 Clearmont Dr, Youngstown, OH 44511	Duplex Side by Side	4	1			\$975
18	22	137 E Lucius Ave, Youngstown, OH 44507	Duplex Lower unit	2	1	\$527	\$675	\$650
19	23	139 E Lucius Ave, Youngstown, OH 44507	Duplex Upper unit	2	1			\$654
20	24	114 N Maryland Ave, Youngstown, OH 44509		3	1	\$199	\$515	\$975
21	25	636 W Judson Ave, Youngstown, OH 44511		3	1	\$76	\$523	\$900
22	26	442 Winchester Ave, Youngstown, OH 44509		3	1	\$628	\$447	\$1,000
23	27	337 W Judson Ave, Youngstown, OH 44511		3	1	\$285	\$516	\$900
24	28	115 Roslyn Dr, Youngstown, OH 44505		3	1	\$215	\$417	\$900
25	29	655 W Evergreen Ave, Youngstown, OH 44511		4	1	\$441	\$607	\$928
26	30	1721 Silliman St, Youngstown, OH 44509		3	1	\$408	\$544	\$975
27	31	234 E Lucius Ave, Youngstown, OH 44507		3	1	\$295	\$533	\$878
28	32	316 E Judson Ave, Youngstown, OH 44507		3	1	\$515	\$568	\$850



Located in Mahoning County, Ohio, Boardman offers a myriad of advantages that make it a desirable place to live, work, and play.

One of the city's main draws is its strong economy, supported by diverse industries and major employers. Boardman provides ample job opportunities through companies like Youngstown State University, Boardman Local Schools, and the Mercy Health - St. Elizabeth Boardman Hospital. This economic stability ensures a prosperous environment for residents.

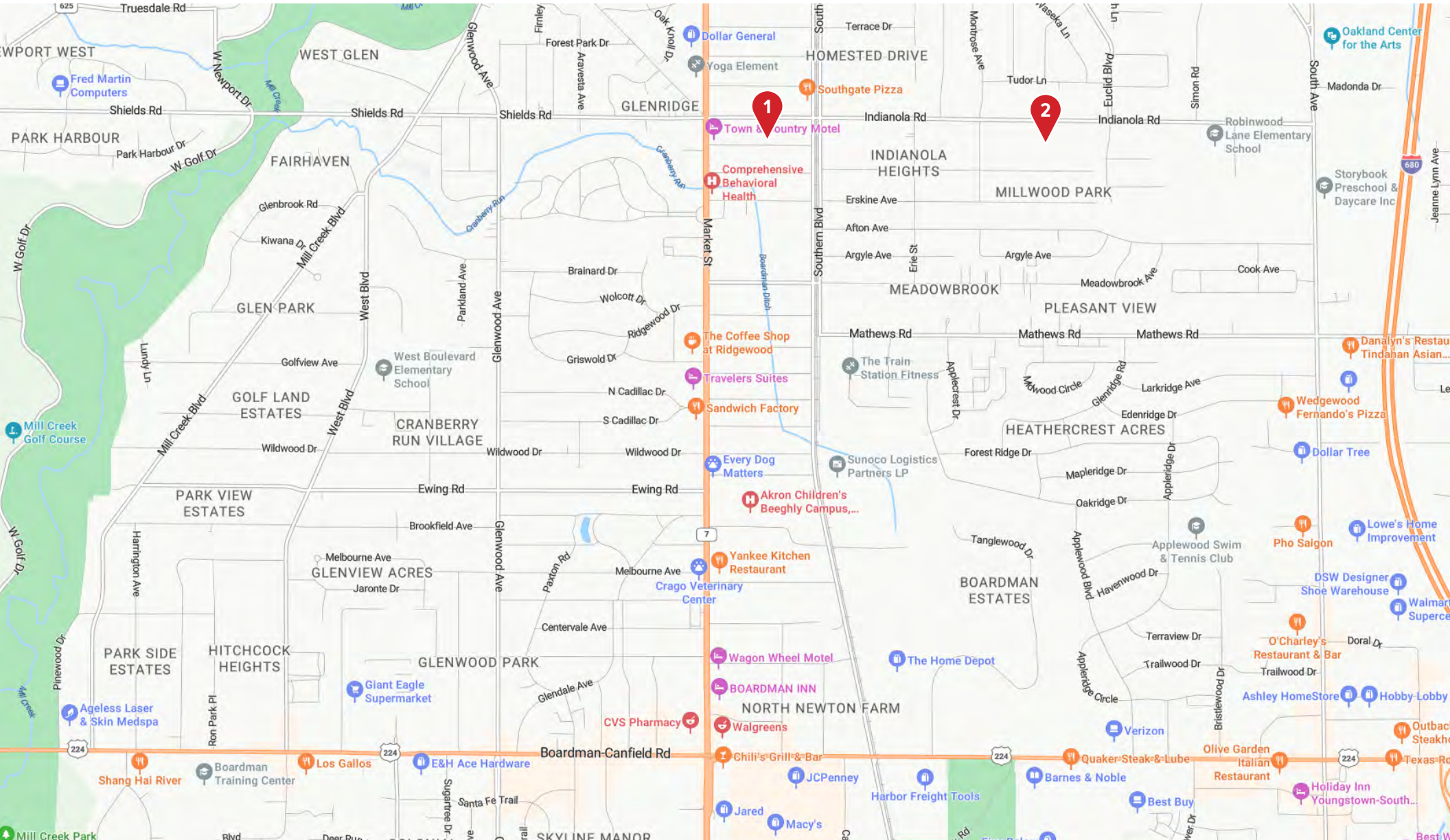
Boardman also boasts a rich cultural scene and recreational opportunities. Residents can explore attractions like the Boardman Park, which offers green spaces, walking trails, and community events throughout the year. Additionally, the city is home to various dining establishments, shopping centers, and entertainment venues, catering to diverse tastes and preferences.

Education is another highlight of Boardman, with top-rated schools like Boardman High School and Market Street Elementary School providing quality education to students. The city's commitment to education ensures that young residents have access to the resources they need to thrive academically.

Furthermore, Boardman's strategic location in the Mahoning Valley offers easy access to major highways, making it convenient for commuters and businesses alike. Whether it's for work or leisure, residents can easily navigate the surrounding areas and enjoy everything the region has to offer.

In summary, Boardman stands out as a vibrant community with a strong economy, diverse culture, excellent schools, and convenient access to amenities. Its blend of urban conveniences and suburban charm makes it an ideal place to call home for individuals and families alike.

Per City	Total	Address	Bed	Bath	Taxes	Insurance	Rent
1	33	84 Indianola Rd, Boardman, OH 44512	4	1	\$1,586	\$563	\$1,075
2	34	404 Erskine Ave, Boardman, OH 44512	2	1	\$1,068	\$439	\$900



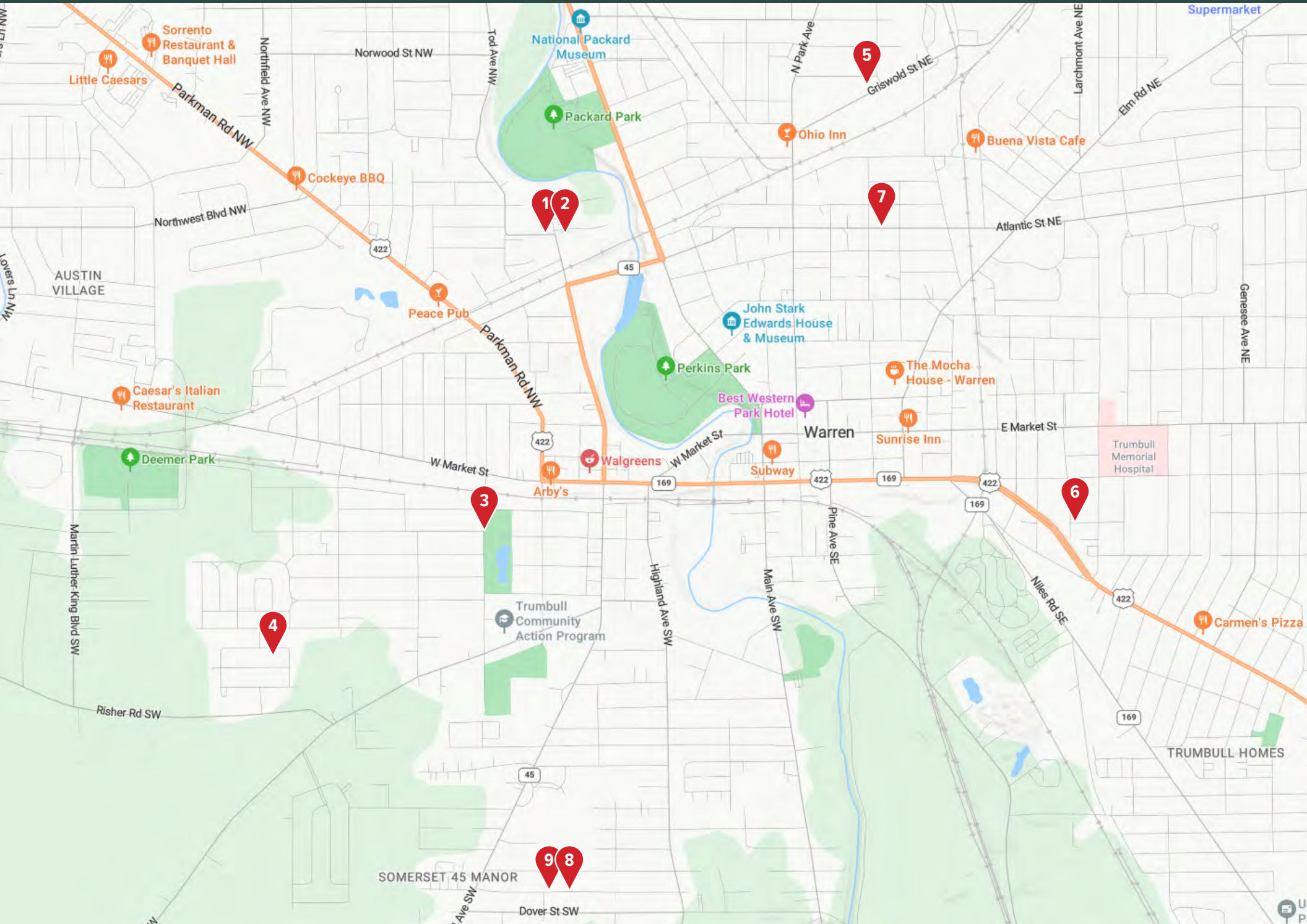


CITY OF  
**WARREN**  
 OHIO

Nestled in Ohio's Trumbull County, Warren exudes a rich tapestry of advantages. With institutions like Trumbull Memorial Hospital and the Tribune Chronicle, it offers economic stability and opportunity. Recreational delights abound at places like the Trumbull Country Club and Avalon Lakes Golf Club. Under Mayor William "Doug" Franklin's leadership, Warren enjoys governance and stability, supported by dedicated council members. Education thrives with schools

like Warren G. Harding High School and John F. Kennedy Catholic School. The Tribune Chronicle remains a steadfast chronicler of Warren's journey. As part of the Youngstown media market, Warren residents are connected to a broader world of information and entertainment. In Warren, each facet of life intertwines to create a vibrant community, blending tradition with progress and offering a welcoming home to all.

# WARREN



Per City	Total	Address		Bed	Bath	Taxes	Insurance	Rent
1	35	1125 Tod Ave S, Warren, OH 44485	Duplex Side by Side	3	1	\$315	\$502	\$1,000
2	36	1127 Tod Ave S, Warren, OH 44485	Duplex Side by Side	3	1			\$900
3	37	1416 Union St SW, Warren, OH 44485		3	1	\$190	\$434	\$800
4	38	2311 Kenwood Dr SW, Warren, OH 44485		3	1	\$236	\$390	\$850
5	39	1635 Fremont Ave NE, Warren, OH 44483		3	1	\$317	\$399	\$850
6	40	405 Laird Ave SE, Warren, OH 44483		3	1	\$388	\$525	\$975
7	41	450 Forest St NE, Warren, OH 44483		3	1	\$403	\$494	\$1,045
8	42	1034 Dover St SW, Warren, OH 44485	Front	2	1	\$703	\$490	\$800
9	43	1034 1/2 Dover St SW, Warren, OH 44485	Back	See Notes				\$400



# ALSO AVAILABLE

THE OWNER IS CURRENTLY REHABBING  
**11 PROPERTIES**  
 (7 IN YOUNGSTOWN AND 4 IN WARREN)

**\$175K TO \$200K**  
 REHABBING COST ARE AROUND

### ESTIMATED ARE

Estimated Gross once rented	\$130,800
Insurance	\$5,449
Taxes	\$3,227
Property Management	\$6,600
NOI	\$115,524

Sell "AS IS"	\$1,244,048
Once Fully Rented	\$1,444,048
Cap on Estimated NOI	8.00%

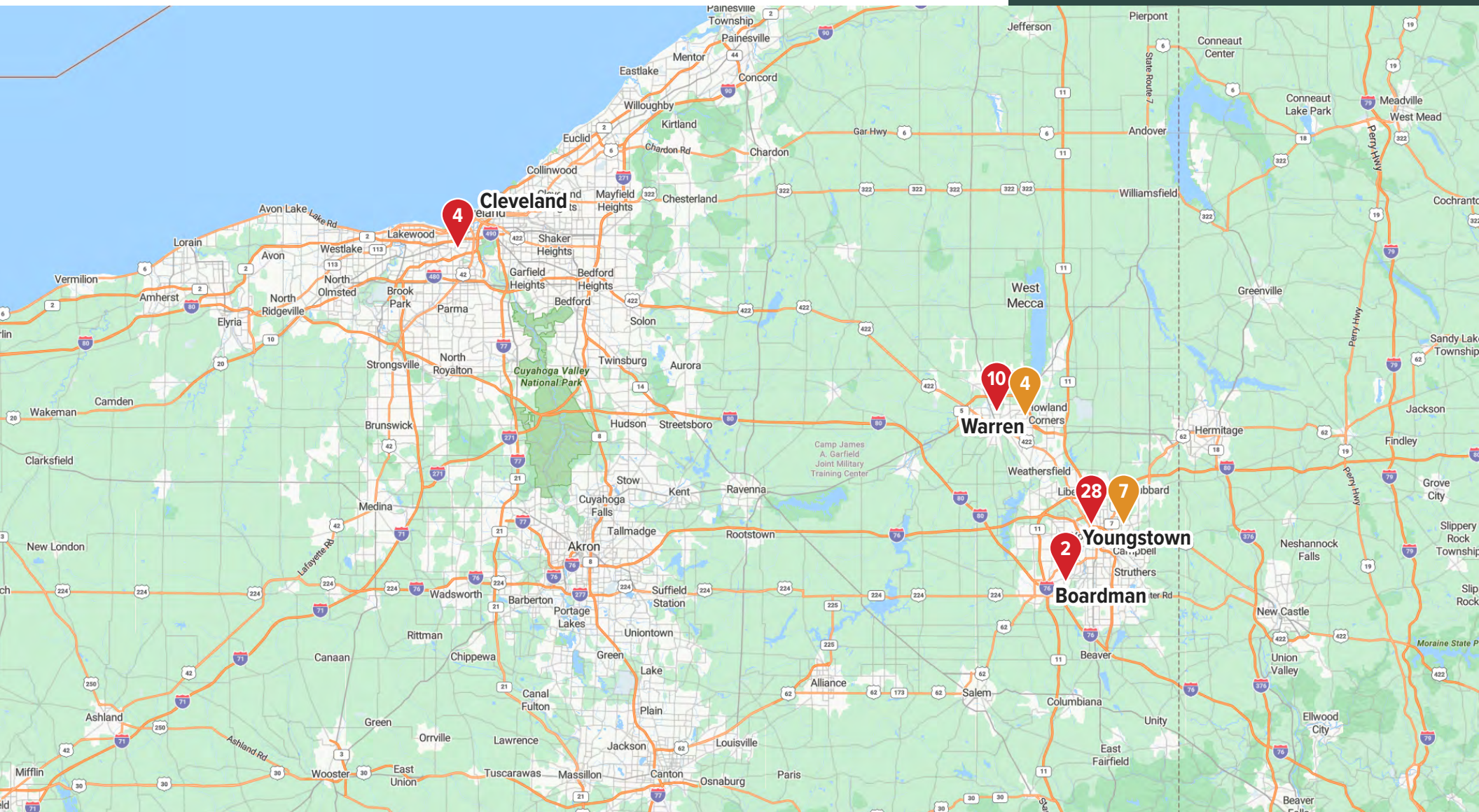
Price and terms may be adjusted as properties undergo rehabilitation and are re-leased.

Per City	Total	Address	Bed	Bath	Taxes	Insurance	Estimated Rent	Status	Renovations
WARREN									
1	1	500 4th St SW, Warren, OH 44483	4	1	\$320	\$494	\$1,000	Vacant	\$15,000
2	2	1575 Adelaide Ave SE, Warren, OH 4448	3	1	\$107	\$490	\$1,000	Vacant	\$10,000
3	3	2368 Willow Dr SW, Warren, OH 44485	4	1	\$358	\$456	\$1,000	Vacant	\$15,000
4	4	574 BELMONT AVE NE WARREN, OH 44483	3	1	\$571	\$437	\$1,000	Vacant	\$15,000
YOUNGSTOWN									
1	5	340 E Philadelphia St, Youngstown, OH 44507	4	1	\$146	\$515	\$1,000	Vacant	\$15,000
2	6	3116 Southern Blvd, Youngstown, OH 44507	4	1	\$515	\$515	\$1,000	Vacant	\$20,000
3	7	133 E Judson Ave, Youngstown, OH 44507	5	1	\$387	\$603	\$1,000	Vacant	\$15,000
4	8	146 Clarendale Ave, Youngstown, OH 44512	4	1	\$618	\$393	\$1,000	Vacant	\$20,000
5	9	537 Pasadena Ave, Youngstown, OH 44502	3	1	\$206	\$515	\$1,000	Vacant	\$15,000
6	10	370 E Ravenwood Ave, Youngstown, OH 44507	4	1	\$112	\$515	\$1,000	Vacant	\$20,000
7	11	2827 Hudson Ave Youngstown, OH 44511	3	1	\$282	\$515	\$900	Vacant	\$15,000
<b>TOTAL</b>					<b>\$3,227</b>	<b>\$5,449</b>	<b>\$10,900</b>		<b>\$175,000</b>

# Location Highlights

**A** NUMBER OF HOUSES FOR RENT

**B** NUMBER OF HOUSES ALSO AVAILABLE



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