1512 SOUTH GREEN

SOUTH EUCLID, OH | $1,399,000
2 RETAIL SPACES | 1 LARGE EVENT SPACE | 1 RESIDENCE

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LOCATION

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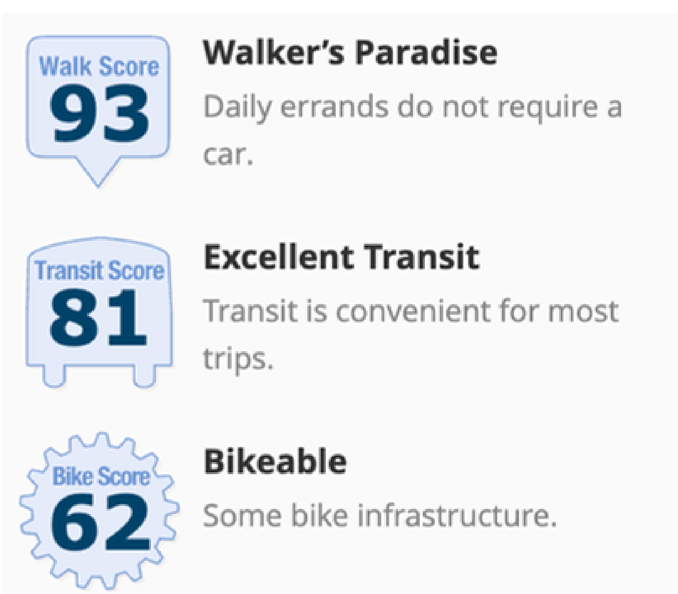
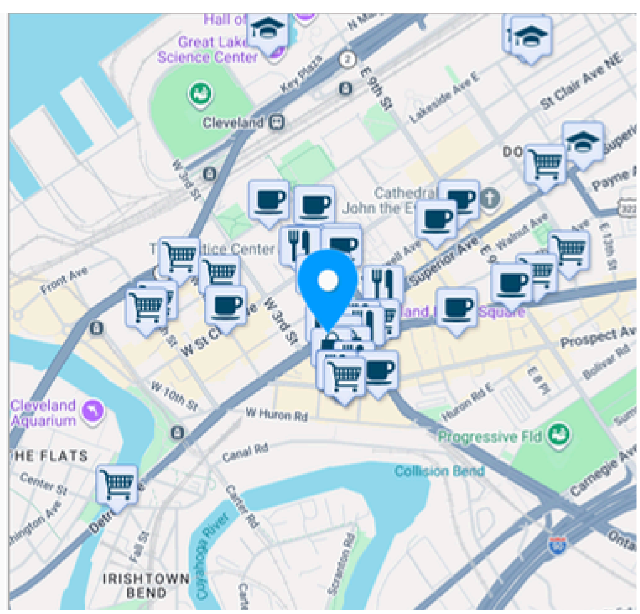
Take advantage of this incredible multi-use commercial opportunity located on a main street with high signage visibility and ample parking! The front building has two separate business tenants with leases ending in September 2026 with a month-to-month option after. In addition to the large parking lot, there is an additional single family dwelling available.





BUILDING FEATURES

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The full property sits on over an acre of land, with the rear of the complex including a 3,200 SF party center complete with two bathrooms and a fully equipped commercial grade kitchen. This space allows for 148-person occupancy and includes a large outdoor deck as well. The lower level provides adequate storage and plenty of office space. With high visibility and plenty of parking, this diverse business opportunity is a great addition to an extensive portfolio.

RESIDENCE

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The property features a small two-story house with compact living space including a living room, kitchen, one bedroom, one bath, and full basement for storage.

FLOORPLAN

1512 SOUTH GREEN

▼ **Ground Floor**

TOTAL AREA: 2783.69 sq ft · LIVING AREA: 1297.96 sq ft ·

FLOORPLAN

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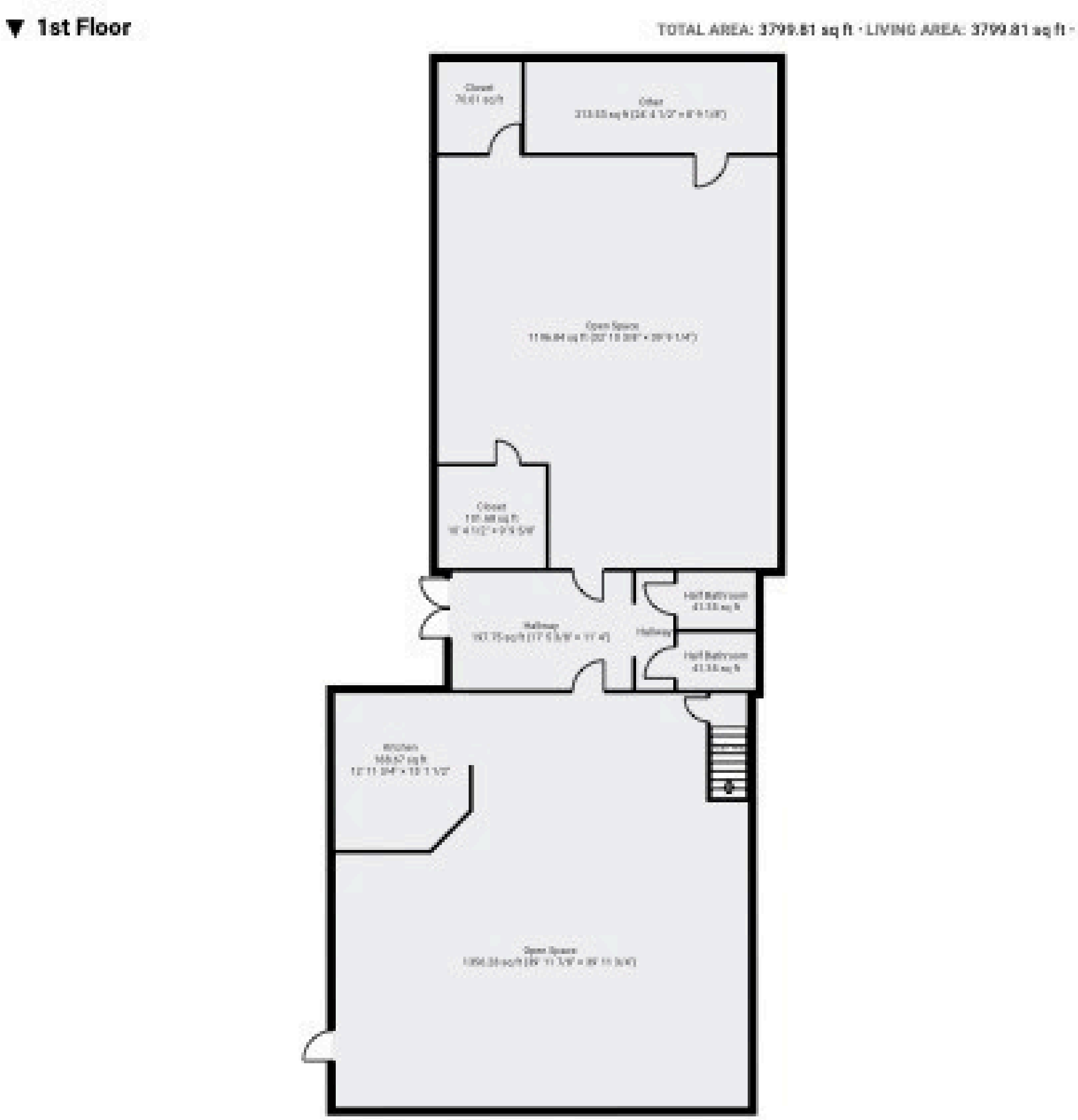

OPERATING ROI

1512 SOUTH GREEN

	Current	Proforma
Purchase Price	**$1,399,900**	**$1,399,900**
Closing Costs	$2,000	$2,000
Rehab	$0	$0
Total Cash	$1,401,900	$1,401,900
Total Expense to Occupancy	$1,401,900	$1,401,900
Mortgage (If Applicable)	$1,049,925	$1,049,925
Total Cash Investment Mortgage	$351,975	$351,975
Monthly Rent	$6,300	$12,801
Annual Gross Income	$75,600	$153,612
Insurance	$3,100	$3,100
Taxes	$4,863	$4,863
Utilities/Trash/Security	$5,244	$5,244
Landscaping/Snowplow	$2,800	$2,800
Vacancy & Maintenance	$3,780	$7,681
Total Annual Expenses	$19,787	$23,688
Interest Rate	0.0725	0.0725
Term	30	30
Mortgage	$85,948	$85,948
Net Annual Income Cash	$55,813	$129,924
Net Annual Income Leverage	-$30,135	$43,976
ROI Cash Model	**3.98%**	**9.27%**
ROI Mortgage Model	**-8.56%**	**12.49%**

RENT ROLL

1512 SOUTH GREEN

Unit	Sq Ft	$/Sq Ft	Monthly Rent	Proforma	Start	End
1st Floor Front	1,250	-	$3,000	$3,000	M2M	-
2nd Floor Front	923	-	$1,800	$1,800	10/01/2024	09/30/2026
2nd Floor Rear	3,824	$14	-	$3,824	-	-
1st Floor Rear	2,677	$11	-	$2,677	-	-
House Income	-	-	$1,500	$1,500	M2M	-
Total			**$6,300**	**$12,801**		

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CRS, GREEN, C2EX, CNHS, AHWD
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