



**411 BANK STREET  
LODI, OH 44254**

**SALE PRICE: \$395,000**



## FINANCIAL SUMMARY

Annual Gross Income	\$42,600.00
Annual Expenses	\$7,004.50
Net Operating Income	\$35,595.50
Cap Rate	9%

\*FINANCIALS AVAILABLE VIA CONFIDENTIAL AGREEMENT

## PROPERTY HIGHLIGHTS

- Available: 5 Units |  $\pm 0.2379$  AC lot
- Total SF:  $\pm 1,788$
- Features: 3 one-bedroom units, 1 two-bedroom unit, and 1 efficiency unit
- Utilities: All units are separately metered | city water & sewer | hot water tank per unit
- FOR SALE - Adjacent  $\pm 0.2554$  AC with retail/office shell and 3 door garage
- Schools: Cloverleaf local school district
- Zoning: M-U (Multi-Use) in the Village of Lodi
- In an OPPORTUNITY ZONE - potential for tax incentives
- Annual Real Estate Taxes: \$2,054.50



**LISTING AGENT**

**Sheila Miu**

sheila@gerspachergroup.com

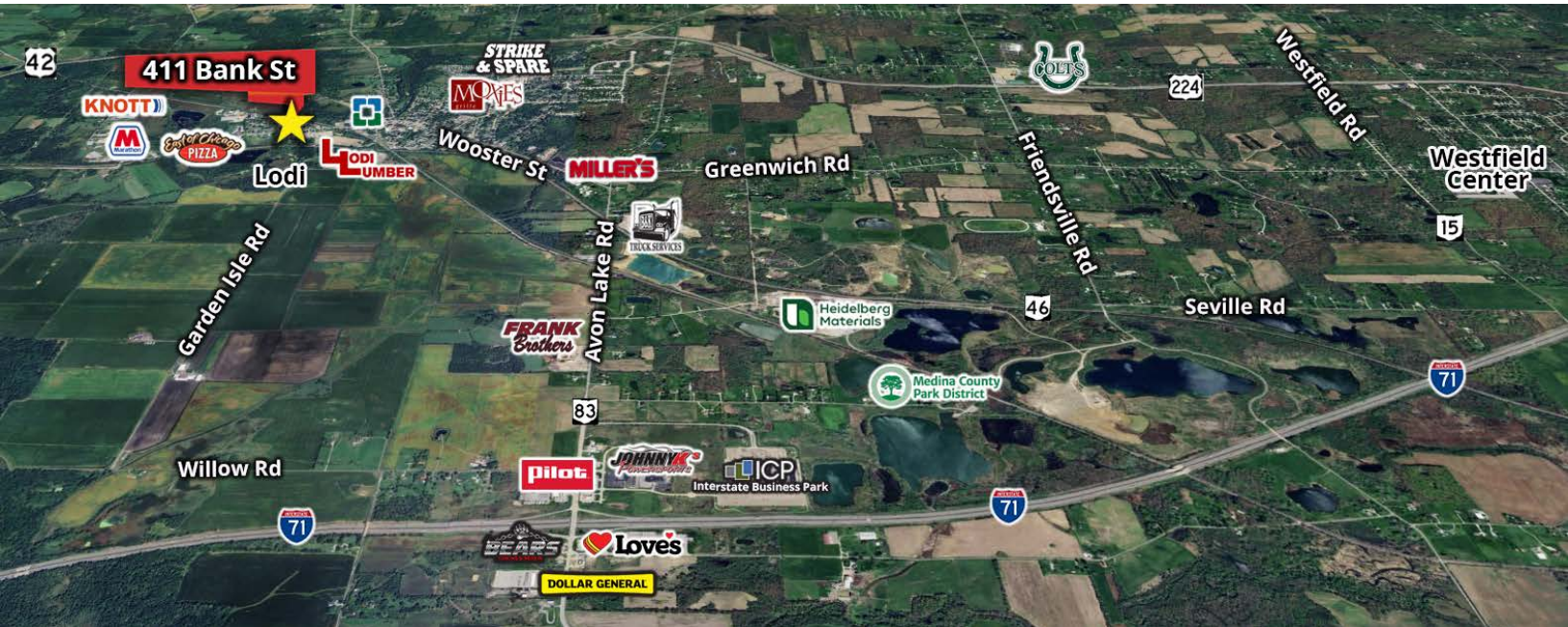
**330.722.5002**





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## PROPERTY OVERVIEW

Rare opportunity in the heart of the Village of Lodi, Ohio. This 5-unit multifamily complex consists of approximately 1,788 SF on 0.2379 acres. The property includes 3 one-bedroom units (300 SF/ unit), 1 two-bedroom unit (588 SF), and 1 efficiency unit (300 SF). The one-bedroom units include a living room, kitchen (sink, stove, refrigerator), and bedroom. The two-bedroom includes a kitchen (sink, stove, refrigerator, microwave), living room, and 2 bedrooms. The efficiency is one large room that includes a kitchen area with a sink, stove, and refrigerator. The property is serviced by city water and sewer. All units are separately metered with tenants paying for their own electric/gas. The landlord covers water, sewer, and trash services. The landlord handles the landscaping and snowplow. Units are cooled with tenant-provided window A/C units if preferred. Further enhancing the investment appeal, an adjacent parcel is also available for acquisition. This additional offering includes approximately 0.2557 acres featuring a ±1,072 SF retail/office building in shell state (former ice cream stand) and a ±800 SF three-door garage with an existing tenant—creating a unique opportunity for expansion, supplemental income, or future redevelopment. This property is located in an OPPORTUNITY ZONE. The Opportunity Zone program enables investors with capital gains tax liabilities to receive favorable tax treatment for investing in Opportunity Funds certified by the U.S. Treasury. Opportunity Funds provide investors with tax deferral options and potentially permanent exclusion from the taxable income of capital gains. Please contact the local government for further information.

## LOCATION OVERVIEW

This 5-unit multi-family property is conveniently located in the Village of Lodi, Ohio, offering easy access to major transportation routes. It sits just minutes from Interstate 71 and State Route 83, providing direct connectivity to nearby cities such as Medina, Ashland, and Cleveland. The location offers residents a quiet small-town atmosphere while remaining close to shopping, dining, and employment centers. Its proximity to the highway makes it ideal for commuters seeking affordable living with convenient regional access.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	1,874	5,064	10,798
Total Units	932	2,378	4,720
Median Income	\$56,851	\$64,996	\$73,502

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



# 5-UNIT MULTIFAMILY FOR SALE



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\*To the best of our knowledge, these images were taken in 2022



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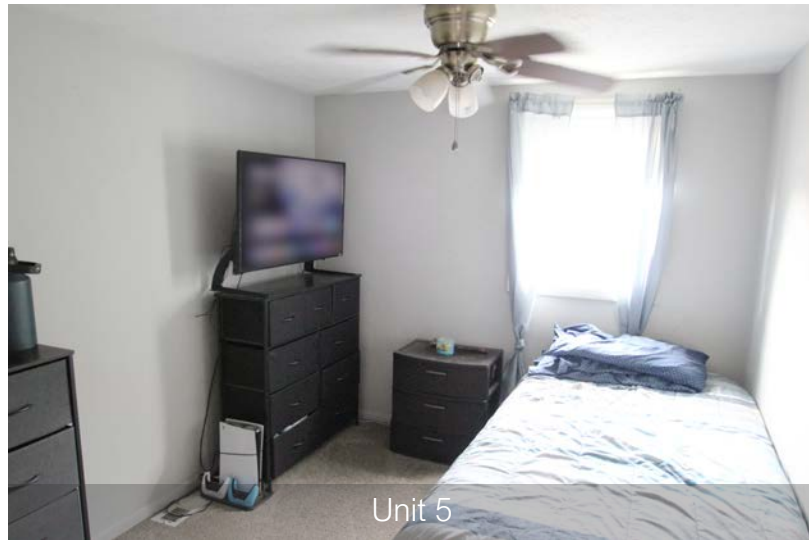
Unit 5



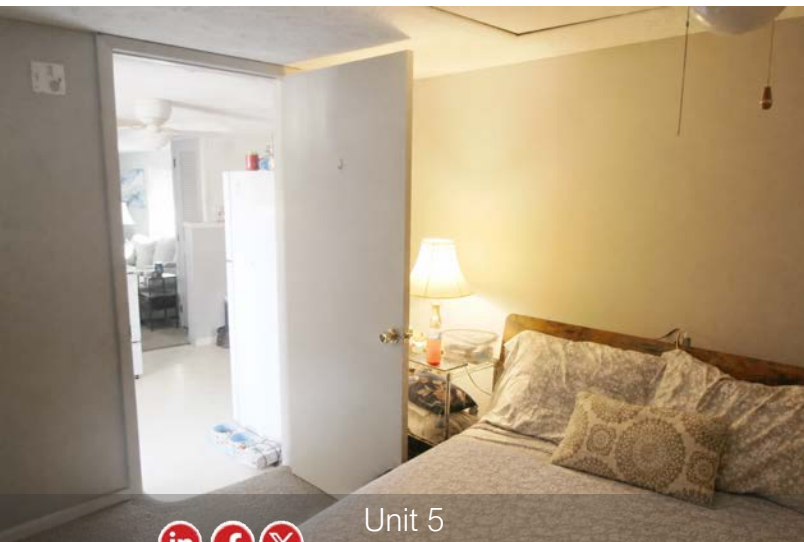
Unit 5



Unit 5



Unit 5



Unit 5



Unit 5



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Unit 1



Unit 1

