

Lorain County Income Portfolio — 25 Units

\$1,950,000

\$78,000 / unit



\$28,000/MONTH in rent being collected right now — ~\$334,000/year, fully in place today

A rare, **fully-occupied 25-unit residential portfolio** in Lorain County, Ohio, **already generating ~\$28,000/month** (~\$334K/year) in current, in-place rent — not projected, collected today. The majority is government-backed through Section 8. Diversified across 15 properties and offered as one turnkey package to a serious cash-flow buyer.

25 UNITS	100% OCCUPIED	\$28K GROSS / MONTH	18/25 SECTION 8	15 PROPERTIES
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INVESTMENT HIGHLIGHTS

Why This Portfolio

- ✓ **Fully occupied & cash-flowing today.** All 25 units leased and paying — stabilized in-place income, no lease-up.
- ✓ **Section 8 stability.** 18 of 25 units voucher-backed — ~60% of collections government-paid.
- ✓ **Ongoing capital investment.** Many units have received various updates over the last 5–7 years; full history available.
- ✓ **~\$28K/month gross** (~\$334K/yr) collected right now.
- ✓ **Diversified scattered-site.** 15 properties, 3 cities — no single-vacancy concentration.
- ✓ **One clean transaction.** 25 doors acquired together — instant scale for a buyer.

8 HOUSES 8 units	5 DUPLEXES 10 units	1 TRIPLEX 3 units	1 QUADPLEX 4 units	3 CITIES Lorain·Elyria·Euclid
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Information provided by ownership and deemed reliable but not guaranteed. Figures are estimates for discussion only and do not constitute an appraisal, audit, or guarantee of future performance. This is not an offer to sell or a solicitation where prohibited. Prospective buyers must independently verify all income, expenses, leases, voucher contracts, and condition during due diligence.

Currently Grossing \$28K / Month

Full rent roll, capital-improvement detail & financials available with proof of funds.

Michael Orlando · Key Realty
216-956-1884
Mjorlando1994@gmail.com