Eastside ORTFOLIO

Value Add

6 PROPERTIES. 18 UNITS

Eastside Portfolio

10306 Prince Ave, Cleveland, OH 44105, USA

18 units • built 1932

KW COMMERCIAL

PRESENTED BY

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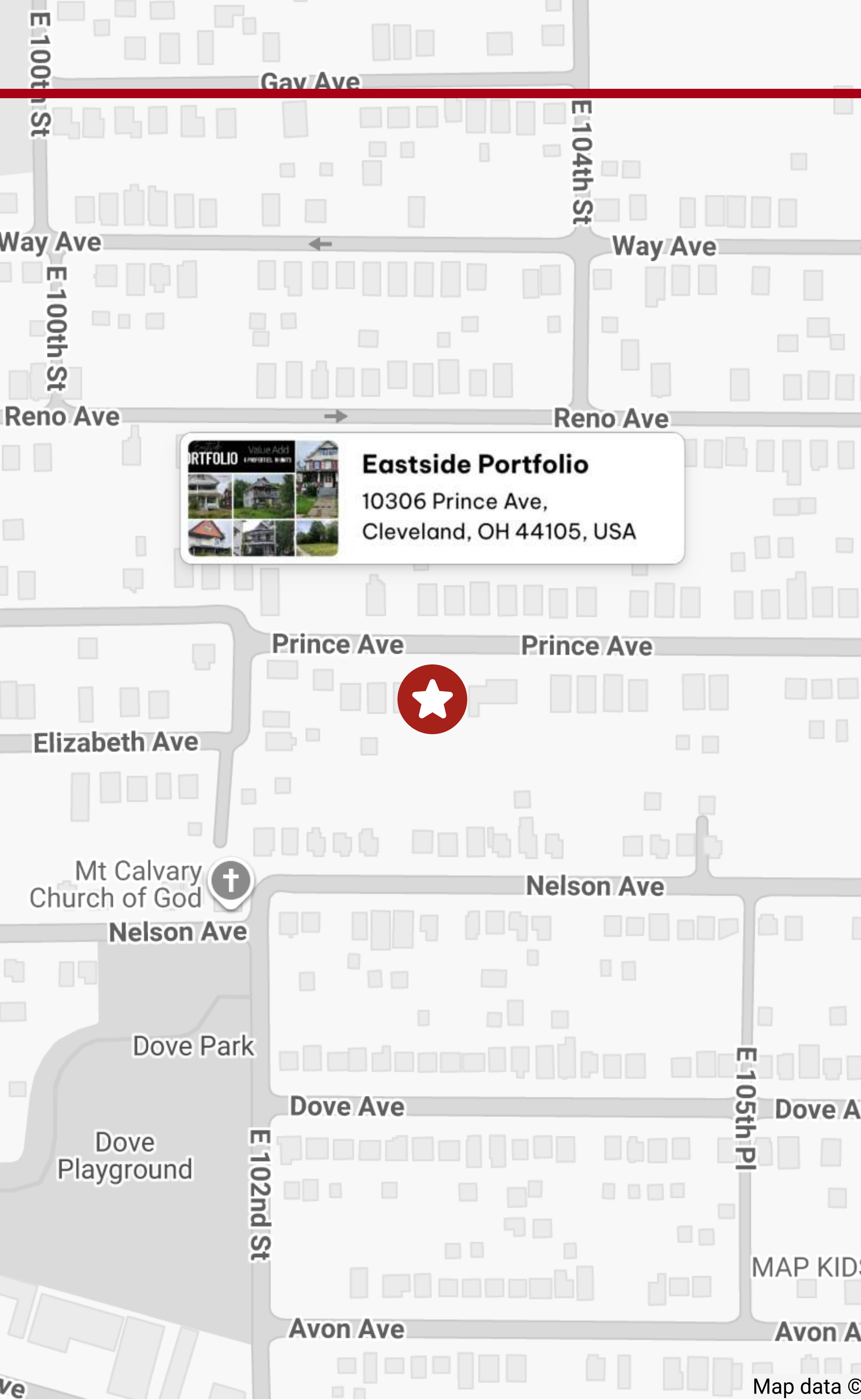

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The Asset

Eastside Portfolio

10306 Prince Ave, Cleveland, OH 44105, USA

18 units • built 1932

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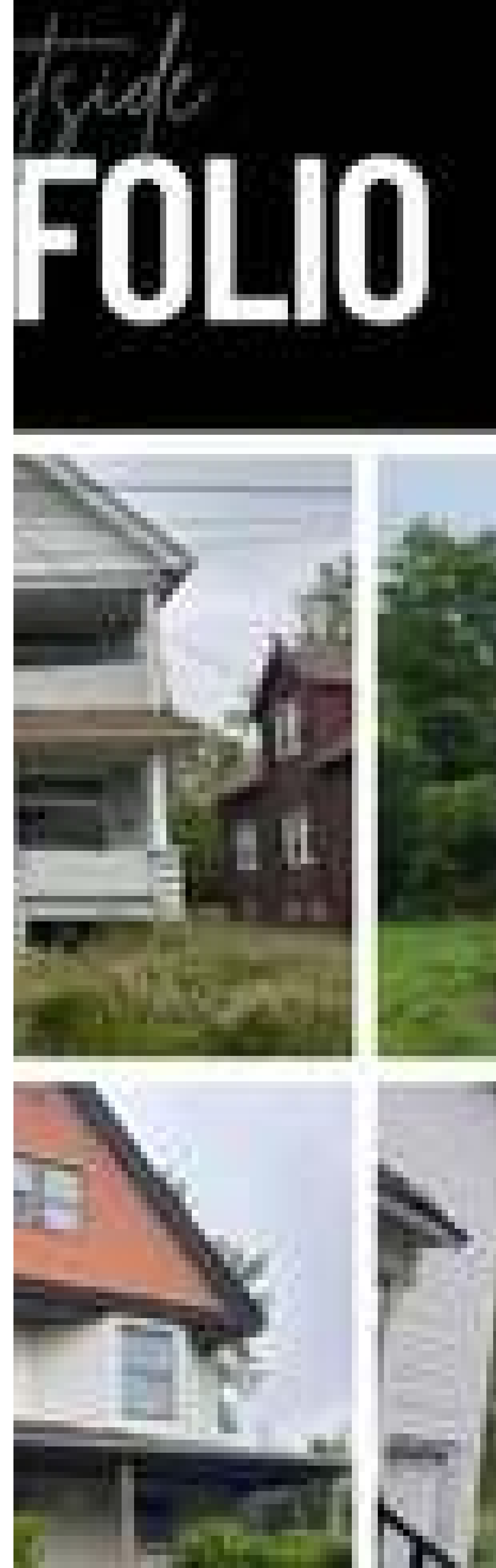
EXECUTIVE SUMMARY FOR SALE

Price	Price/unit	Price/SF	Units	Year Built
$525,000	$29,167	$40.26	18	1932

Property Info	
Property type	Multifamily
Building size	13,040 SF
Unit mix	1x 0+0, 3x Studio, 3x 1+1, 4x 2+1, 6x 3+1, 1x 5+1
Bedrooms	34
Stories	2
Number of buildings	5
Property class	C
Parking	3

Price Estimate	
Price	$441,652 - $488,142
Price per unit	$24,536 - $27,119
Price per SF	$33.87 - $37.43

Return Metrics	current	proforma
CAP	-8.12%	28.84%
GRM	--	2.32
Cash-on-Cash	-70.93%	109.52%
YoC		28.61%



PROPERTY OVERVIEW

Description

The Ultimate Cleveland Value-Add Play:
100% Vacant 17-Unit Portfolio + Land

Price: $525,000 | Projected Proforma Cap Rate: 25%+ | Estimated Rehab: ~$400k
Projected ARV : $1,135,000 ($66,764 / unit)

Stop buying compressed 5% cap rates. This is a blank-canvas, high-yield repositioning play for a serious investor who knows how to force appreciation and build a cash-flow empire from the ground up.

Offering five multifamily buildings and an additional parcel of land on Cleveland's Eastside, this portfolio is priced at an unbeatable $30,882 per door. All units are unleased/ vacant - so you avoid the headache of inherited leases and can move your construction crews in on Day One.

The Portfolio Breakdown

1 x 7-Unit Building

1 x Quadplex (4 units)

3 x Duplexes (6 units total)

1 x Vacant Land Parcel (Development upside or dedicated tenant parking/amenity space)

The Layout Edge:

Over 60% of thes entire portfolio consists of 2, 3, and 5-bedroom units.

3-Bedroom Units: 6 units (The backbone of the portfolio)

2-Bedroom Units: 4 units

5-Bedroom Unit: 1 unit (An ultra-rare asset commanding premium rents)

1-Bedroom & Studios: 6 units total

The Value-Add Blueprint

Delivered fully vacant (sold as-is, where-is),

you have the ultimate freedom to renovate to your standards, set top-of-market rents, and screen your own residents.

Rehab Strategy: Some units offer quick, predictable $10-15k cosmetic turns, while others like St. Clair represents a heavier rehab lift and 9511 Reno needs all new plumbing (copper is gone) and mechanicals- thats where the real equity is manufactured. Total portfolio budget is estimated between $400- 500k.

There are violations on many of the units that would be assumed by the new buyer and 2 units that have suspected squatters (one was a previous tenant the other was not)

LOWER TAXES: With an acquisition price below previous sold values, you stand to benefit from a downward tax assessment correction. Neighborhood comps support an After-Repair Value (ARV) Over $1,1M , leaving plenty of equity on the table

The Proforma Financials"

At a $525,000 purchase price, your stabilized projections represent an incredible wealth generator:

Proforma Gross Income: $211,800/year (~$18,550/month)

Stabilized Expenses: $53,312–$68,036/year (normalized post-rehab)

Proforma Cap Rate: 24.4% to 33.8%

Projected Cash-on-Cash: 107% – 109.5% (Using 20% down)

Projected IRR: 178%

Exit Strategy: Whether your blueprint is to BRRRR (Renovate, Rent, Refinance, Repeat), hold for long-term double-digit yields, or flip the stabilized package to an institutional buyer, the numbers work aggressively in your favor.

SELLING SEPARATE: The 7 unit and land can be sold as a separate package to accommodate financing. The remaining units must all be sold together (per the loan.) NO SELLER FINANCING.

Contact Erin Thomas at KW Commercial today to request the full financial model, rent comps, and to schedule a property walkthrough.

Property highlights

- Significant Value add with a 24% anticipated Cap rate
- Fully vacant = Blank canvas, ready for immediate turns and occupancy
- All buildings within close proximity, streamlining management
- 20% down offers a 109% Cash on Cash return!
- Close to parks, restaurants, schools, and major Cleveland employers

PROPERTY PHOTO

PROPERTY PHOTO

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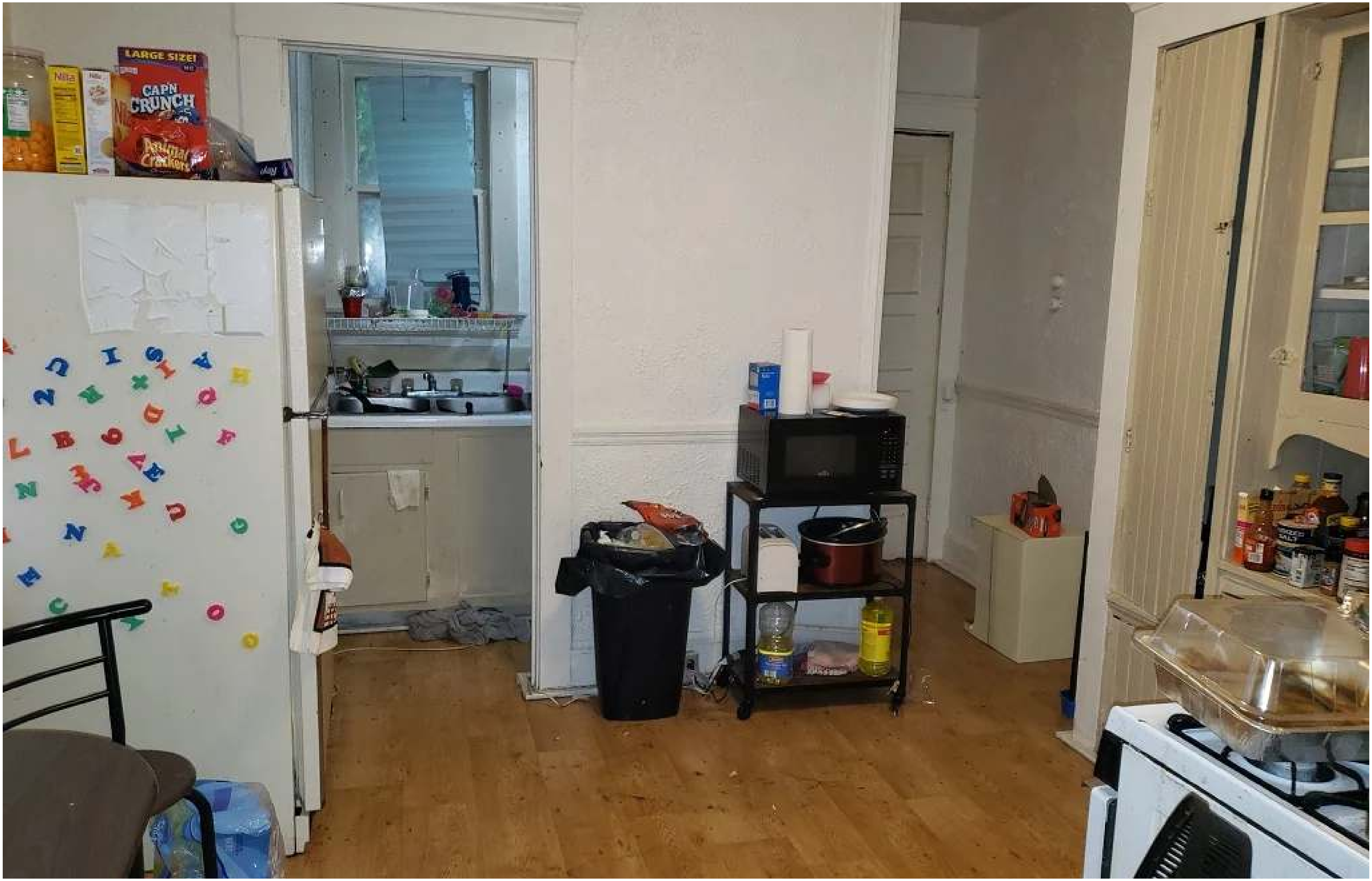

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Area Description

The area surrounding the property is characterized by a mix of residential and commercial properties, primarily featuring single-family homes. The neighborhood has a strong sense of community with affordable housing options that cater to a diverse range of residents. The streets are lined with mature trees, adding greenery and a suburban feel to the environment.

The area benefits from its proximity to local amenities, including shops, restaurants, and parks. It is also reasonably close to larger shopping centers and public facilities. Easy access to public transportation and major highways like I-77 and I-480 makes it convenient for residents to commute to downtown Cleveland and other parts of the city. The neighborhood is known for being home to a number of schools, which could be an attractive feature for families with children.

Cleveland itself is a city that combines a rich industrial history with a growing focus on healthcare, technology, and education. The immediate area of Prince Ave has an urban-suburban mix feeling, with the potential for future development and community investment. The locale is representative of a typical Cleveland neighborhood, grappling with redevelopment and revitalization efforts to enhance its appeal and quality of life for residents.

The Fuller Portfolio spans two of Cleveland's East Side value-add corridors, giving investors diversified exposure to two distinct redevelopment narratives at a basis well below replacement cost. The Reno, Prince, and Fuller Avenue properties sit in the Kinsman/Union-Miles submarket, directly adjacent to Cleveland's $330M Opportunity Corridor boulevard project connecting University Circle and the Clinic's job base to I-490 — a decade-long public infrastructure investment actively remaking access and land values along this stretch, with several surrounding census tracts carrying Qualified Opportunity Zone designation (buyers should confirm current parcel-level eligibility with their tax advisor). The St. Clair Ave, E 74th, and E 77th properties sit in St. Clair-Superior, one of Cleveland's most active institutional-investment neighborhoods — minutes from Downtown, the lakefront, and the Health-Tech Corridor, and a long-time target of CDC-driven infill and streetscape investment, with the E 77th land parcel offering a low-cost land-bank/build option investors won't find in stabilized submarkets. Neither corridor trades on curb appeal — they trade on basis, density, and durable rental demand: workforce and Section 8-eligible tenancy, sub-$100/door pricing well under replacement cost, and rent rolls that pencil to double-digit cap rates even before any of the upside these redevelopment corridors are pricing in. This is a portfolio built for investors underwriting cash flow first and optionality second — not a curb-appeal story.

Walk score
Car-Dependent
24

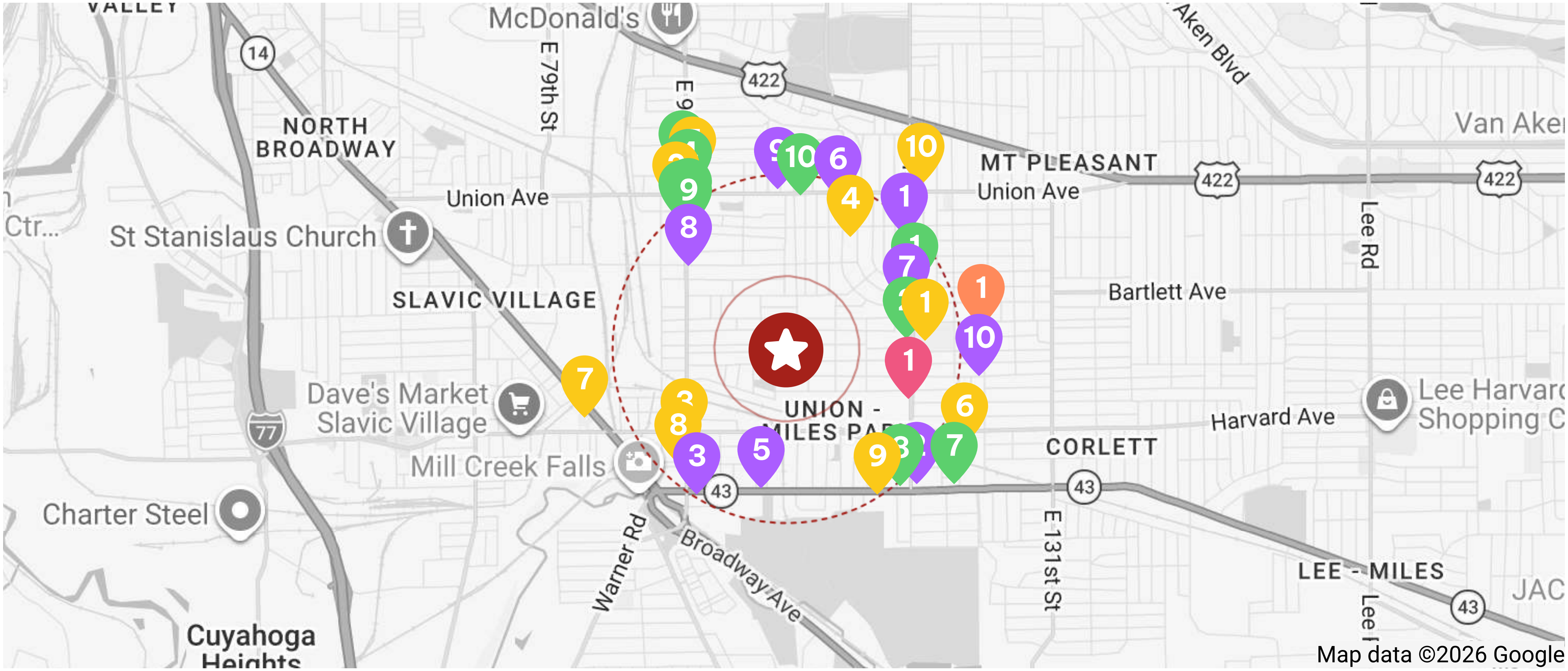
Transit score
Some Transit
41

5 nearby routes: 5 bus, 0 rail, 0 other

Walk Score®

POINTS OF INTEREST

— 5min walk ··· 10min walk



DAILY NEEDS
1 Union Drive-Thru
2 Frank's Express Stop
3 Family Express
4 Union Convenient & Drive...
5 Neighborhood Market
6 Chillie's Food Mart
7 M L King Savmor
8 93 Aetna Inc.
9 Unity Food Markets
10 Manny's Quick Stop

HEALTHCARE
1 Select Rehablity Hospital

WALKABLE DINING & GATHERING
1 Samone's Kitchen
2 Made From Scratch Cafe
3 Skeets Bar
4 Kim's Caribbean Kitchen
5 C.H.E.E.R.S. RESTUARAN...
6 Mary's Diner
7 Poochie's Deli
8 Mystic Knights MC
9 Crockpot kitchen
10 Lulu's Soul Kitchen & Cate...

QUICK MEALS
1 RUDYS FOOD SERVICE

EDUCATION
1 John Adams College & Ca...
2 Breakthrough Woodland ...
3 Miles Park School
4 Nathan Hale School
5 Cleveland Public Library -...
6 Harvard Avenue Performa...
7 Holy Name Church & Elem...
8 Union Miles Head Start
9 CEOGC: E B Turner Head ...
10 Mount Pleasant Elementary

AREA PHOTO

AREA PHOTO

AREA PHOTO


9622

2

Financials

Eastside Portfolio

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UNIT MIX SUMMARY

Multifamily

# of units	unit type	avg SF	current	per SF	annually	proforma	per SF	annually
6	3BR/1BA	--	$0	--	$0	$1,333	--	$16,000
4	2BR/1BA	--	$0	--	$0	$1,150	--	$13,800
1	5BR/1BA	--	$0	--	$0	$1,750	--	$21,000
3	1BR/1BA	--	$0	--	$0	$867	--	$10,400
3	Studio	--	$0	--	$0	$633	--	$7,600
1	0BR/0BA	--	$0	--	$0	$0	--	$0
AVERAGES		--	$0	--	$0	$1,047	--	$12,567
18 units	**34BR/17BA**	**--**	**$0**	**--**	**$0**	**$18,850**	**--**	**$226,200**

RENT ROLL

Multifamily

unit #	unit type	SF	current	per SF	annually	proforma	per SF	annually
9511 Reno - Unit 1	3BR/1BA	--	* $0	--	$0	$1,350	--	$16,200
Unit 2	2BR/1BA	--	* $0	--	$0	$1,100	--	$13,200
10306 Prince - Unit 1	3BR/1BA	--	* $0	--	$0	$1,350	--	$16,200
Unit 2	3BR/1BA	--	* $0	--	$0	$1,350	--	$16,200
9620 Fuller - Unit 1	5BR/1BA	--	* $0	--	$0	$1,750	--	$21,000
Unit 2	3BR/1BA	--	* $0	--	$0	$1,350	--	$16,200
6914 St Clair- Unit 1	1BR/1BA	--	* $0	--	$0	$900	--	$10,800
Unit 2	1BR/1BA	--	* $0	--	$0	$900	--	$10,800
unit 3	Studio	--	* $0	--	$0	$600	--	$7,200
unit 4	Studio	--	* $0	--	$0	$700	--	$8,400
unit 5	1BR/1BA	--	* $0	--	$0	$800	--	$9,600
unit 6	Studio	--	* $0	--	$0	$600	--	$7,200
Unit 7	2BR/1BA	--	* $0	--	$0	$900	--	$10,800
1135 E 74- Front UP	3BR/1BA	--	* $0	--	$0	$1,300	--	$15,600
Front Down	3BR/1BA	--	* $0	--	$0	$1,300	--	$15,600
Back Up	2BR/1BA	--	$0	--	$0	$1,300	--	$15,600
Back down	2BR/1BA	--	* $0	--	$0	$1,300	--	$15,600
949 E 77 - Land	0BR/0BA	--	* $0	--	$0	$0	--	$0
AVERAGES	2BR/1BA	724	$0	$0.00	$0	$1,047	$1.45	$12,567
18 units		**13,040**	**$0**	**$0.00**	**$0**	**$18,850**	**$1.45**	**$226,200**

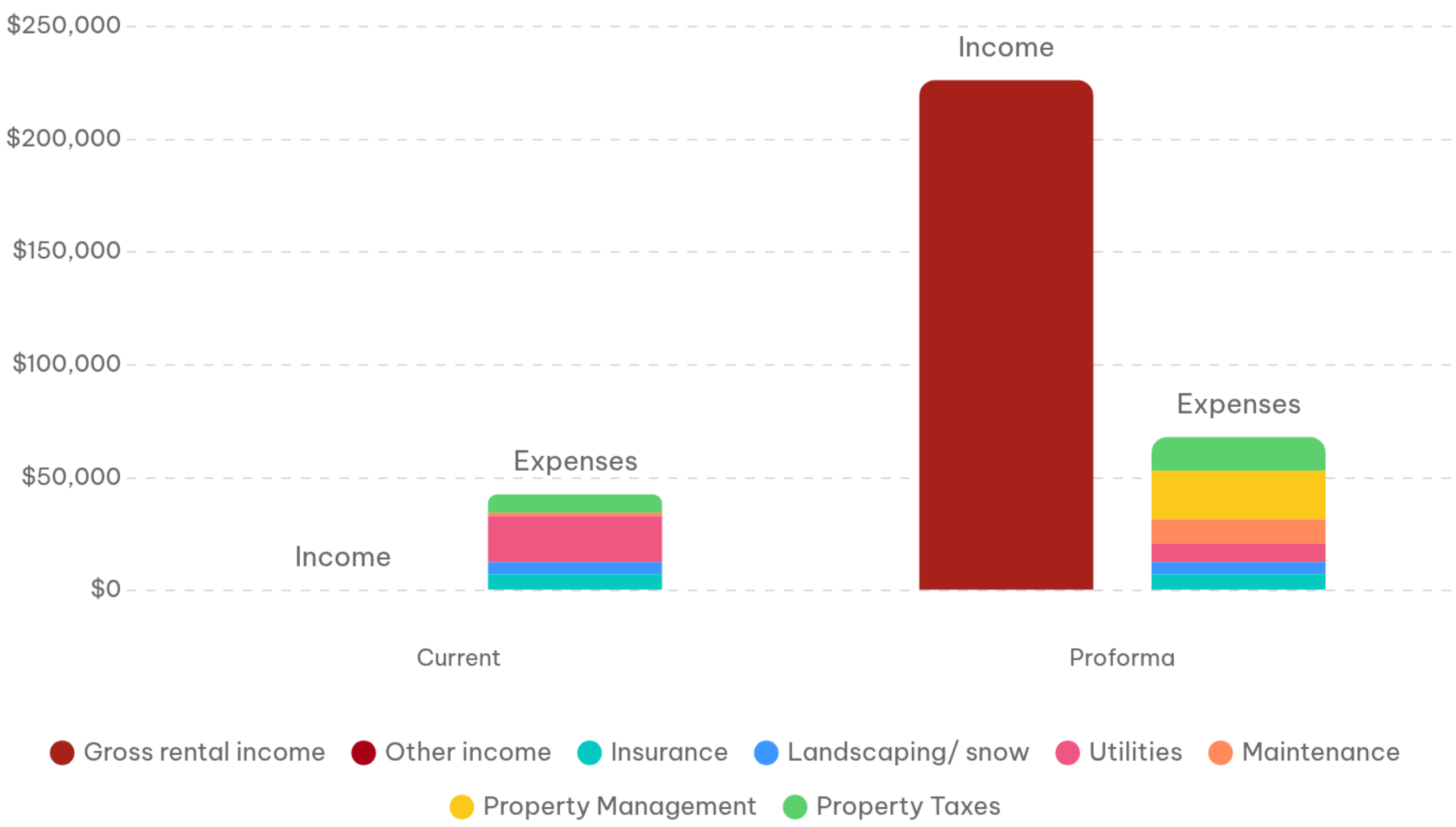
Note: Currently vacant units are marked with * in the current rent column.

INCOME AND EXPENSES ANALYSIS

Multifamily

Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI
Multifamily Rental Revenue	**$0**	**$0**	**$0.00**		**$226,200**	**$12,567**	**$17.35**	
Vacancy	$0	$0	$0.00		$11,310	$628	$0.87	
Effective Multifamily Rental Revenue	**$0**	**$0**	**$0.00**	**--**	**$214,890**	**$11,938**	**$16.48**	**100%**
Gross Operating Income	**$0**	**$0**	**$0.00**		**$214,890**	**$11,938**	**$16.48**	
Expenses								
Insurance	$7,236	$402	$0.55	--	$7,236	$402	$0.55	3.37%
Landscaping/ snow	$5,400	$300	$0.41	--	$5,400	$300	$0.41	2.51%
Utilities	$20,400	$1,133	$1.56	--	$8,000	$444	$0.61	3.72%
Maintenance	$1,500	$83	$0.12	--	$11,000	$611	$0.84	5.12%
Property Management	$0	$0	$0.00	--	$21,400	$1,189	$1.64	9.96%
Property Taxes	$8,089	$449	$0.62	--	$15,000	$833	$1.15	6.98%
Total expenses	**$42,625**	**$2,368**	**$3.27**	**--**	**$68,036**	**$3,780**	**$5.22**	**31.66%**
NET OPERATING INCOME	**-$42,625**	**-$2,368**	**-$3.27**	**--**	**$146,854**	**$8,159**	**$11.26**	**68.34%**

INCOME AND EXPENSE CHART



OPERATING PROJECTIONS

	Current	Proforma Y1	Y2	Y3	Y4	Y5
Gross Rental Revenue	**$0**	**$231,481**	**$243,379**	**$255,888**	**$269,041**	**$282,870**
Total Rental Loss	$0	$11,574	$12,169	$12,794	$13,452	$14,143
Effective Rental Revenue	**$0**	**$219,907**	**$231,210**	**$243,094**	**$255,589**	**$268,726**
Gross Operating Income	**$0**	**$219,907**	**$231,210**	**$243,094**	**$255,589**	**$268,726**
Insurance	$7,236	$7,302	$7,448	$7,597	$7,749	$7,904
Landscaping/ snow	$5,400	$5,449	$5,558	$5,669	$5,783	$5,899
Utilities	$20,400	$8,073	$8,235	$8,399	$8,567	$8,739
Maintenance	$1,500	$11,100	$11,322	$11,549	$11,780	$12,016
Property Management	$0	$21,595	$22,027	$22,468	$22,917	$23,376
Taxes	$8,089	$15,000	$15,300	$15,606	$15,918	$16,236
Total Operating Expenses	**$42,625**	**$68,520**	**$69,891**	**$71,289**	**$72,714**	**$74,169**
Net Operating Income	**$42,625**	**$151,386**	**$161,319**	**$171,805**	**$182,875**	**$194,558**
Cash Flow before Debt Service	**$42,625**	**$151,386**	**$161,319**	**$171,805**	**$182,875**	**$194,558**
Debt Service	--	$31,856	$31,856	$31,856	$31,856	$31,856
Cash Flow after Debt Service	**--**	**$119,530**	**$129,463**	**$139,949**	**$151,018**	**$162,701**
Principal Reduction	--	$4,694	$5,009	$5,344	$5,702	$6,084

FINANCING

Loan Amount	$420,000
Down Payment	$105,000
LTV	80%
DCR	-1.34

Loan Term	10 years
Interest only period	0 years
Amortization	30 years

Interest rate	6.5%
Interest rate spread	0%
Loan fee	1%

ASSUMPTIONS

Income Assumptions	Occupancy	Rent growth	OI growth
Year 1	95%	5.14%	4%
Year 2	95%	5.14%	4%
Year 3	95%	5.14%	4%
Year 4	95%	5.14%	4%
Year 5	95%	5.14%	4%

Expense assumptions	
Management fee	0% of GOI
Proforma OE offset	no

Loan Assumptions	
Loan Term	10 years
LTV	80%
Interest rate	6.5%
Amortization	30 years
I/O	no

Property Tax Assumptions	
Effective tax rate	1.18%
Reassess on sale	no
Property tax growth rate	2%

Acquisition & Sale	
Hold term	5 years
Total cash to close	$109,200
Acquisition date	Aug 7, 2025

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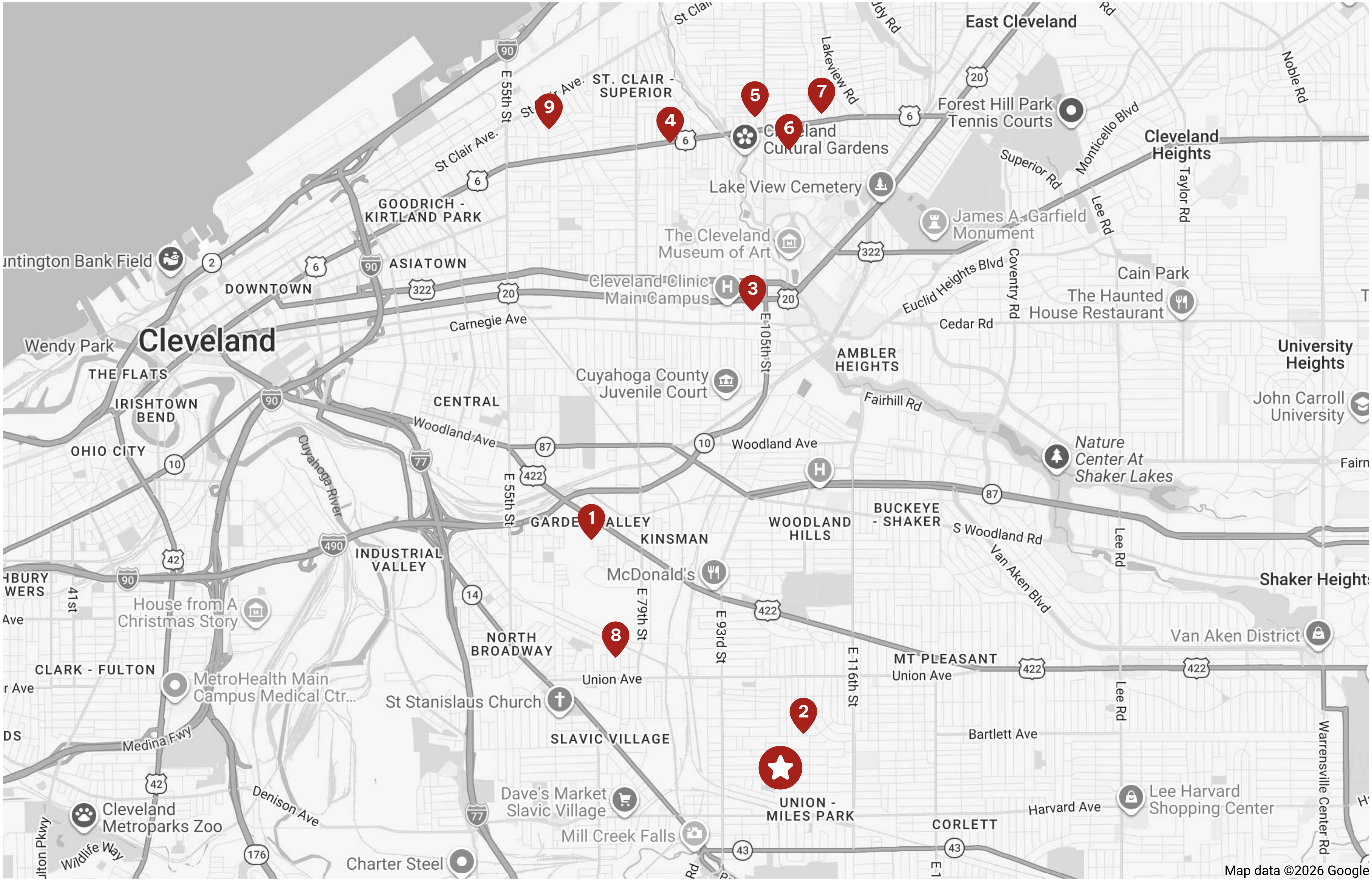
Sale Comparables

Eastside Portfolio

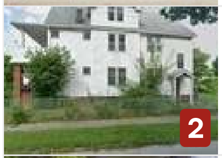
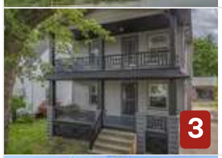
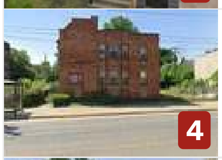
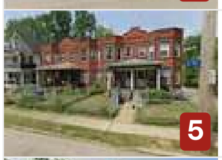
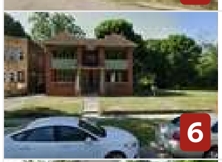
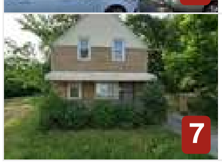
10306 Prince Ave, Cleveland, OH 44105, USA

18 units • built 1932

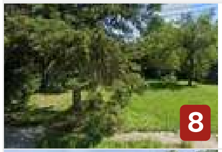
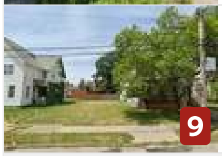
SALE COMPS MAP



SALE COMPS SUMMARY

property		built /renovated	units	sale price /date	$/unit	RSF	$/SF	avg SF	CAP	GRM
 1	**Reno, prince & Fuller Comp** 2958 E 71st St, Cleveland, OH 44104, USA	**1920**	2	**$220,000** 03/04/2025	$110,000	4,444	$49.50	2,222	--	--
 2	**prince, fuller, Reno Comp** 10705 Sandusky Ave, Cleveland, OH 44105, USA	**1923** /2025	2	**$165,000** 12/24/2025	$82,500	2,210	$74.66	1,105	--	--
 3	**9620 fuller comp** 3363 E 102nd St, Cleveland, OH 44106, USA	**1924** /2025	2	**$160,000** 09/08/2025	$80,000	2,604	$61.44	1,302	--	--
 4	**St Clair & E 74 comp** 8440 Superior Ave, Cleveland, OH 44103, USA	**1900**	4	**$285,000** 02/03/2025	$71,250	4,212	$67.66	1,053	--	--
 5	**e 74 comp** 769 E 103rd St, Cleveland, OH 44108, USA	**1924**	4	**$280,000** 11/26/2025	$70,000	4,098	$68.33	1,025	--	--
 6	**e 74 comp** 10730 Orville Ave, Cleveland, OH 44106, USA	**1919**	4	**$395,000** 10/16/2025	$98,750	5,265	$75.02	1,316	--	--
 7	**st clair comp** 1263 E 112th St, Cleveland, OH 44108, USA		5	**$441,000** 03/20/2025	$88,200	--	--	--	--	--

SALE COMPS SUMMARY

property	built /renovated	units	sale price /date	$/unit	RSF	$/SF	avg SF	CAP	GRM
 **e 77 land** 73RD East Dr, Cleveland, OH 44134, USA		--	**$18,600** 05/07/2025	--	1	$25,135.14	--	--	--
 **e 77 land** 6205 Carl Ave, Cleveland, OH 44103, USA		--	**$6,000** 09/02/2025	--	0	$50,000.00	--	--	--
Averages	**1918** /2025	3.3	**$218,956**	$85,814	2,854	$9,441.47	1,337	--	--
Subject	**1932**	18	**$525,000**	$29,167	13,040	$40.26	724	**-8.12%**	--

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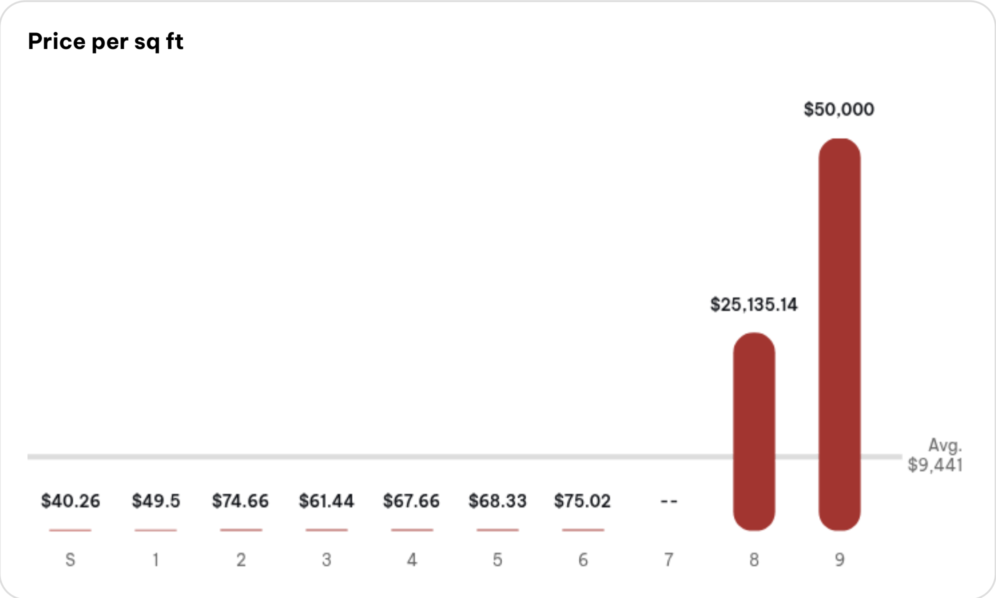
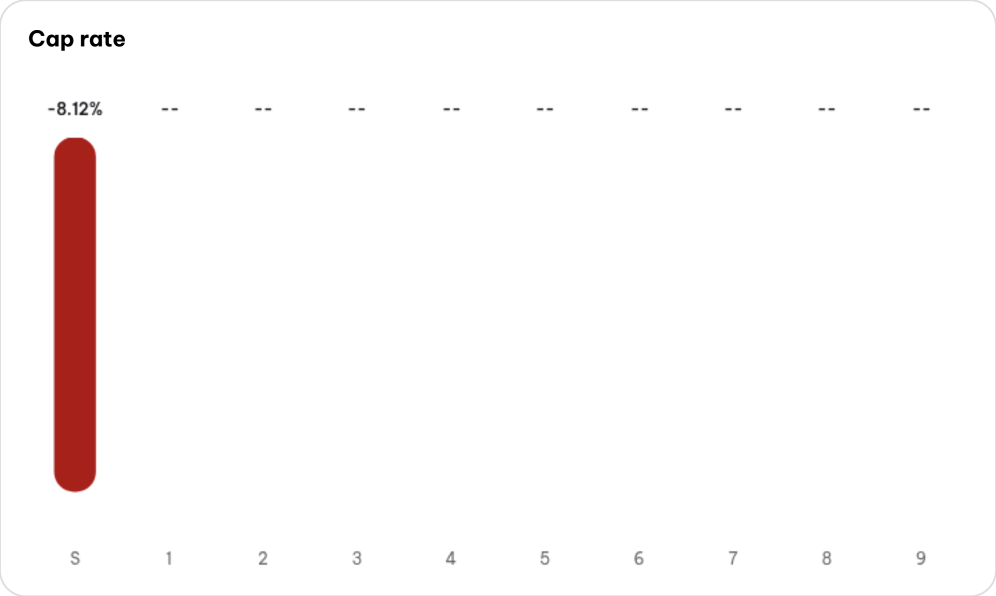
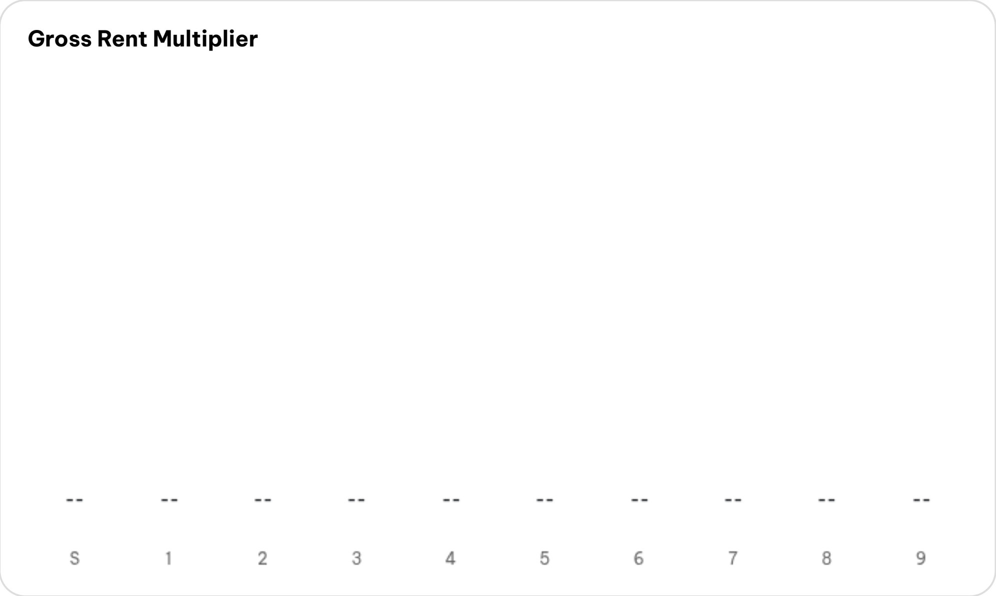
SALE COMPS CHART







SALE COMPS DETAILED

S Eastside Portfolio
10306 Prince Ave, Cleveland, OH 44105, USA

Property Summary	
Year Built	1932
Units	18
Building SF	13,040
Price per SF	$40.26
Price per Unit	$29,167
Sale Price	$525,000
Sale Date	08/29/2023
CAP	-8.12%

Unit Type	# Units
3BR/1BA	1
2BR/1BA	1
3BR/1BA	1
3BR/1BA	1
5BR/1BA	1
3BR/1BA	1
1BR/1BA	1
1BR/1BA	1
Studio	1
Studio	1
1BR/1BA	1
Studio	1
2BR/1BA	1
3BR/1BA	1
3BR/1BA	1
2BR/1BA	1

1 Reno, prince & Fuller Comp
2958 E 71st St, Cleveland, OH 44104, USA

Property Summary	
Year Built	1920
Units	2
Building SF	4,444
Price per SF	$49.50
Price per Unit	$110,000
Sale Price	$220,000
Sale Date	03/04/2025
Lot size	5,500 SF

Note
Fantastic Investment Opportunity – Two Homes on One Lot with Bonus Vacant Lot! Don't miss this rare opportunity to own two homes on a single lot, plus a vacant lot next door ready for new development. Whether you're looking to generate rental income or expand, this property offers incredible flexibility and potential! Front Duplex: Updated and tenant-ready! Freshly painted with modern flooring throughout. Furnace installed in 2024, Updated plumbing,

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SALE COMPS DETAILED

2 prince, fuller, Reno Comp
10705 Sandusky Ave, Cleveland, OH 44105, USA

Property Summary		Unit Type	# Units
Year Built/Renovated	1923/2025	2BR/1BA	--
Units	2	2BR/1BA	--
Building SF	2,210		
Price per SF	$74.66		
Price per Unit	$82,500		
Sale Price	$165,000		
Sale Date	12/24/2025		

3 9620 fuller comp
3363 E 102nd St, Cleveland, OH 44106, USA

Property Summary		Unit Type	# Units
Year Built/Renovated	1924/2025	2BR/1BA	1
Units	2	2BR/1BA	1
Building SF	2,604		
Price per SF	$61.44		
Price per Unit	$80,000		
Sale Price	$160,000		
Sale Date	09/08/2025		

SALE COMPS DETAILED

4 | **St Clair & E 74 comp**
8440 Superior Ave, Cleveland, OH 44103, USA

Property Summary	
Year Built	1900
Units	4
Building SF	4,212
Price per SF	$67.66
Price per Unit	$71,250
Sale Price	$285,000
Sale Date	02/03/2025
Lot size	5,916 SF

5 | **e 74 comp**
769 E 103rd St, Cleveland, OH 44108, USA

Property Summary	
Year Built	1924
Units	4
Building SF	4,098
Price per SF	$68.33
Price per Unit	$70,000
Sale Price	$280,000
Sale Date	11/26/2025

SALE COMPS DETAILED

6 e 74 comp
10730 Orville Ave, Cleveland, OH 44106, USA

Property Summary	
Year Built	1919
Units	4
Building SF	5,265
Price per SF	$75.02
Price per Unit	$98,750
Sale Price	$395,000
Sale Date	10/16/2025

Unit Type	# Units
3BR/1BA	--

7 st clair comp
1263 E 112th St, Cleveland, OH 44108, USA

Property Summary	
Units	5
Price per Unit	$88,200
Sale Price	$441,000
Sale Date	03/20/2025

Note
Turnkey 5-Unit Investment Portfolio - Fully Renovated and Section 8 Ready! This exceptional portfolio features three single-family homes and one duplex, all fully updated with new or refinished flooring, fresh paint, and upgraded kitchens and baths. Currently CMHA-primed, 1263 E 112th (4 bed, 2 bath) is already rented at $1,309/month, with the tenant covering all utilities. A RFTA is in progress for 12327 Phillips (4 bed, 1 bath), anticipated to rent for $1,400/month, tenant also paying all utilities. The remaining properties include 1005 E 130th (4/2 duplex) and 831 E 95th (4/1 single-family), with tenants covering all utilities except water at the duplex. Once fully rented through CMHA, this hands-free portfolio is projected to deliver near 20% cash-on-cash returns. Don't miss this rare, cash-flowing investment opportunity!

SALE COMPS DETAILED

8 | **e 77 land**
73RD East Dr, Cleveland, OH 44134, USA

Property Summary	
Building SF	1
Price per SF	$25,135.14
Sale Price	$18,600
Sale Date	05/07/2025

Note

. 74 acre land

9 | **e 77 land**
6205 Carl Ave, Cleveland, OH 44103, USA

Property Summary	
Building SF	0
Price per SF	$50,000.00
Sale Price	$6,000
Sale Date	09/02/2025

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4

Rent Comparables

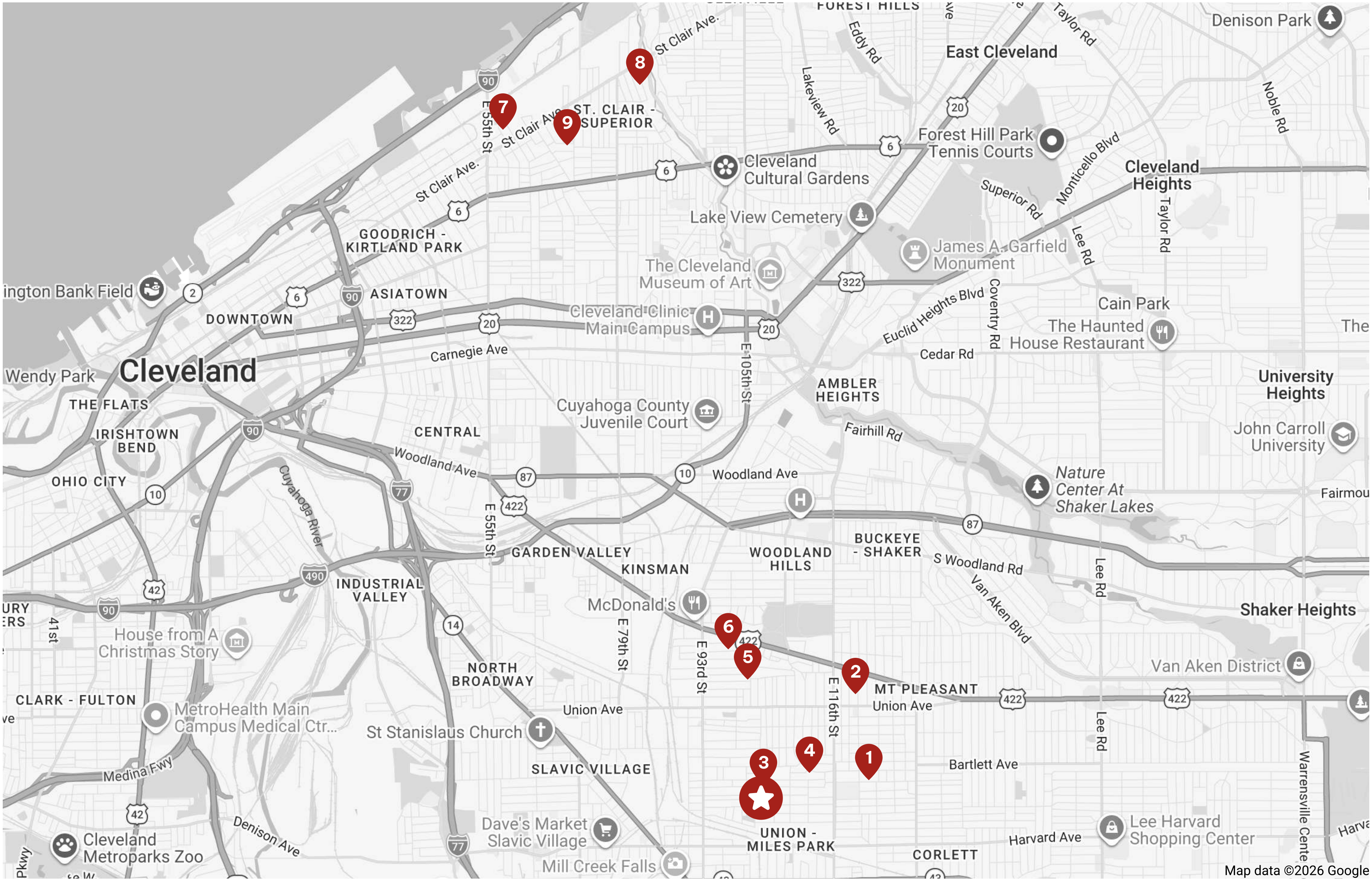
Eastside Portfolio

10306 Prince Ave, Cleveland, OH 44105, USA

18 units • built 1932

KW COMMERCIAL

RENT COMPS MAP



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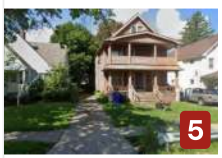
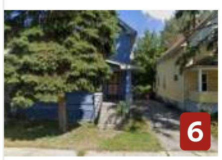
RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	$/SF
 **9511 reno comp** 12113 Corlett Ave, Cleveland, OH 44105, USA	1924	2	2BR/1BA	$1,100	--	--
 **9511 reno comp** 3446 E 119th St, Cleveland, OH 44120, USA	1920	4	2BR/1BA	$1,000	1,073	$0.93
 **10306 prince comp** 10317 Reno Ave, Cleveland, OH 44105, USA		1	3BR/1BA	$1,468	1,068	$1.37
 **10306 prince comp** 11222 Glenboro Dr, Cleveland, OH 44105, USA		1	3BR/1BA	$1,350	1,728	$0.78
 **9620 Fuller comp** 3382 E 102nd St, Cleveland, OH 44104, USA	1920	1	3BR/1BA	$1,400	1,120	$1.25
 **9620 Fuller comp** 9627 Fuller Ave, Cleveland, OH 44104, USA		1	5BR/1BA	$1,750	1,595	$1.10

RENT COMPS SUMMARY

property		built /renovated	units	unit type	rent	avg SF	$/SF
	**6914 St Clair Ave. comp** 1045 E 61st St, Cleveland, OH 44103, USA	**1911**	4	1BR/1BA	**$800**	695	$1.15
	**1082 e 78 comp** 932 Wheelock Rd, Cleveland, OH 44103, USA	**1913**	6	2BR/1BA 3BR/1BA	**$1,100** **$1,300**	-- --	-- --

KW COMMERCIAL

RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	$/SF
 **e 61 & E 60 comps** 6710 Bliss Ave, Cleveland, OH 44103, USA	**1900**	2	2BR/1BA	**$1,050**	--	--
Averages	**1915**	2.4	1BR/1BA	**$800**	695	$1.15
			2BR/1BA	**$1,063**	1,073	$3.96
			3BR/1BA	**$1,380**	1,305	$1.41
			5BR/1BA	**$1,750**	1,595	$1.10
			All types	**$1,232**	1,213	$1.69
Subject	**1932**	18	0BR/0BA	--	--	--
			Studio	**$633**	--	--
			1BR/1BA	**$867** +8.33%	--	--
			2BR/1BA	**$1,150** +8.24%	--	--
			3BR/1BA	**$1,333** -3.35%	--	--
			5BR/1BA	**$1,750**	--	--
			All types	**$1,109** -9.98%	--	--

S | **Eastside Portfolio**
10306 Prince Ave, Cleveland, OH 44105, USA

Occupancy 5.56% | Built 1932

units	type	SF	rent	$/SF
1	3BR/1BA	--	$1,350	--
1	2BR/1BA	--	$1,100	--
1	3BR/1BA	--	$1,350	--
1	3BR/1BA	--	$1,350	--
1	5BR/1BA	--	$1,750	--
1	3BR/1BA	--	$1,350	--
1	1BR/1BA	--	$900	--
1	1BR/1BA	--	$900	--
1	Studio	--	$600	--
1	Studio	--	$700	--
1	1BR/1BA	--	$800	--
1	Studio	--	$600	--
1	2BR/1BA	--	$900	--
1	3BR/1BA	--	$1,300	--
	3BR/1BA	--	$1,300	--
1	2BR/1BA	--	$1,300	--

1 | **9511 reno comp**
12113 Corlett Ave, Cleveland, OH 44105, USA

Built 1924

units	type	SF	rent	$/SF
--	2BR/1BA	--	$1,100	--

Note

Don't miss your chance to own this fully occupied, well maintained Cleveland triplex that brings in $2,015/month! The property consists of a duplex with 3 bed 1 bath units and a 2 bed 1 bath single family ranch at the rear. All units occupied by professionally placed tenants. Each unit was renovated since the start of 2020 and will earn rents at or above market rates for years to come. Large lot with paved off-street parking for all tenants and fenced in yard. This deal will not last!

RENT COMPS DETAILED

2 | 9511 reno comp
3446 E 119th St, Cleveland, OH 44120, USA

Built
1920

units	type	SF	rent	$/SF
--	2BR/1BA	1,073	$1,000	$0.93

3 | 10306 prince comp
10317 Reno Ave, Cleveland, OH 44105, USA

units	type	SF	rent	$/SF
--	3BR/1BA	1,068	$1,468	$1.37

RENT COMPS DETAILED

4 | **10306 prince comp**
11222 Glenboro Dr, Cleveland, OH 44105, USA

units	type	SF	rent	$/SF
--	3BR/1BA	1,728	$1,350	$0.78

5 | **9620 Fuller comp**
3382 E 102nd St, Cleveland, OH 44104, USA

Built
1920

units	type	SF	rent	$/SF
--	3BR/1BA	1,120	$1,400	$1.25

Note

Investor Alert! An excellent investment opportunity awaits with this up/down duplex, featuring separately metered utilities and private entrances. This multi family home comprises a classic 2-bed, 1-bath layout per unit, boasting a spacious open floor plan and generously sized eat-in kitchen. Conveniently situated mere minutes from downtown Cleveland, this property aligns perfectly with the current rental rates in the area, which typically range from $800 to $900 per month for EACH UNIT! Please note, some rehab work is needed, and the property is being sold AS IS.

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RENT COMPS DETAILED

6 | 9620 Fuller comp

9627 Fuller Ave, Cleveland, OH 44104, USA

units	type	SF	rent	$/SF
--	5BR/1BA	1,595	$1,750	$1.10

7 | 6914 St Clair Ave. comp

1045 E 61st St, Cleveland, OH 44103, USA

Built 1911

units	type	SF	rent	$/SF
--	1BR/1BA	695	$800	$1.15

8 | 1082 e 78 comp

932 Wheelock Rd, Cleveland, OH 44103, USA

Built 1913

units	type	SF	rent	$/SF
--	2BR/1BA	--	$1,100	--
--	3BR/1BA	--	$1,300	--
6	Total/Average	--	$1,200	--

Note

This brick 6 unit apartment building is located at 932 Wheelock Rd adjacent to the Cleveland Cultural gardens. Current tenants are EDEN approved and have been solid reliable payers. New furnaces installed 2021-22, and all units have their lead certifications (1 in process). Building and some of the units need work and with improvements rents can be increased. Building is being sold AS-IS. Seller will not make any improvements and has been priced accordingly. Please call agent for showings, 24 hour notice to show tenant occupied units.

9 | e 61 & E 60 comps

6710 Bliss Ave, Cleveland, OH 44103, USA

Built 1900

units	type	SF	rent	$/SF
--	2BR/1BA	--	$1,050	--

Note

Great opportunity to own two multi family properties on one parcel! This property offers both a triplex up front and a duplex in the back. The duplex has been renovated and 100% rent ready. Equipped with new flooring, paint and two brand new furnaces and ductwork ran throughout. The bottom unit is currently rented on a month to month lease for $675. Both units in the duplex are 2 bed 1 bath units. The front building is a triplex that is currently vacant and in need of some rehab. All three units are 1 bed 1 bath units. The front porch has been dismantled and needs rebuilt. The front unit needs some minor cosmetic upgrades. The back unit also needs cosmetic upgrades and has a gas powered space heater in the living room as the only source of heat. The Upstairs unit is in need of a full cosmetic rehab and also has one gas powered space heater as the only source of heat. The furnace on the main house is old and pictured. Don't let this opportunity to add five doors to your portfolio pass you by!

SORTED BY RENT

Studio				
Property/Address	Unit Type	SF	Rent	Rent/SF
Eastside Portfolio Pro Forma	Studio	--	**$633**	--
Averages		--	--	--

1 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
Eastside Portfolio Pro Forma	1BR/1BA	--	**$867**	--
6914 St Clair Ave. comp	1BR/1BA	695	**$800**	$1.15
Averages		695	**$800**	$1.15

2 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
Eastside Portfolio Pro Forma	2BR/1BA	--	**$1,150**	--
9511 reno comp	2BR/1BA	--	**$1,100**	--
1082 e 78 comp	2BR/1BA	--	**$1,100**	--
e 61 & E 60 comps	2BR/1BA	--	**$1,050**	--
9511 reno comp	2BR/1BA	1,073	**$1,000**	$0.93
Averages		1,073	**$1,000**	$0.93

3 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF

SORTED BY RENT/SF

Studio				
Property/Address	Unit Type	SF	Rent	Rent/SF
Averages		--	--	**--**

1 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
6914 St Clair Ave. comp	1BR/1BA	695	$800	**$1.15**
Averages		695	$800	**$1.15**

2 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
9511 reno comp	2BR/1BA	1,073	$1,000	**$0.93**
Averages		1,073	$1,000	**$0.93**

3 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
10306 prince comp	3BR/1BA	1,068	$1,468	**$1.37**
9620 Fuller comp	3BR/1BA	1,120	$1,400	**$1.25**
10306 prince comp	3BR/1BA	1,728	$1,350	**$0.78**
Averages		1,305	$1,406	**$1.08**

5 Bedroom

10306 prince comp	3BR/1BA	1,068	**$1,468**	$1.37
9620 Fuller comp	3BR/1BA	1,120	**$1,400**	$1.25
10306 prince comp	3BR/1BA	1,728	**$1,350**	$0.78
Eastside Portfolio Pro Forma	3BR/1BA	--	**$1,333**	--
1082 e 78 comp	3BR/1BA	--	**$1,300**	--
Averages		1,305	**$1,406**	$1.08

5 Bedroom

Property/Address	Unit Type	SF	Rent	Rent/SF
Eastside Portfolio Pro Forma	5BR/1BA	--	**$1,750**	--
9620 Fuller comp	5BR/1BA	1,595	**$1,750**	$1.10
Averages		1,595	**$1,750**	$1.10

Property/Address	Unit Type	SF	Rent	Rent/SF
9620 Fuller comp	5BR/1BA	1,595	$1,750	**$1.10**
Averages		1,595	$1,750	**$1.10**

5

Market Overview

Eastside Portfolio

10306 Prince Ave, Cleveland, OH 44105, USA

18 units • built 1932

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CLEVELAND, OH

Area Description

Cleveland, OH, located on the shores of Lake Erie, is a vibrant city known for its rich history and diverse cultural scene. As one of the largest cities in Ohio, it boasts a mix of urban sophistication and natural beauty. Cleveland is renowned for its contributions to music, arts, and sports, as well as its revitalized neighborhoods offering unique experiences. The city is home to landmarks like the Rock and Roll Hall of Fame and the Cleveland Museum of Art, drawing visitors and residents alike to its enchanting atmosphere.

Recreational Delights

Cleveland is a treasure trove of recreational opportunities. With miles of scenic shoreline along Lake Erie, residents can enjoy various outdoor activities such as swimming, fishing, and picnicking at Edgewater Park. The Cleveland Metroparks system features over 23,000 acres of lush landscapes, perfect for hiking, biking, and wildlife watching. Notable parks within this system include Rocky River Reservation, which offers serene trails along the river, and the Cleveland Lakefront State Park, ideal for beach enthusiasts.

For those seeking a more urban experience, the Cuyahoga Valley National Park is just a short drive away and is perfect for kayaking and exploring scenic trails. Neighborhood parks like Tremont and Ohio City also hum with life, hosting community events and providing play areas for families. Whether enjoying a day at the beach or hiking in expansive parks, Cleveland residents are never short of outdoor adventures.

Culinary Scene

Cleveland boasts a rich culinary scene that reflects its diverse population. The city is famous for its Polish, Italian, and soul food, with districts like the West Side Market being a beloved destination for food lovers. The market offers an eclectic mix of vendors, serving fresh produce, meats, and delicious baked goods, making it a perfect spot to experience local flavors.

Additionally, the Tremont and Ohio City neighborhoods are renowned for their trendy restaurants and gastropubs, featuring everything from upscale dining to casual eateries. Unique food trends, such as the rise of farm-to-table restaurants and craft breweries, continue to thrive in this culinary landscape. Cleveland's food scene not only highlights local ingredients but also embraces global cuisine, creating a melting pot of flavors that cater to every palate. The city's burgeoning food culture is punctuated by events like the Taste of Cleveland, celebrating its best culinary offerings.

DEMOGRAPHICS

Highlights

- Cleveland, OH metro area has approximately 374,861 residents.
- Median age stands at 36.2, younger than the national median of 38.5.
- Median household income is $33,678, significantly lower than the US median of $75,149.

Population	Households	Median Age	Median Household Income
374,861	**168,196**	**36.2**	**$33,678**
Growth 2022-2027* 1%	Growth 2022-2027* 0%	US Median Age 38.5	US Median Household Income $75,149

2022 POPULATION BY AGE

6%	18%	7%	29%	25%	15%
0-4 Years	5-19 Years	20-24 Years	25-44 Years	45-64 Years	65+ Years

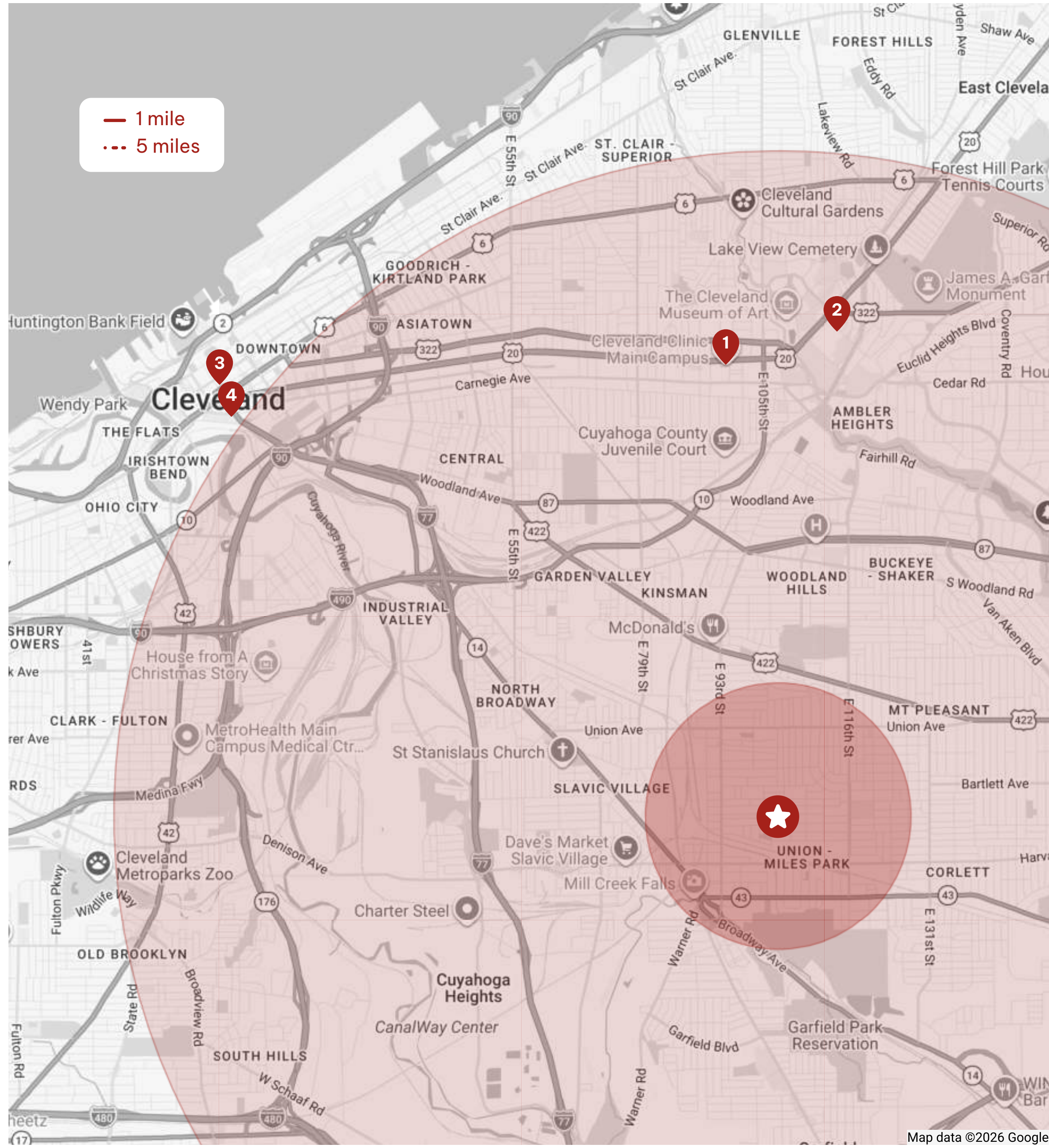
Quality of Life

Cleveland offers a unique blend of urban convenience and a strong sense of community, contributing to a good quality of life. Affordable housing, diverse recreational options, and a rich cultural scene make it appealing to many residents. Additionally, the city's efforts in revitalizing neighborhoods enhance its livability, fostering a vibrant atmosphere for families and young professionals alike.

Entertainment

The Rock and Roll Hall of Fame
Playhouse Square
Cleveland Museum of Art
House of Blues

EMPLOYERS



1 Cleveland Clinic Main Campus

2 UH Cleveland Medical Center

3 KeyBank

4 Sherwin-Williams - Corporate Office

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Health Care and Social Assistance	20.83%
Manufacturing	12.69%
Retail Trade	11.01%
Accommodation and Food Services	9.17%
Educational Services	6.52%
Administrative and Support and Waste Management Services	5.81%
Transportation and Warehousing	5.75%
Professional, Scientific, and Technical Services	5.52%
Construction	4.65%
Finance and Insurance	4.53%
Public Administration	4.41%
Arts, Entertainment, and Recreation	2.5%
Wholesale Trade	2.43%
Other	4.18%

12%

Unemployment rate


1135

6

Advisory Bios

Advisory Bios

Eastside Portfolio

10306 Prince Ave, Cleveland, OH 44105, USA

18 units • built 1932

KW COMMERCIAL

Erin Thomas

Agent

2019005940

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440.670.2300

KW Commercial

ADVISORY BIO

Biography

I was born in Cleveland Ohio and was raised all over Northeast Ohio. After graduating from Brunswick High School in 2005, I went on to receive my degree in 2008 from Cuyahoga Community College. My life took an exciting turn in 2010 when I became the Executive Assistant to Jeff Hoffman, co-founder of Priceline.com. Getting the chance to speak to accomplished music producers and presidents, as well as others just looking to launch their ideas was incredible. Jeff talked and worked with each of them the exact same way. Because of him, I now work just as hard to sell a $100k home as I do to sell a $1M home. I've also gained the ability to feel comfortable and socialize with anyone! Jeff's knowledge and passion for entrepreneurship lit a fire inside me that has only grown bigger and brighter every day since! In 2013, my husband and I launched a successful Cleveland based clothing company and it was one of the most exciting and wild rides we have taken together up until we sold it in 2017. I knew at that point that my drive and determination would best be suited in a career in real estate.

To get my foot in the door, I applied and was hired as the Social Media and Marketing Director for Lokal Real Estate and Great Lakes Real Estate Investments. In early 2019, the owner took me under his wing and taught me the ins and outs of selling investment property off market. I found a speciality in working with investor buyers and out of state buyers through that experience. Within just a year I was a licensed real estate agent who had sold just under 50 properties!

My passion for this industry is unparalleled. The skills I've learned from working with high level investors has made me an expert at negotiating! I love the challenge of real estate. It thrills me to pull apart a deal and find the angle or best way to get it sold. I like to use experience and logic to give my clients an edge. I also love to learn, so am constantly taking classes to stay up on trends and techniques to sell. Not to mention, I love to win and that usually makes my clients happy, which is exactly why I do what I do!

I joined the EZ Sales Team in 2020 because to be the best, you need to surround yourself with the best! In my first week on the team, I was able to get each of my 3 new buyers an accepted offer! I plan to keep that momentum moving forward and can't wait to meet new clients and make friends along the way.

SPECIALITIES AND DESIGNATIONS

- RENE certified.

Eastside Portfolio

10306 Prince Ave, Cleveland, OH 44105, USA

CONTACT US

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view package online