

# 7609 Superior Ave Cleveland, 44103

\$399,000

FULLY RENOVATED

Four Unit Apartment Building

Units 1 & 2: 2 bedrooms 1 bath per unit  
Units 3 & 4: 3 bedrooms 1 bath per unit

Vacant & Rent Ready

CMHA fair market rent as high as \$1,420 - \$1,580 for 2-bed units & \$1,760 - \$1,940 for 3-bed units

Professional Management in Place

Full service management with 25+ employees in dedicated departments, plus rehab & construction services

Strategic Connectivity

Prime location near multiple employment hubs, including hospital & university campuses, cultural space & more



## TURNKEY RENOVATION LIST


- New entry doors
- New LVP and Carpet (bedrooms) throughout
- New vinyl windows
- New recessed lighting throughout the units and all bedrooms
- Updated bathrooms with new LVP flooring, vanities, fixtures, tub surrounds & in-suite laundry
- Updated open concept kitchens with new cabinets, laminate countertops, LVP Flooring & sinks/faucets
- Fully rewired electrical
- New furnaces
- New water heaters
- Updated 100 AMP electrical panels
- New plumbing and drain lines throughout
- New roof
- Recently painted brick exterior
- New exterior light fixtures
- New front security door
- Newly built rear porches in excellent condition
- New exterior electrical meter bases
- All new gas meters
- Glass block basement windows
- Separately metered utilities (Gas/Electric Panels)

*\* Properties can be purchased as a package deal or individually \**

**TAG**  
THE AZZAM GROUP

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# 3429 MLK Jr Dr Cleveland, 44104

\$199,900

TURNKEY DEAL

## Two-Family Residence

2 bedrooms 1 bath per unit  
Total square footage of 2,614

## Vacant & Rent Ready

High cashflow opportunity with  
potential rents of \$1,300+ per unit.

## Professional Management in Place

Full service management with 25+ employees in dedicated  
departments, plus rehab & construction services

## Strategic Connectivity


Prime location near multiple employment hubs, including  
hospital & university campuses, cultural space & more



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## PROPERTY HIGHLIGHTS

- LVP flooring in living areas & carpeting in bedrooms
- Newly painted interior
- Vinyl replacement windows
- New kitchen cabinets with laminate countertops
- Stainless steel appliances in the down unit
- New light fixtures throughout
- Updated bathrooms
- Newer roof (replaced in 2024) & new gutters
- Updated exterior meter bases & 100 AMP panels
- Updated PVC plumbing main stack
- One newer furnace
- Newer hot water tanks (2025)
- Finished third floor attic (additional space for 2nd unit or transition to a triplex)
  - New kitchen with new cabinets & laminate countertops
  - Vinyl replacement windows
  - Updated electrical sub panel
  - Full bathroom with new vanity, LVP Flooring, plastic tub surround & fixtures
  - Mini-split A/C units
- Washer/Dryer hookups for both units
- Separately metered gas/electric

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# 6415 Gertrude Ave Cleveland 44105

\$289,000

FULLY RENOVATED

Duplex & Single Family: 1 Lot

Front duplex: 3 bedrooms 1 bathroom per unit  
Rear single family: 2 bedrooms (potentially 4)

Vacant & Rent Ready

3-bed units market rent is \$1,200+ per unit  
Single family market rent (as 4-bed) is \$1,600+

Cash Cow Deal

Two properties for one! Very high upside with duplex and single family on single lot. Move-in ready for immediate lease at market rents to start cash-flow right away!


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## PROPERTY HIGHLIGHTS

### Front Duplex Highlights

- Updated electrical panels
- Vinyl replacement windows
- Glass block basement windows
- Two newer furnaces (separately metered)
- Younger hot water tanks
- Updated plumbing lines
- Updated kitchens
  - New cabinets
  - Laminate countertops
- New LVP (main living areas) & carpet (bedrooms)
- Updated fixtures throughout
- Updated bathrooms
  - LVP Flooring
  - New vanities
  - New tub surrounds
  - Updated fixtures

- New entry doors & exterior lights
  - Newer roof
  - Updated 100AMP exterior meter bases
  - Recently painted aluminum siding
- ### Rear Single Family Highlights
- Aluminum siding
  - New exterior light fixtures
  - Updated kitchen
  - New cabinets
  - Laminate countertops
  - LVP flooring
  - Vinyl replacement windows
  - New carpet throughout main living areas & bedrooms
  - Updated bathroom
  - LVP Flooring
  - Plastic tub surround

# 3359 E 65 St Cleveland 44127

\$199,000

MOVE-IN READY

## Two-Family Residence

Front unit has 5 bedrooms 1 bathroom  
Rear unit has 2 bedrooms 1 bathroom

## Partially Occupied

Rent-ready front unit potential rent is \$1,985 - \$2,000+  
Rear unit leased at \$1,085/mo with stable, Section 8 tenant

## High Cash Flow Potential

With large, vacant front unit rent-ready and available for immediate tenant placement, there's huge cash-flow potential


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## PROPERTY HIGHLIGHTS

### Vacant Front Unit Updates

- LVP flooring
- New vinyl windows throughout
- Updated light fixtures
- Updated kitchen
  - LVP flooring
  - Newer cabinets
  - Laminate countertops
- Updated bathroom
  - New tub surround
  - New LVP flooring
  - New vanity
  - Updated fixtures

### Mechanicals

- Updated PVC plumbing main stack/drain lines
- Newer furnaces
- Younger hot water tanks
- Updated electrical panels
- Washer/Dryer hook ups
- Separately metered gas/electric panels

### Exterior

- Vinyl sided
- Detached 1-car garage
- Vinyl replacement windows
- Younger roof
- Updated exterior 100 amp meter bases
- Glass block basement windows

# 1304 W 73 St Cleveland 44102

\$444,000

FULLY RENOVATED

Two-Family Residence

2 bedrooms 1 bath per unit  
Total square footage of 1,824

Vacant & Rent Ready

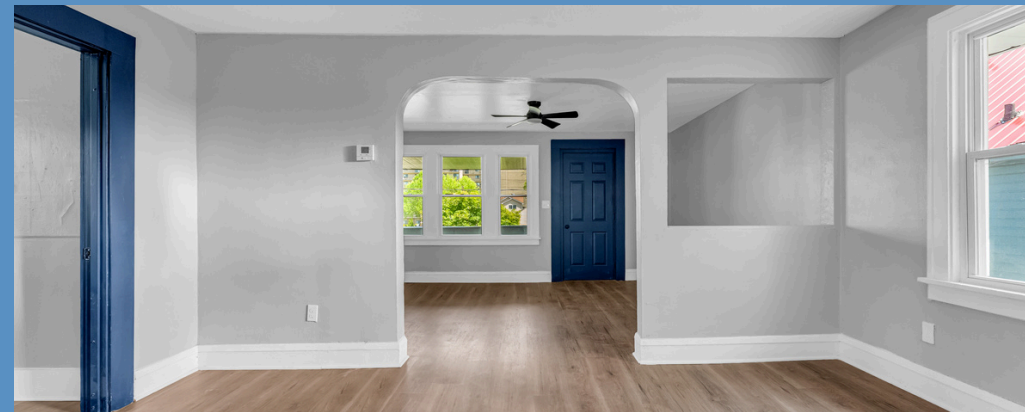
Rental estimates for renovated units in this specific pocket range from \$1,850 to \$2,550+ per unit

Professional Management in Place

Full service management with 25+ employees in dedicated departments, plus rehab & construction services

Short Term Rental Play


Prime location means strong AirBNB potential & 3<sup>rd</sup> party management is in place! [See STR Revenue Projections here.](#)



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## PROPERTY HIGHLIGHTS

- Updated kitchens
  - Recessed lighting
  - New LVP flooring
  - New cabinets
  - New laminate countertops
- Fully renovated bathrooms
  - New vanities
  - New tub surrounds & shower fixtures
  - LVP Flooring
  - New toilets
- New vinyl replacement windows
- New entry doors
- New LVP flooring throughout
- Updated light fixtures
- Updated PVC Plumbing main stack/PEX drain lines,
- Updated 100 AMP exterior meter bases & 100 AMP electrical panels
- Newer furnaces
- Younger hot water tanks (2023 & 2025)
- Separately metered gas/electric meters
- Glass block basement windows
- Washer/Dryer hookups
- Recently painted aluminum siding
- Newer roof

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# 1304 W 73 St Cleveland 44102

\$449,000

PRIME LOCATION

## Highly-Sought Neighborhood

Just 4 blocks from the center of Gordon Square Arts District, one of Cleveland's top neighborhoods

## Lakefront Lifestyle

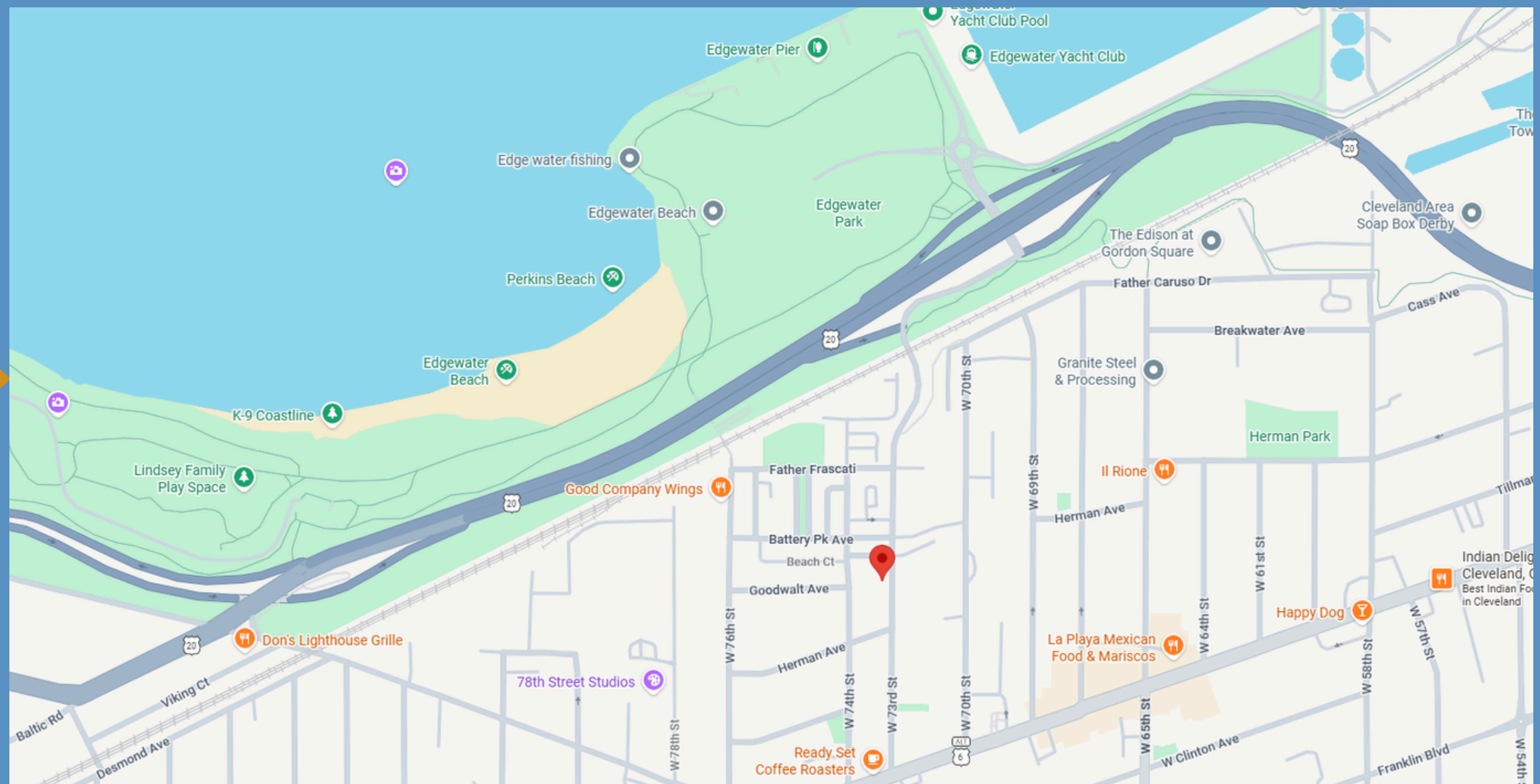
Minutes from Edgewater Park and Beach, yacht clubs & the Cleveland Lakefront Bikeway along Lake Erie's coast

## Walkable Paradise Day & Night

Bustling with vibrant community, stroll the district for galleries, bookshops, restaurants, breweries, boutiques, and more!

## Neighborhood Synergy

Proximity to newer luxury townhome developments ensure property values are buoyed by high-end neighbors



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