

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY

# 3634 Bosworth Rd

Cleveland, OH 44111

Exclusively Represented By:

**Joseph Zingales**

Sales Associate

440 296 5006

joephzingales@gmail.com

MULTIFAMILY SPACE FOR SALE

# 3634 Bosworth Rd

Cleveland, OH 44111

FOR SALE

Executive Summary



## Offering Summary

Price	\$650,000
# of Units	10
NOI	\$79,315.00
# of Floors	2
# of Buildings	1
Site Size	0.25 Acres

## Property Overview

10-Unit Apartment Building in Highly Desirable West Blvd Neighborhood! Building consists of (4) 1 Bed / 1 Bath Units and (6) Efficiency Units. Majority of Units Fully Updated! Interior Repainted, New Lighting Throughout Common Areas! Tenant Paid Electric Baseboard Heating! Coin-Operated Laundry! Great Opportunity to Purchase a Cash-Flowing Apartment Building on Cleveland's Westside!

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**Berkshire Hathaway HomeServices  
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Additional Photos



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Financial Summary

## Investment Overview

Price	\$650,000
Price per SF	\$100
Price per Unit	\$65,000
GRM	6.84
CAP Rate	12.20%

## Operating Data

Gross Scheduled Income	\$94,971
Other Income	\$1,357
Operating Expenses	\$16,093
Net Operating Income	\$79,315

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Income & Expenses

## Expenses Summary

Management	\$5,710
Electric	\$2,330
Heat	\$1,510
Sewer/ Water	\$4,510
Trash	\$2,033
<b>Operating Expenses</b>	<b>\$16,093</b>
<b>Net Operating Income</b>	<b>\$79,315</b>

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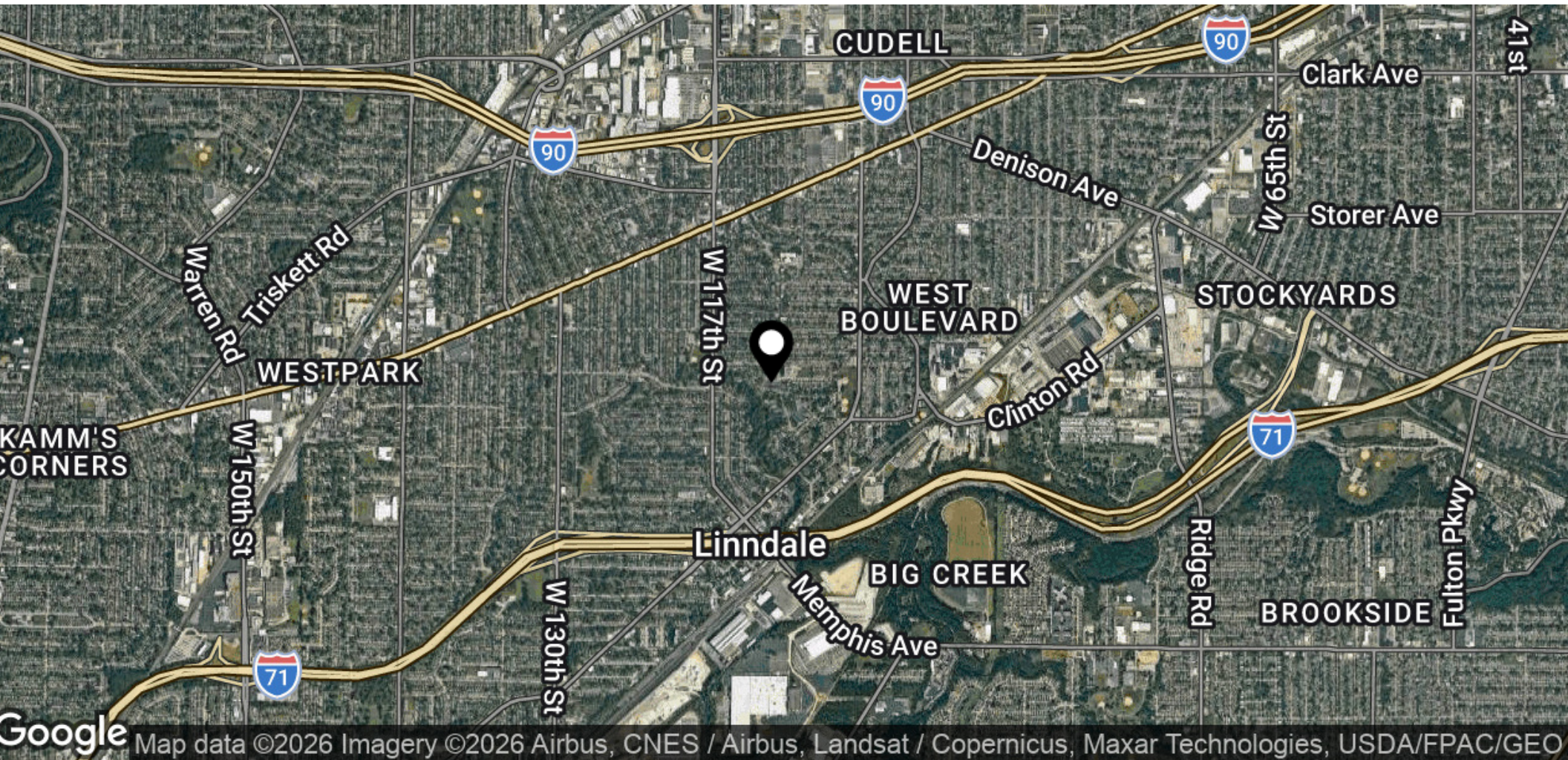
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Location Map



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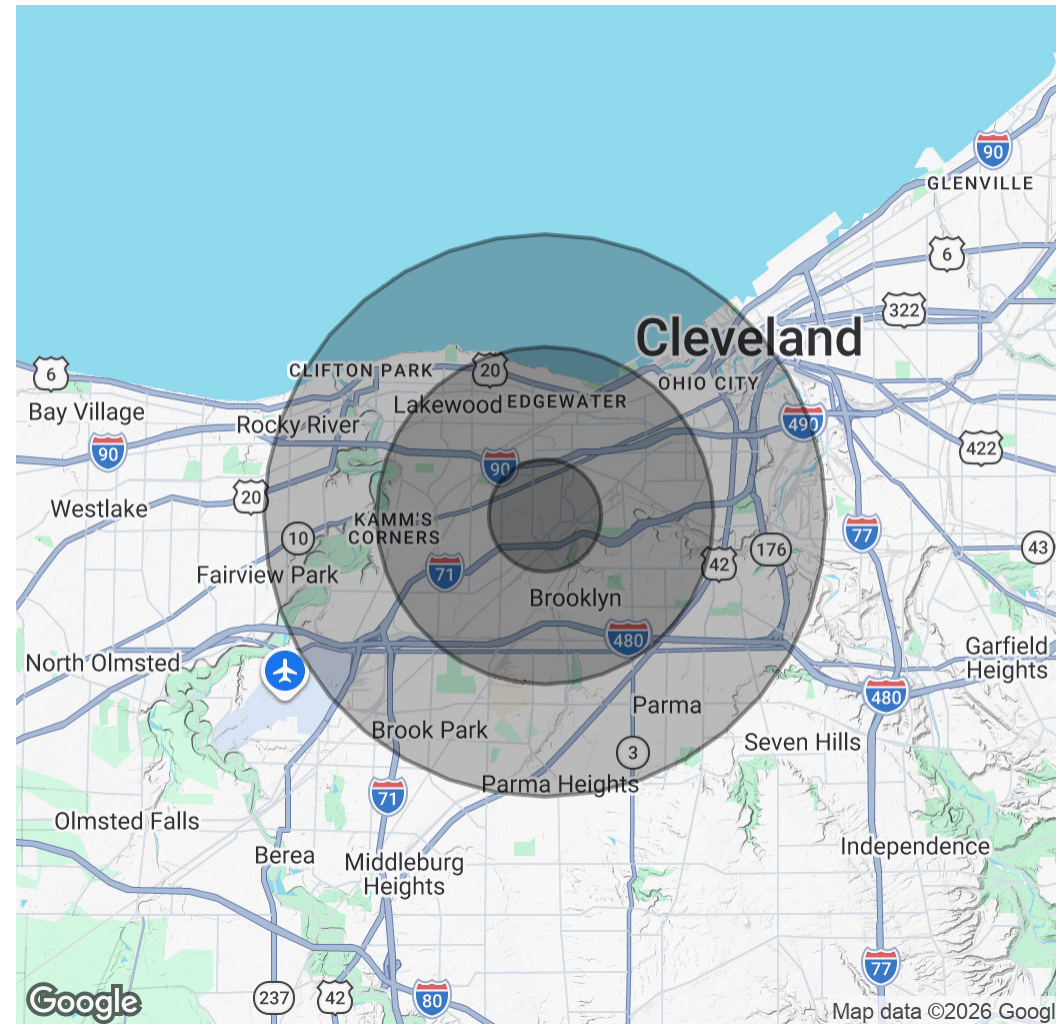
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	22,619	165,957	332,688
Average Age	33.7	37.9	38.7
Average Age (Male)	32	36.6	37.7
Average Age (Female)	35.5	39.5	39.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,048	76,890	154,605
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$55,110	\$69,410	\$78,748
Average House Value	\$100,418	\$160,233	\$184,009

2023 American Community Survey (ACS)



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