

BLISSWOOD TOWNHOME PORTFOLIO

Located within Blisswood Village, Euclid, OH 44123

CONDOMINIUM PORTFOLIO FOR SALE

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ME COMMERCIAL

INVESTMENT SNAPSHOT

BLISSWOOD TOWNHOME PORTFOLIO, EUCLID, OH, 44123

KEY HIGHLIGHTS

-  **Unrealized Income Potential:** Targeted value-add initiatives, such as optimized property management and strategic rent adjustments, can translate to growth and increased cash flow.
-  **Secure a Dominant Stake:** Acquire the largest ownership interest in a thriving condominium community, offering significant control and reduced responsibilities.
-  **Proven Occupancy:** The property boasts a strong 97% occupancy rate, (historically and currently) demonstrating consistent rental demand.
-  **Capital Improvements & Increased Value:** Majority of units have been renovated, elevating resident appeal, justifying higher rents, and increasing the value of each unit.
-  **Reduced Maintenance:** Due to presence of HOA, there is minimal to low day-to-day owner management obligations associated with this portfolio.

AT A GLANCE

-  Price: \$3,400,000
-  CAP: 9.31%
-  Y1 NOI: \$316,542
-  Units: 66 Units
-  Price per Unit: \$51,515.15
-  Occupancy: 97% Occupied
-  Total SF of Portfolio : 44,440 SF
-  Value-Add Potential



COMMUNITY PHOTOS

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UNIT PHOTOS

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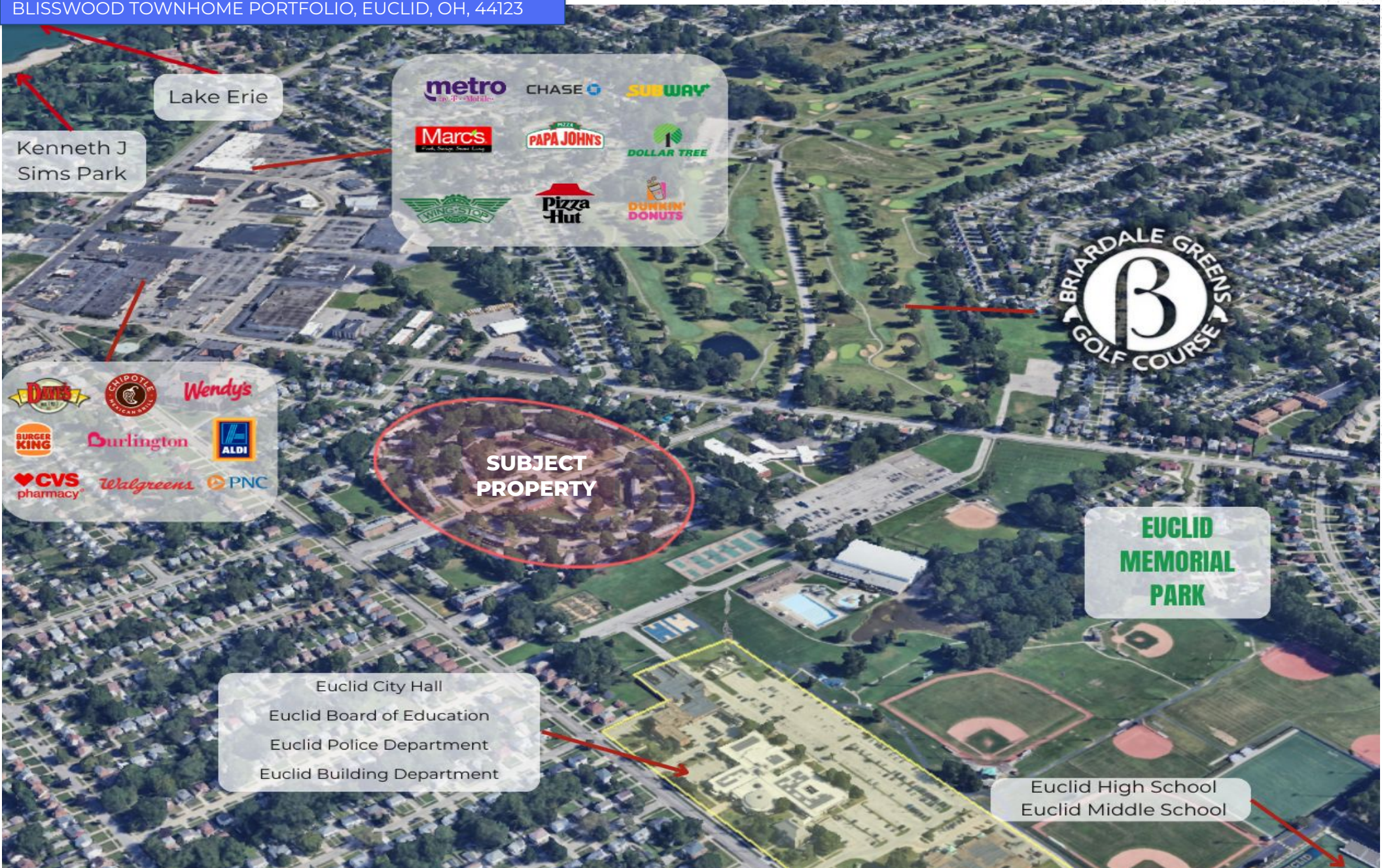
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SURROUNDING AREA

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ME Commercial in compliance with all applicable fair housing and equal opportunity laws.



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