

1693 MIAMI STREET
TOLEDO, OH 43605

DUPLEX PROPERTY FOR SALE
2,212 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$107,000
Number of Units:	2
Building Size:	2,212 sf
Year Constructed:	1902
Condition:	Good
Lot Size:	0.1171
County:	Lucas
Zoning:	RD6
Parking:	2 car garage
Curb Cuts:	1
Street:	4 lane plus turn lane, 2 way



For more information, please contact:

GERMANO BRESSAN, CCIM

(419) 249 6309

gbressan@signatureassociates.com

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Four SeaGate, Suite 608

Toledo, Ohio 43604

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BUILDING SPECIFICATIONS

Exterior Walls: Vinyl & steel siding

Structural System: Wood joist

Roof: Shingle

Floors: Wood

Floor Coverings: Carpet & vinyl tile

Basement: Yes

Heating: Gas forced air

Air Conditioning: Window units

Power: 100 amps



2024 REAL ESTATE TAXES

TD:	18
Parcel Number:	82674
Assessor Number:	07-149-051
Total Annual Taxes:	\$991.95

Comments:

- Each apartment pays \$625 per month plus utilities. Both units are 2 bedrooms with 1 bath.
- Located east of The Hollywood Casino and I-75 interchange.
- Seller is willing to finance the sale at lower than the current market interest rate.



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Projected Proforma (based on current rents and estimated vacancy, 2023 operating expenses & 2024 real estate taxes)

Gross Scheduled Rental Income:	\$15,000.00
Total Annual Scheduled Rental Income:	\$15,000.00
Less: Vacancy and Credit Loss (10% gross) (Estimated)	\$1,500.00
Gross Operating Income:	\$13,500.00
Less: Operating Expenses	
Accounting & Legal	_____
Property Management	_____
Advertising	_____
Property Insurance	\$446.00
Real Estate Taxes / Assessments	\$992.00
Repairs and Maintenance	\$483.00
Painting/Decorating	_____
Lawn Care	\$390.00
Snow Removal	\$390.00
Trash Removal	_____
Utilities:	
Electric	_____
Gas service for Heating	_____
Sewer and Water	_____
Total Operating Expenses:	\$2,701.00
New Operating Income:	\$10,799.00

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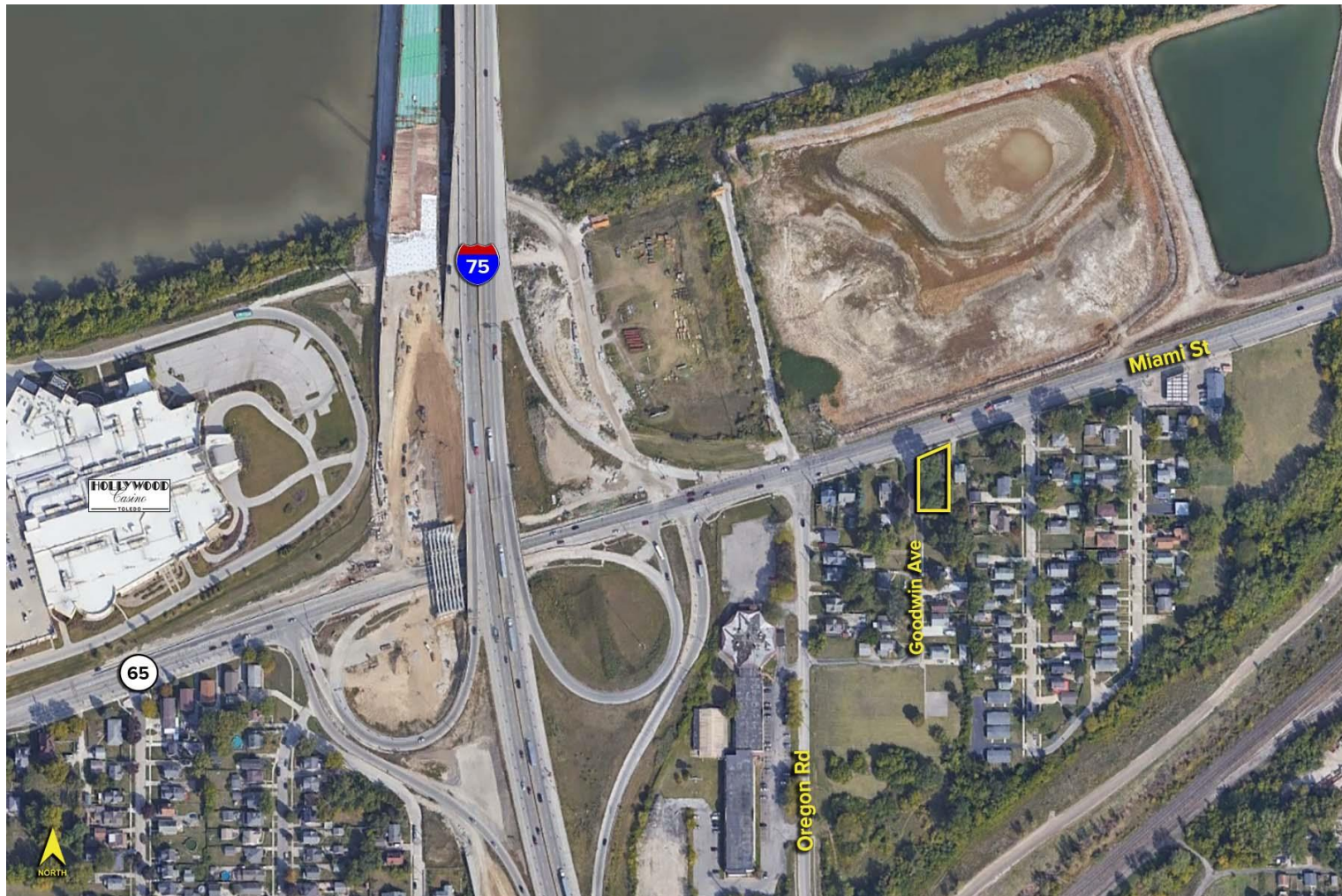
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