

# 560 E 200th St, Euclid OH 44119 – Mixed-Use Investment

Property Overview

**SMARTLAND**<sup>®</sup>

- 🏠 3 apartments + 2 retail storefronts
- 📈 Strong cash flow in Euclid commercial corridor
- 💰 Mixed income from residential and retail
- 👥 Professional management in place (Smartland)
- 📊 Attractive cap rate and solid DSCR at current pricing

## Property Highlights

Mixed-use investment opportunity in established commercial area

Multiple income streams provide investment stability



**Two-story brick building with apartments & retail**

Euclid, Ohio Commercial Corridor

# Income & Operating Expenses

Financial Analysis (No Capital Reserves in NOI)

**SMARTLAND**<sup>®</sup>

## Income

Apartment 1	\$625/mo
Apartment 2	\$625/mo
Apartment 3	\$649/mo
Retail Unit 1	\$999/mo
Retail Unit 2	\$1,000/mo
<b>Gross Income</b>	<b>\$46,776/yr</b>
Vacancy (5%)	\$2,339
<b>Effective Gross Income (EGI)</b>	<b>\$44,437</b>

## Operating Expenses

Taxes (incl. trash)	\$4,953
Insurance	\$3,289
Management (8% EGI)	\$3,555
Water/Sewer	\$2,400
Common Electric	\$600
Repairs & Maintenance	\$2,400
<b>Total Operating Expenses</b>	<b>\$17,197/yr</b>

## Net Operating Income

Effective Gross Income	\$44,437
Operating Expenses	\$17,197
<b>NOI (no reserves)</b>	<b>\$27,240/yr</b>

 Capital reserves are treated as a separate recommended set-aside, not included in NOI for cap rate calculation.

# Returns at \$300,000 Purchase Price

Investment Performance Metrics

# SMARTLAND

## 📍 Purchase Details

Purchase Price	\$300,000
Down Payment (25%)	\$75,000
Loan	\$225,000 @ 7% / 30 yrs
Annual Debt Service	≈ \$17,958

## 📈 Performance

NOI	\$27,240/yr
Cap Rate	9.1%
Annual Cash Flow (after debt)	\$9,282/yr
Cash-on-Cash (25% down)	12.4%
DSCR	1.52



■ Down Payment (25%) ■ Loan (75%)

Loan vs. Equity Breakdown

Cap Rate

**9.1%**

NOI ÷ Price

Cash-on-Cash

**12.4%**

Cash Flow ÷ Down Payment

DSCR

**1.52**

NOI ÷ Debt Service

## Annual Cash Flow Breakdown

