

663 Babbitt Rd. | Euclid, Oh 44123



OFFERING MEMORANDUM

- WELL LOCATED
- BOTH UNITS HAVE 3 BEDS AND 1.5 BATHS
- SEPARATE GAS AND ELECTRIC METERS
- ALL BRICK - SIDE BY SIDE

AVAILABLE FOR SALE
WELL LOCATED DUPLEX



HIGHLIGHTS

- 2 SIDE-BY-SIDE APARTMENTS
- SEPARATE GAS AND ELECTRIC METERS
- HARDWOOD FLOORS
- 3 BEDROOMS 1.5 BATHS IN EACH UNIT
- ALL BRICK CONSTRUCTION
- SEPARATE FURNACES
- BREAKERS IN ALL UPDATED ELECTRIC PANELS
- VINYL WINDOWS
- SEPARATE BASEMENTS
- 2 CAR DETACHED GARAGE
- GLASS BLOCK WINDOWS IN BASEMENT
- LOCATED .5 MILES TO RT. 90 AND 15 MINUTES TO DOWNTOWN CLEVELAND
- DENSE POPULATION JUST OUTSIDE OF DOWNTOWN CLEVELAND

PROFIT AND LOSS (Pro Forma)

663 Babbitt Rd. Euclid, Oh 44123

	<u>Proforma</u>	<u>Asking Price</u>	\$259,900
Income			
Gross Income	\$36,000.00		
Late Fees	\$135.00		
Gross Income	<u>\$36,135.00</u>		
Expenses			
Utilities			
electric	\$0.00		
gas	\$0.00		
water	\$2,113.00		
Garbage	\$0.00		
Landscaping	\$816.00		
Snow Removal	\$0.00		
Property Taxes	\$3,146.00		
Insurance	\$1,555.00		
Repairs and Maintenance	\$500.00		
Rental Registration	\$400.00		
Gross Expenses	<u>\$8,530.00</u>		
Net Income	<u>\$27,605.00</u>		
Proforma Cap Rate	10.62%		

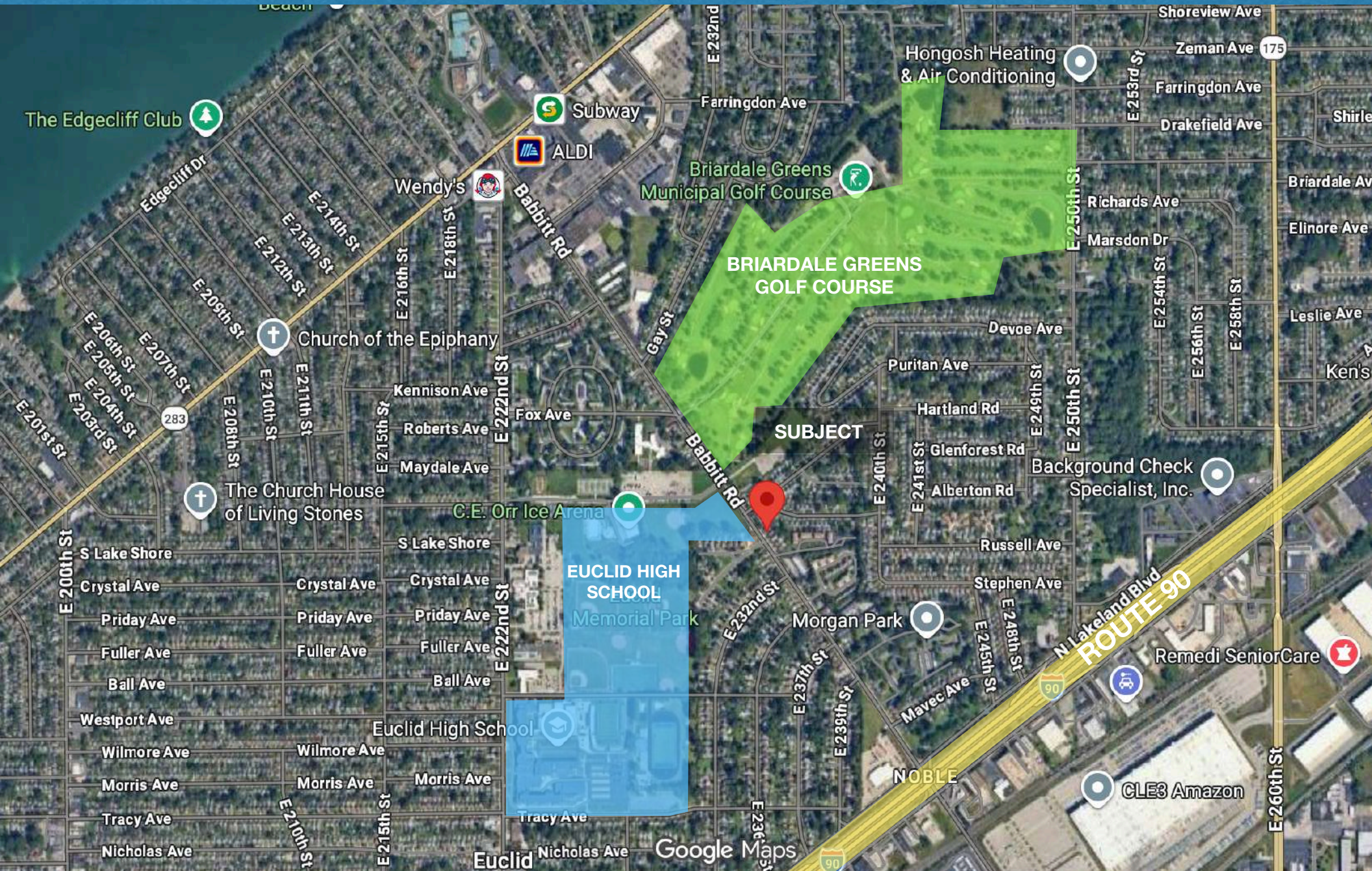
*All expenses have not been verified. Buyer to do their own due diligence. Financials provided show units at proforma rents.

*All tenants pay their own separately metered gas and electric.

PROPERTY OVERVIEW

Well maintained all brick side-by-side duplex in one of the best locations in Euclid, Oh. Excellent visibility positioned directly across the street from Euclid High School and only 0.5 miles from Rt. 90 allowing for great freeway access. Each unit features 3 bedrooms, 1.5 bathrooms, separate basements for each side and a detached 2 car brick garage. Both units have separate gas and electric meters - one for each side, allowing the tenants to pay for their own utilities. Preferred in-unit finishes such as hardwood floors throughout, fully central air conditioned units, updated vinyl windows (2007) throughout, roof (2007), glass block windows in basement (2010), updated electric panels, and more! Will be City POS compliant at closing.

AERIAL VIEW



RENT ROLL AND SALES COMPS

Rent Roll

Unit #	Monthly Rent	Annual Rent	Beds	Bath	Lease Start date	Lease End date	Proforma Monthly Rent	Proforma Annual Rent
663 Babbitt Rd. - Right Unit	\$ 792.00	\$ 9,504.00	3	1.5	approx. 2009	Month to Month	\$1,500.00	\$18,000.00
663 1/2 Babbitt Rd. - Left Unit	\$ 1,400.00	\$ 16,800.00	3	1.5	approx. 2017	Month to Month	\$1,500.00	\$18,000.00
Total	\$ 2,192.00	\$ 26,304.00					\$3,000.00	\$36,000.00

*All information has not been verified. Buyer should verify for accuracy. Buyer to do their own due diligence.

Sales Comps

	<input type="checkbox"/>	33			5060804	DUPLEX	S	02/06/2025	\$239,000	14/14		673 Babbitt Rd	Euclid	44123	3,252	0.17	1957	2.0
	<input type="checkbox"/>	34			5119984	DUPLEX	S	07/16/2025	\$239,900	45/45		665 Babbitt Rd	Euclid	44123	2,382	0.14	1957	2.0
	<input type="checkbox"/>	35			5116873	DUPLEX	S	06/16/2025	\$240,000	25/25		19770 Lake Shore Blvd	Euclid	44119	2,320	0.14	1943	2.0
	<input type="checkbox"/>	36			5160330	DUPLEX	S	12/22/2025	\$245,000	25/25		20249 Lake Shore Blvd	Euclid	44123	2,556	0.19	1984	2.0
	<input type="checkbox"/>	37			5097653	DUPLEX	S	03/07/2025	\$245,000	17/17		20171 Miller Ave	Euclid	44119	2,542	0.16	1989	2.0
	<input type="checkbox"/>	38			5160281	DUPLEX	S	12/22/2025	\$260,000	25/25		20207 Lake Shore Blvd	Euclid	44123	2,590	0.19	1984	4.0
	<input type="checkbox"/>	39			5144083	DUPLEX	S	10/08/2025	\$260,000	69/69		547 E 208th St	Euclid	44119	2,590	0.14	1969	2.0

ADDITIONAL PHOTOS









MULTIFAMILY ADVISOR

Anthony Takacs

Agent

takacs.century21@gmail.com

440-567-8047

LIC # 2014004742 (OH)



**CENTURY 21
COMMERCIAL.**