



120 N. Main Street
Englewood, OH
For Sale \$225,000



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LANDLORD/SELLER AND TENANT IMPROVEMENTS GALORE!

Overview

This outstanding investment opportunity features two well-maintained buildings available for purchase at a single competitive price. Both properties are currently occupied by reliable tenants who have taken excellent care of the premises.

Recent Landlord Improvements

The landlord has made several noteworthy enhancements to the front building to maintain its quality and appeal. The front apron and steps were recently replaced, providing a refreshed exterior and improved accessibility. In addition, a brand new hot water tank and duct system have been installed in the front building, ensuring reliable and efficient utilities for tenants. The landlord has also taken care to trim all trees on the property grounds as part of general and routine fall maintenance, further contributing to the property's well-kept appearance and safety.

Recent Tenant Improvements

Each building has undergone significant upgrades by the tenants, including fresh paint, new carpeting, updated signage, and modern fixtures. These improvements ensure the buildings are attractive, functional, and ready for continued occupancy.

Financial Highlights

Gross Rental Income: \$26,592

Net Operating Income (NOI): \$22,577

Low and Manageable Expenses: Operating costs are minimal and easy to oversee.

Rent Escalation: Recent rent increases are in place, with further annual escalations outlined in the Leases.

Key Advantages

Prime location offering strong appeal to tenants and investors.

Great price for two upgraded buildings.

Exceptional tenants already in place, ensuring stability and ease of management.

		Notes
Purchase Price	\$ 225,000	
Cap Rate	10%	
Gross Rental Income	\$ 26,592	
Taxes	\$ 2,865	Landlord Expense
Insurance	\$ 1,165	Landlord Expense
CAM	\$ 1,200	Landlord Grass/snow
Management Fee	\$ -	
Utilities	\$ -	Tenant Expense
Net Operating Income	\$ 22,527.00	

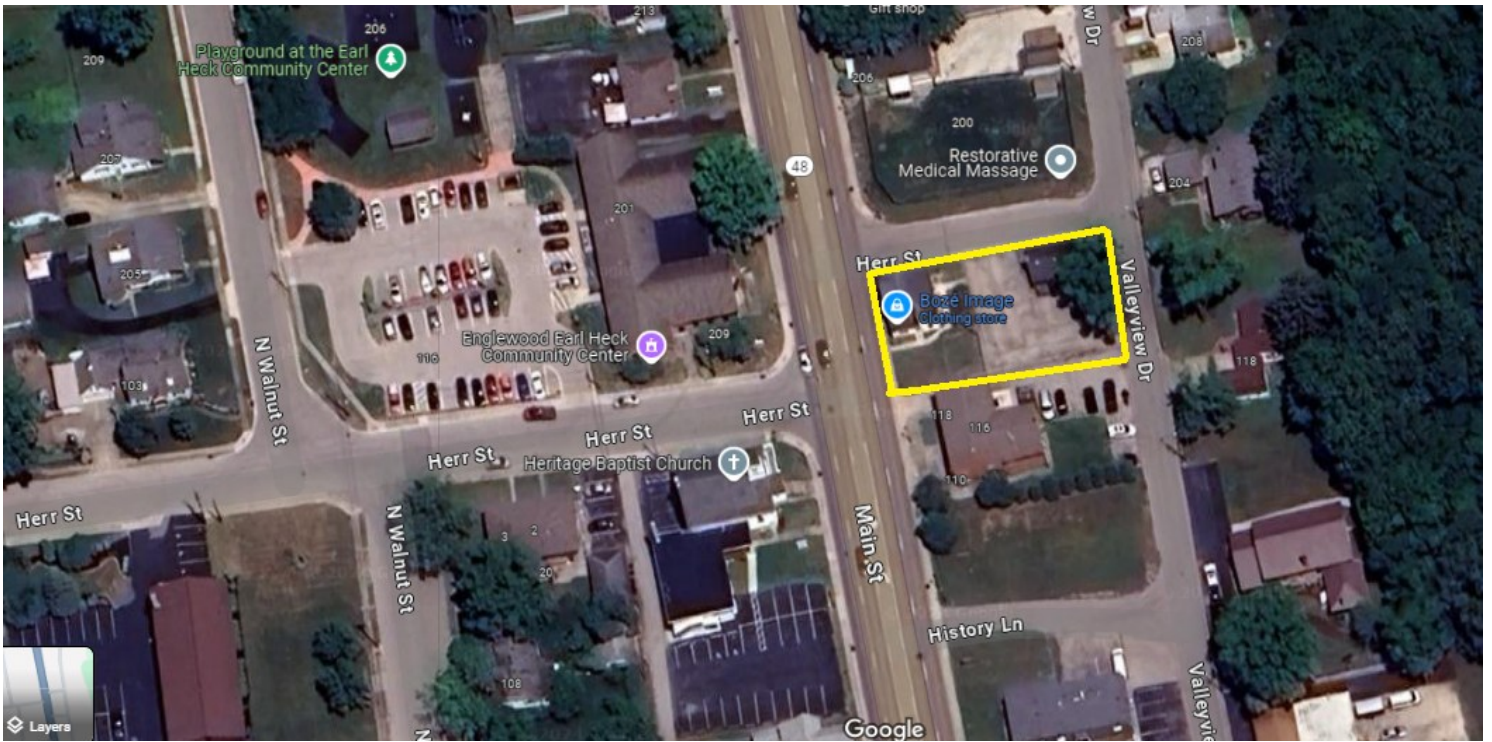
120 N. Main Street Englewood Rent Roll									
Tenant	Unit ID	SQ	Rent/sf	Lease Date	Lease End	Renewal Options	Annual Rent	Monthly Rent	Deposit
Custom Tailor	FRT	1,256	\$14.33	12/15/2023	12/31/2026	NO	\$19,092	\$1,591.00	\$1,500
Massage Therapist	BCK	600	\$12.00	10/1/2023	9/30/2028	NO	\$7,500	\$625.00	\$600.00
						Annual Income	\$26,592	\$2,216.00	

Demographics			
	1 Mile	3 Miles	5 Miles
Population	16,200	51,600	100,000
Ave HH Income	\$68,200	\$72,400	\$67,600



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