

MULTIFAMILY FOR SALE

LOW-RISE/GARDEN APARTMENT BUILDING FOR SALE--INVESTMENT

18911 Bella Dr, Cleveland, OH 44119



PROPERTY DESCRIPTION

Multifamily community along Bella Drive offers a stabilized resident experience with traditional architecture, generous layouts, and thoughtfully landscaped grounds. Bella Drive presents a mostly renovated 12-unit multifamily asset with significant capital improvements already completed. Ownership has renovated 8 units over the past two years, achieving strong rent growth while maintaining stable occupancy. The property has undergone full lead abatement and holds a 20-year lead-free certification, significantly reducing regulatory risk. Additional recent capital improvements include a new roof, updated entry doors, renovated laundry rooms, and upgraded mechanical systems.

This offering represents a rare opportunity to acquire a largely stabilized asset with in-place income and remaining upside. Residents appreciate private entrances, abundant natural light, and refreshed interiors featuring quality fixtures and finishes. Community amenities include dedicated parking and secure access. The property's design fosters long-term tenancy, and its configuration accommodates a variety of unit mix strategies. Ideal for investors seeking a hands-on asset with proven occupancy and potential upside through interior enhancements or upgrades.

OFFERING SUMMARY

Sale Price:	\$1,025,000
Number of Units:	12
Lot Size:	0.36 Acres
Building Size:	12,000 SF
NOI:	\$75,455.80
Cap Rate:	7.36%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	413	1,726	6,566
Total Population	887	3,554	14,072
Average HH Income	\$52,271	\$53,246	\$55,839

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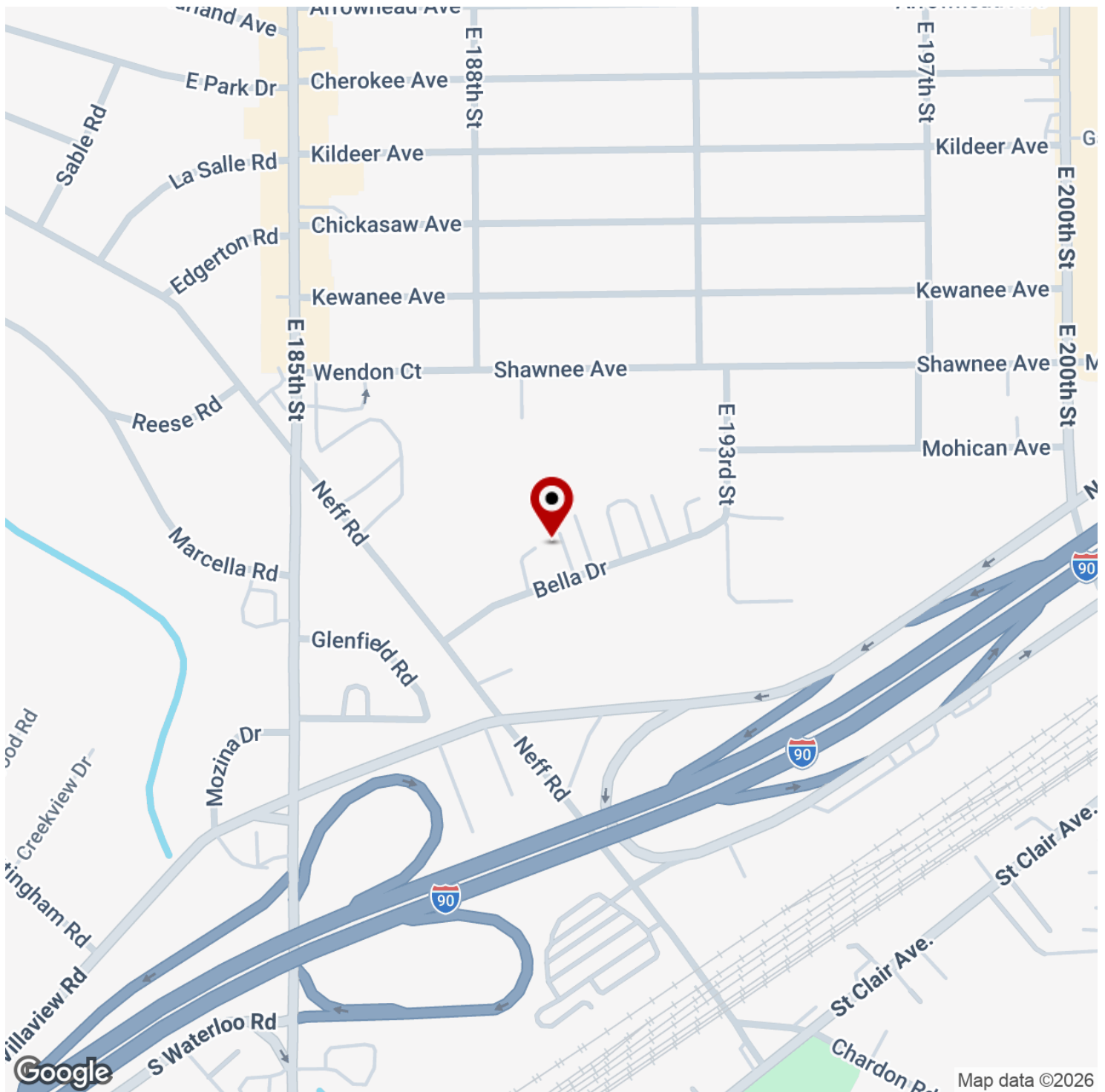
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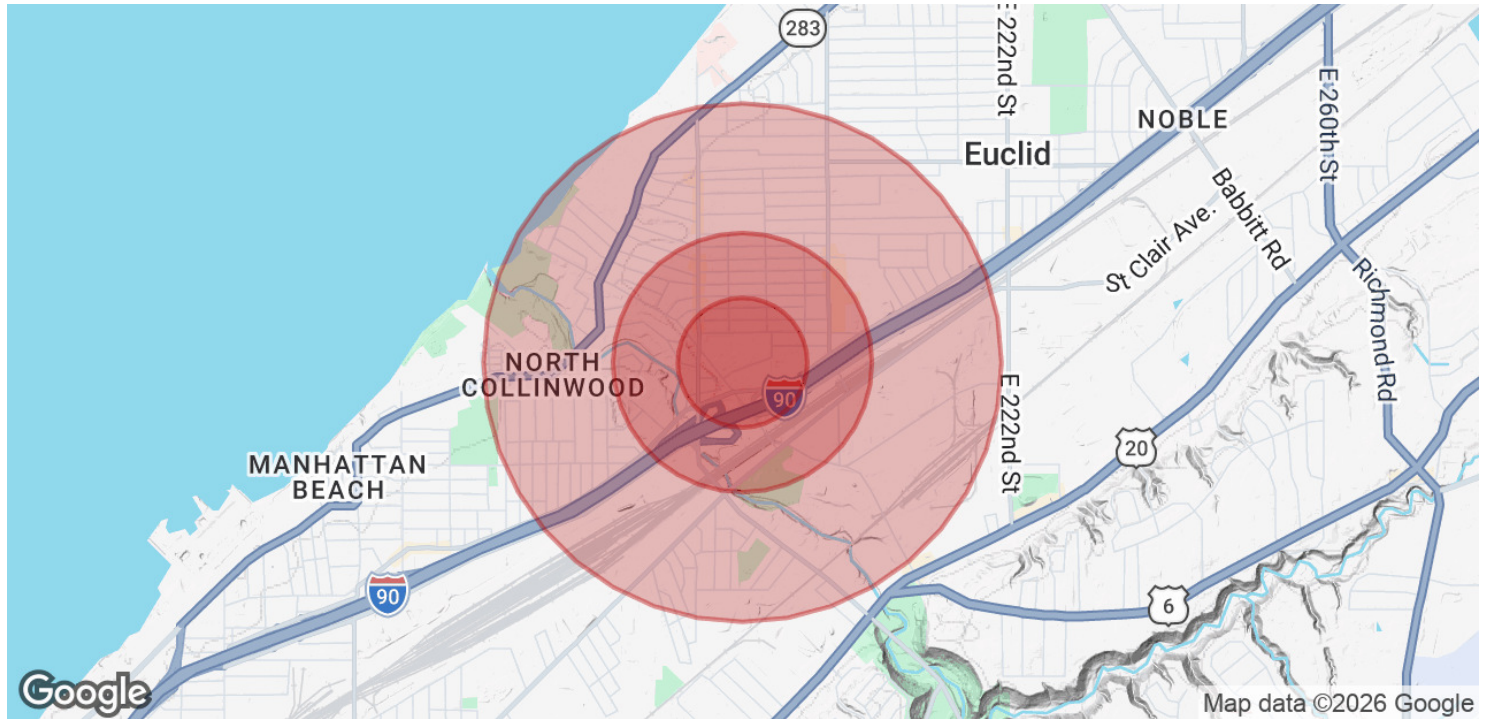
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	887	3,554	14,072
Average Age	54.0	49.2	43.0
Average Age (Male)	52.9	47.9	38.8
Average Age (Female)	52.4	47.7	44.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	413	1,726	6,566
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$52,271	\$53,246	\$55,839
Average House Value	\$85,508	\$90,499	\$104,929

2023 American Community Survey (ACS)

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Direct: **440.462.9577**

PROFESSIONAL BACKGROUND

With over 23 years of entrepreneurial experience, I bring a results-oriented mindset and a keen ability to identify opportunities in the commercial real estate industry. As the owner of Titans Gym in Mentor, Ohio, I have hands-on expertise in securing and developing successful commercial spaces. My journey in real estate began in 2003 with my first investment property, and since then, I've honed my skills in uncovering high-value properties and maximizing their potential. I am well-versed in the complexities of leasing, purchasing, and investing in commercial spaces, striving to help clients achieve their business objectives. Whether you're seeking the ideal location for your business or exploring investment opportunities, I bring the same dedication and vision that have fueled my entrepreneurial accomplishments. Let's collaborate to find the perfect space to drive your success.

Keller Williams Greater Cleveland NE

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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