

316 and 316 1/2 Main Street

# MULTI-FAMILY 15-UNIT INVESTMENT

OFFERING MEMORANDUM



340 Oak Street



147 & 155 3rd Street



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## MULTI-FAMILY 15-UNIT INVESTMENT

WADSWORTH, OHIO 44281

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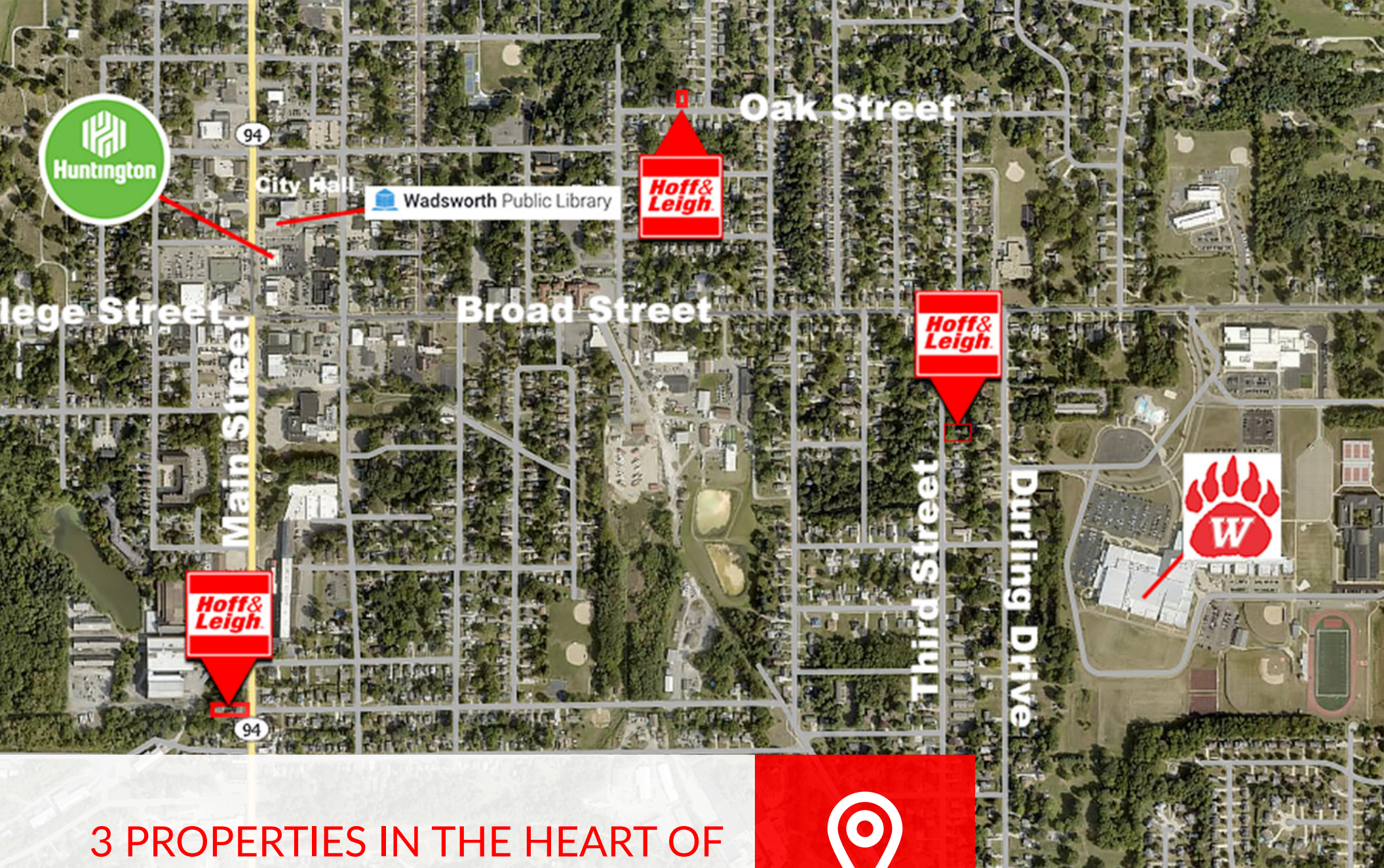


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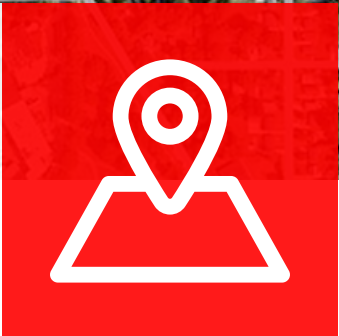
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3 PROPERTIES IN THE HEART OF  
WADSWORTH



# MULTI-FAMILY 15-UNIT INVESTMENT

WADSWORTH, OHIO 44281

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# FINANCIAL SUMMARY

MULTI-FAMILY 15  
UNIT INVESTMENT

# 147 & 155 Third Street, 316 & 316 1/2 Main Street, and 340 Oak Street, Wadsworth Income and Expenses

3/29/26

	147 & 155 Third Street	316 & 316 1/2 Main Street	340 Oak Street	Combined
	Current Rent 2026 Actuals	Current Rent 2026 Actuals	Current Rent 2026 Actuals	Total Current Rent 2026 Actuals
<b>INCOME-CURRENT</b>				
Rent	\$88,740	\$45,360	\$31,680	\$165,780
Add'l Income	\$0	\$0	\$0	\$0
<b>Total Income</b>	<b>\$88,740</b>	<b>\$45,360</b>	<b>\$31,680</b>	<b>\$165,780</b>
Less Vacancy 3%	\$2,662	\$1,361	\$950	\$4,973
<b>AGI</b>	<b>\$86,078</b>	<b>\$43,999</b>	<b>\$30,730</b>	<b>\$160,807</b>
<b>EXPENSES-Estimated</b>				
Real Estate Taxes	\$ 9,651	\$ 3,428	\$ 2,809	\$15,888
Insurance	\$ 2,265	\$ 1,791	\$ 978	\$5,034
Landscaping/Snow	\$ 1,000	\$ -	\$ -	\$1,000
Repairs and Maintenance (\$1,000.00/Unit/YR)	\$ 8,000	\$ 4,000	\$ 3,000	\$15,000
Utilities	\$ 67	\$ 257	\$ -	\$324
Management Fees	\$ 2,930	\$ 2,930	\$ 2,930	\$8,790
<b>Total Expenses</b>	<b>\$23,913</b>	<b>\$12,406</b>	<b>\$9,717</b>	<b>\$46,036</b>
<b>Net Operating Income</b>	<b>\$62,165</b>	<b>\$31,593</b>	<b>\$21,013</b>	<b>\$114,771</b>
<b>Number of Units</b>	<b>8</b>	<b>4</b>	<b>3</b>	<b>15</b>
<b>Asking Price</b>				<b>\$1,450,000</b>
<b>Price Per Unit</b>				<b>\$96,667</b>
<b>Cap Rate</b>				<b>7.92%</b>

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

A two-story house with a prominent front porch, overlaid with a red filter. The house has a gabled roof and a central entrance with a small arched porch. The porch is supported by columns and has a decorative railing. The text is overlaid on the right side of the house.

316 & 316 1/2  
MAIN STREET

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4-UNITS



316 & 316 1/2 MAIN STREET



## Overview

Two side-by-side duplexes on Main Street in the heart of Wadsworth. The units in the front building are two-bedroom and one bathroom units. The units in the rear building are three-bedroom and one bathroom units. Each tenant at this property pay for all utilities including water, sewer, and trash. These two buildings have had some renovations done over the last few years including a new roof on each building in 2024. This is a great opportunity to purchase a four-unit complex with a low vacancy history near the center of Wadsworth.

**\*PLEASE DO NOT DISTURB THE TENANTS\***

## Property Details

### Lot Size

■ 0.466 Acres

### Building Size

■ 4,161 SF

### Zoning

■ C-1 Commercial

[DETAILS/PARCEL MAP](#)



340

# OAK STREET

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3-UNITS





## Overview

Tri-plex with detached garages available for sale in Wadsworth. These units are comprised of a pair of two bedrooms and one-bathroom units and a one bedroom and one-bathroom unit. Each unit has a garage space that goes with the unit. These units have been renovated. Each tenant pays all utilities including water, sewer, and trash. This tri-plex is located in a residential area and offers a great opportunity to purchase a three-unit property with a low vacancy history near the center of Wadsworth.

**\*PLEASE DO NOT DISTURB THE TENANTS\***

## Property Details

### Lot Size

■ 0.1377 Acres

### Building Size

■ 2,432 SF

### Zoning

■ R-1 Residential



147 & 155  
**3RD STREET**

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8-UNITS



147 & 155 3RD STREET



## Overview

Eight-unit apartments with detached garages available for sale in Wadsworth. These units are two bedrooms and one bathroom with a patio area. Each unit has a garage space that goes with the unit. Most of the units have been completely renovated. Each tenant pays all utilities including water, sewer, and trash. These two, four-unit buildings are in great condition and offer a great opportunity to purchase a complex with a low vacancy history near the center of Wadsworth.

**\*PLEASE DO NOT DISTURB THE TENANTS\***

## Property Details

### Lot Size

■ 0.688 Acres

### Building Size

■ 5,936 SF

### Zoning

■ R-4 Residential

The logo for Hoff & Leigh features the company name in a bold, italicized, red sans-serif font. The text is centered between two solid red horizontal bars of equal length.

**Hoff &  
Leigh**<sup>TM</sup>

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