

THE AZZAM GROUP | REMAX HAVEN PRESENTS



18809 BELLA DR

CLEVELAND, OH 44119



RE/MAX
HAVEN REALTY

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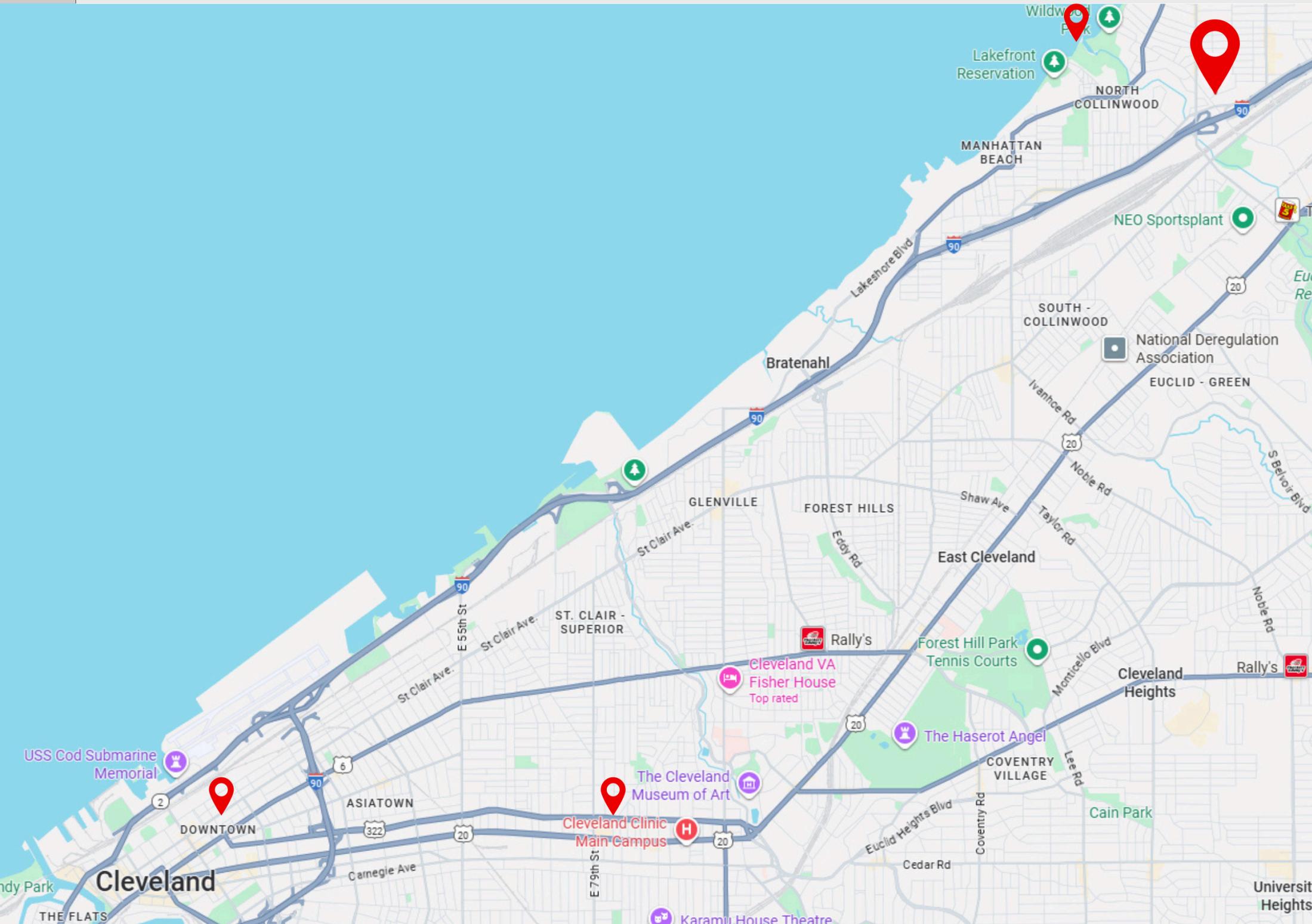
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PROPERTY OVERVIEW

- 5 Unit Apartment Building
- 100% Occupied w/ Stable Tenancy in Place
- Brick Exterior, 1965 Build
- 3 2-Bed 1-Bath Units, 2 1-Bed 1-Bath Units
- Professionally Managed
- 4 of 5 Units Renovated
- Private Parking
- Roof Resealed in 2022
- Each Unit Has Wall-Mounted AC Unit
- Newer Exterior Gas Meter
- Vinyl Replacement Windows
- LVP Flooring in Common Areas & Laundry
- Common Shared Laundry Space
- Newer Boiler Installed in November 2023
- Updated Electrical Panels (Individually Metered)

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GREAT CENTRAL LOCATION

- 15 Minutes to Downtown Cleveland
- 20 Minutes to Cleveland Clinic Main Campus/University Circle
- 5 Minutes to Euclid Beach
- Minutes Away from Shopping Centers, Restaurants, Parks and Much More!
- Minutes from Easy Highway Access
- Close to Historic Waterloo Arts District

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RENT ROLL: Units 1-5

| UNIT NUMBER | BED/BATH COUNT | CURRENT RENT | MARKET RENT | LEASE TERMS |
|-------------|----------------|--------------|-------------|--------------------------------------|
| #1 | 2 bed, 1 bath | \$925/month | \$950/month | Month to Month (Generational Tenant) |
| #2 | 1 bed, 1 bath | \$735/month | \$800/month | Lease Expires 04/30/26 |
| #3 | 2 bed, 1 bath | \$795/month | \$950/month | Lease Expires 03/31/26 |
| #4 | 1 bed, 1 bath | \$705/month | \$800/month | Lease Expires 11/30/26 |
| #5 | 2 bed, 1 bath | \$893/month | \$950/month | Month to Month |

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EXPENSES (APROX.)

| | |
|---------------------------|-------------|
| TAXES (ANNUAL) | \$7,600.22 |
| WATER | \$130/Month |
| SEWER | \$330/Month |
| GAS | \$331/Month |
| ELECTRIC (COMMON) | \$51/Month |
| LANDSCAPING (7 MONTHS/YR) | \$128/Month |
| TRASH/RECYCLING (RUMPKE) | \$180/Month |
| INSURANCE (ANNUAL) | \$5,316 |
| PROPERTY MANAGEMENT | 7% |

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CASH ACQUISITION PRO FORMAS

| | | | | |
|---------------|------------------------------|-----------------------------------|---------------------------------|-----------------------------|
| CURRENT RENTS | Monthly Income \$4,053.00 | Monthly Expenses \$2,455.71 | Monthly Cash Flow \$1,597.29 | Pro Forma Cap Rate 5.72% |
| | NOI \$19,167.48 | Total Cash Needed \$341,600.00 | Cash on Cash ROI 5.61% | Purchase Cap Rate 5.72% |

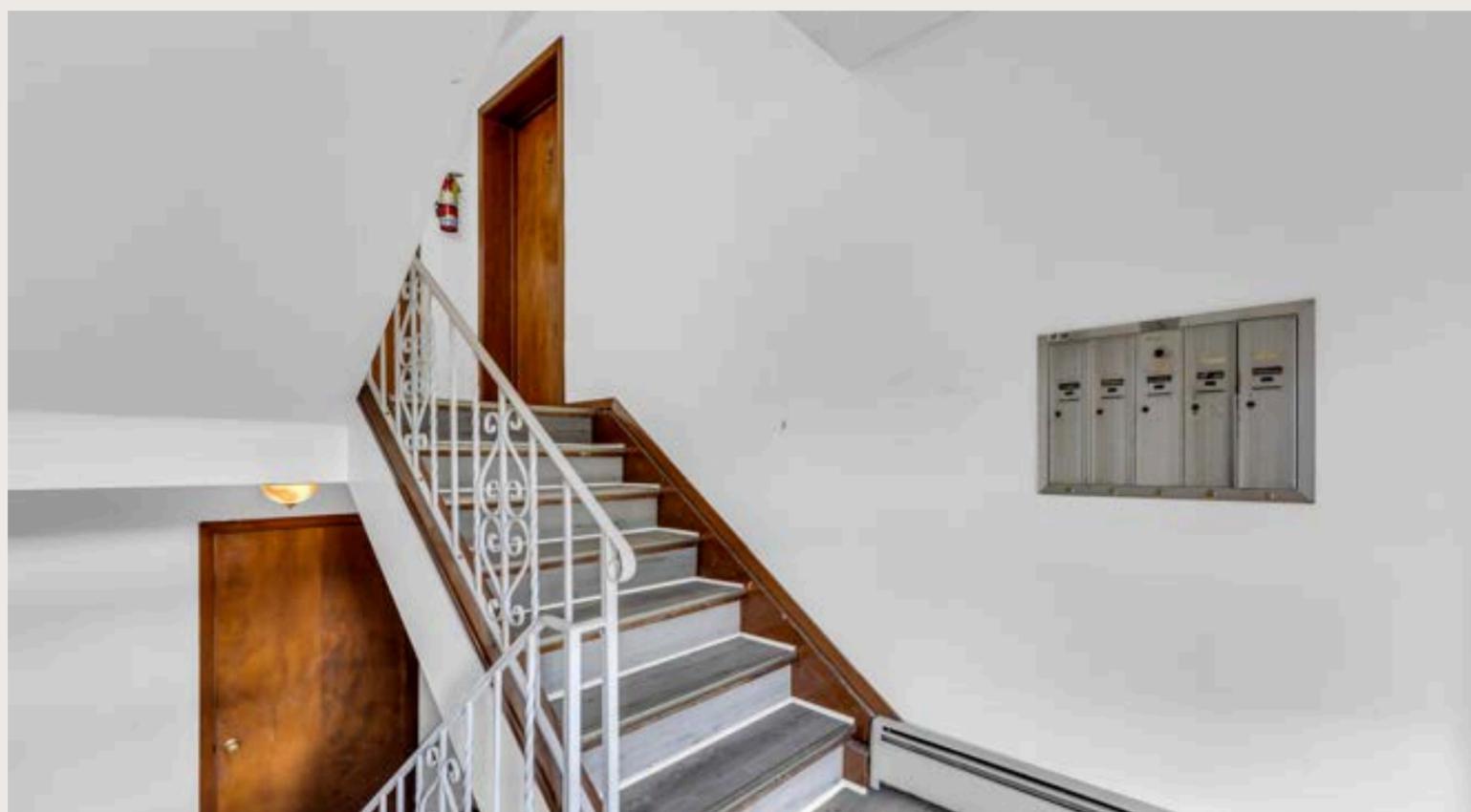
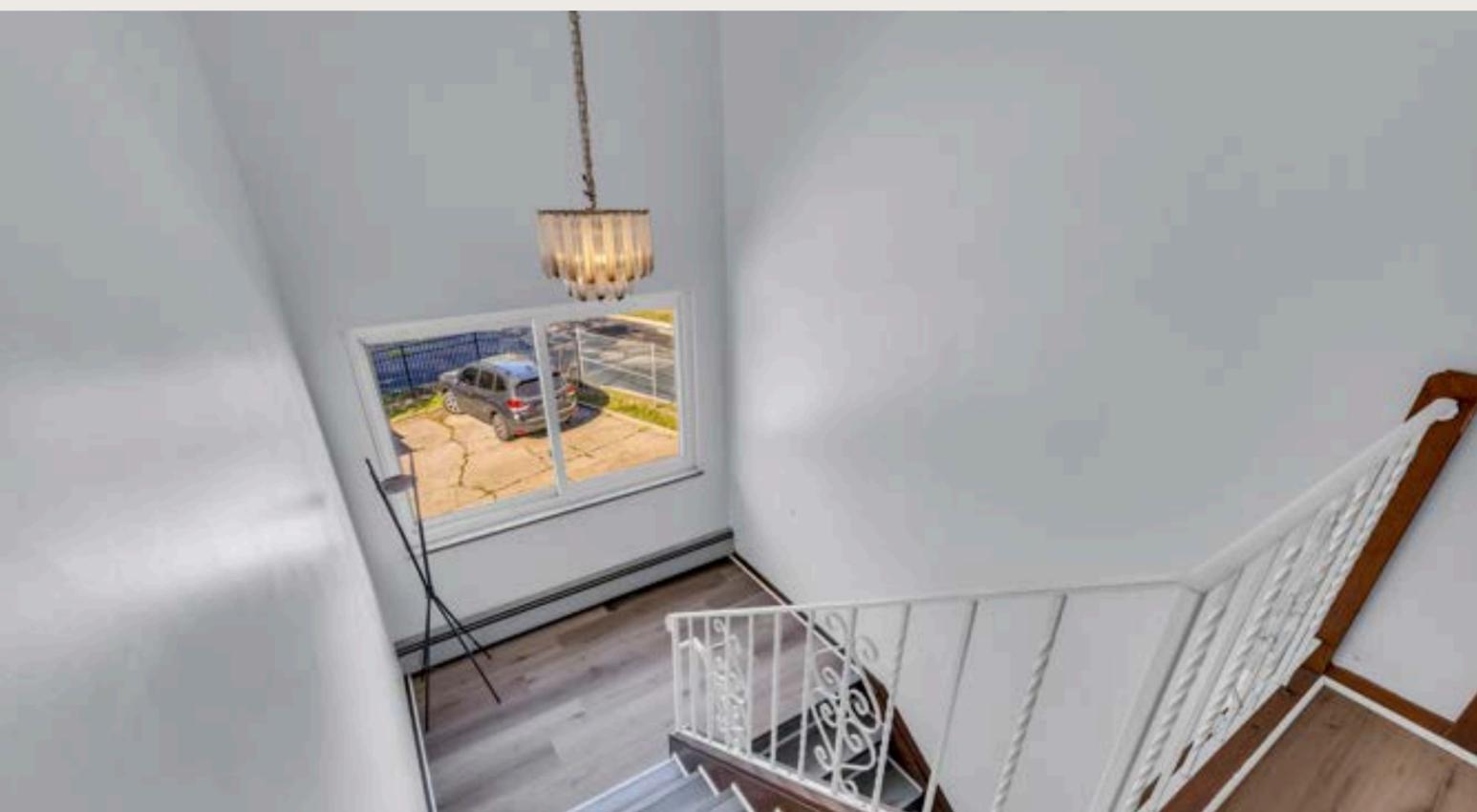
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|--------------|------------------------------|-----------------------------------|---------------------------------|-----------------------------|
| MARKET RENTS | Monthly Income \$4,450.00 | Monthly Expenses \$2,483.50 | Monthly Cash Flow \$1,966.50 | Pro Forma Cap Rate 7.05% |
| | NOI \$23,598.00 | Total Cash Needed \$341,600.00 | Cash on Cash ROI 6.91% | Purchase Cap Rate 7.05% |

* Pro Forma numbers are not guaranteed. Buyer to complete their own due diligence *

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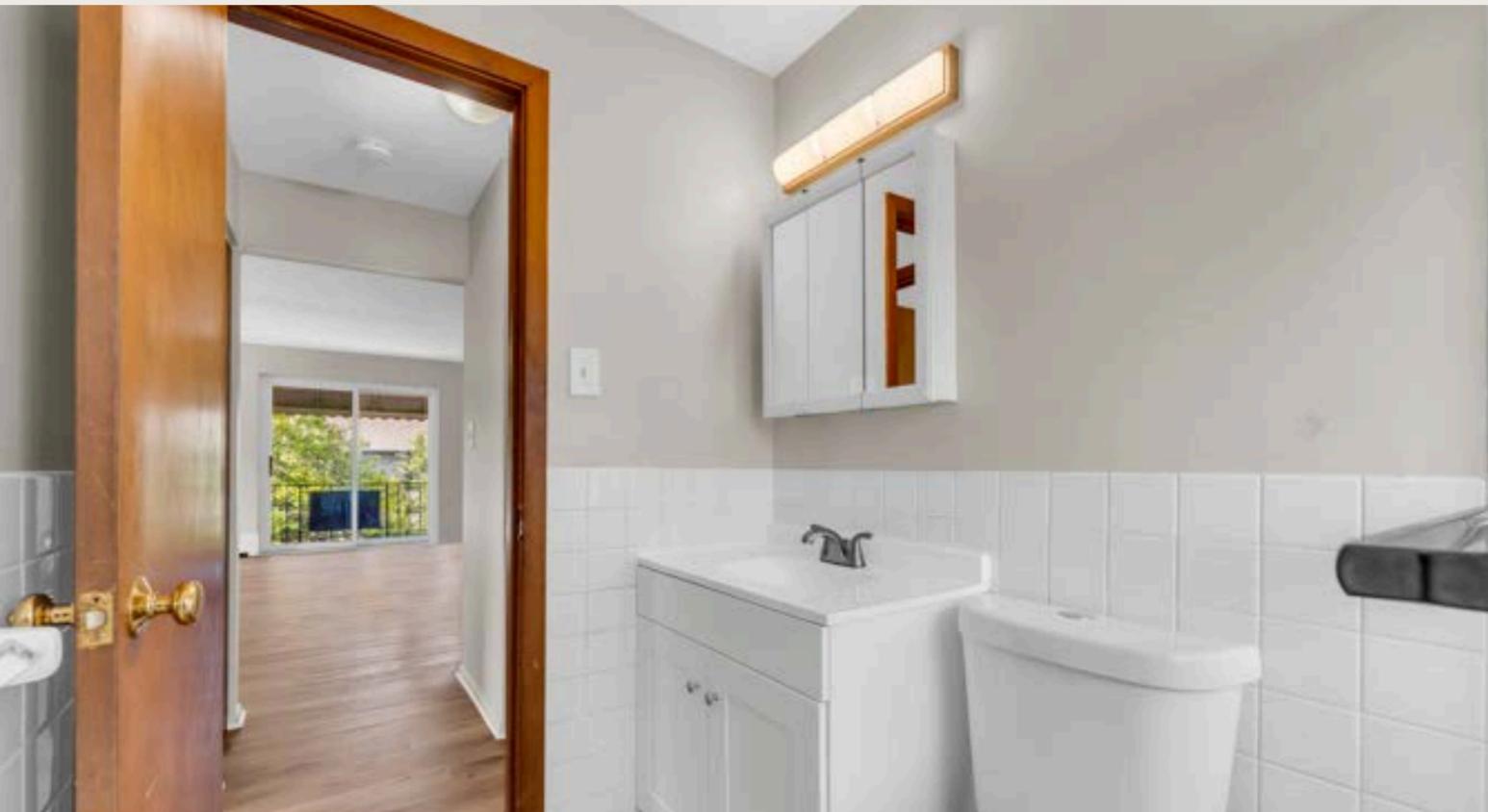
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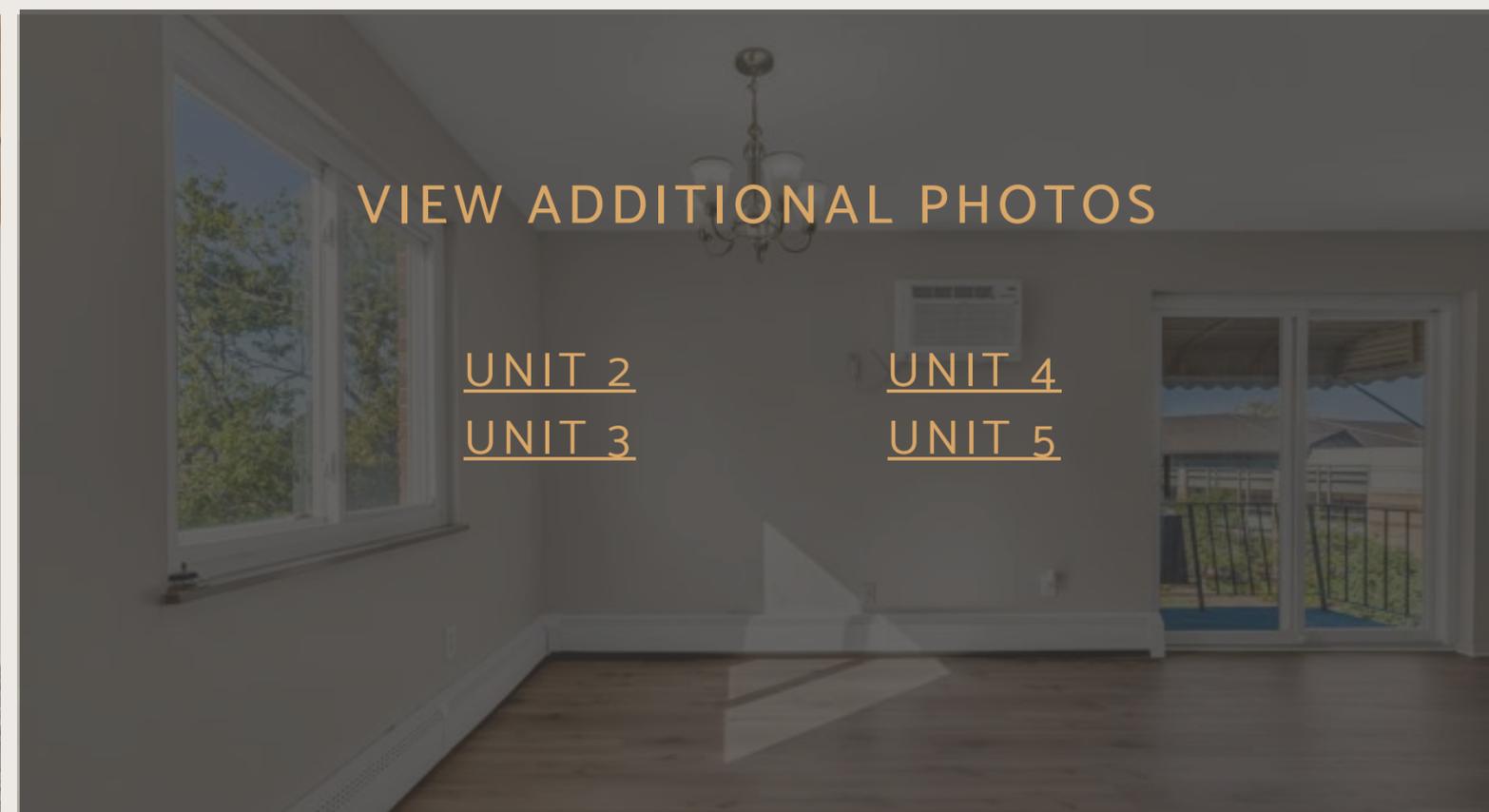
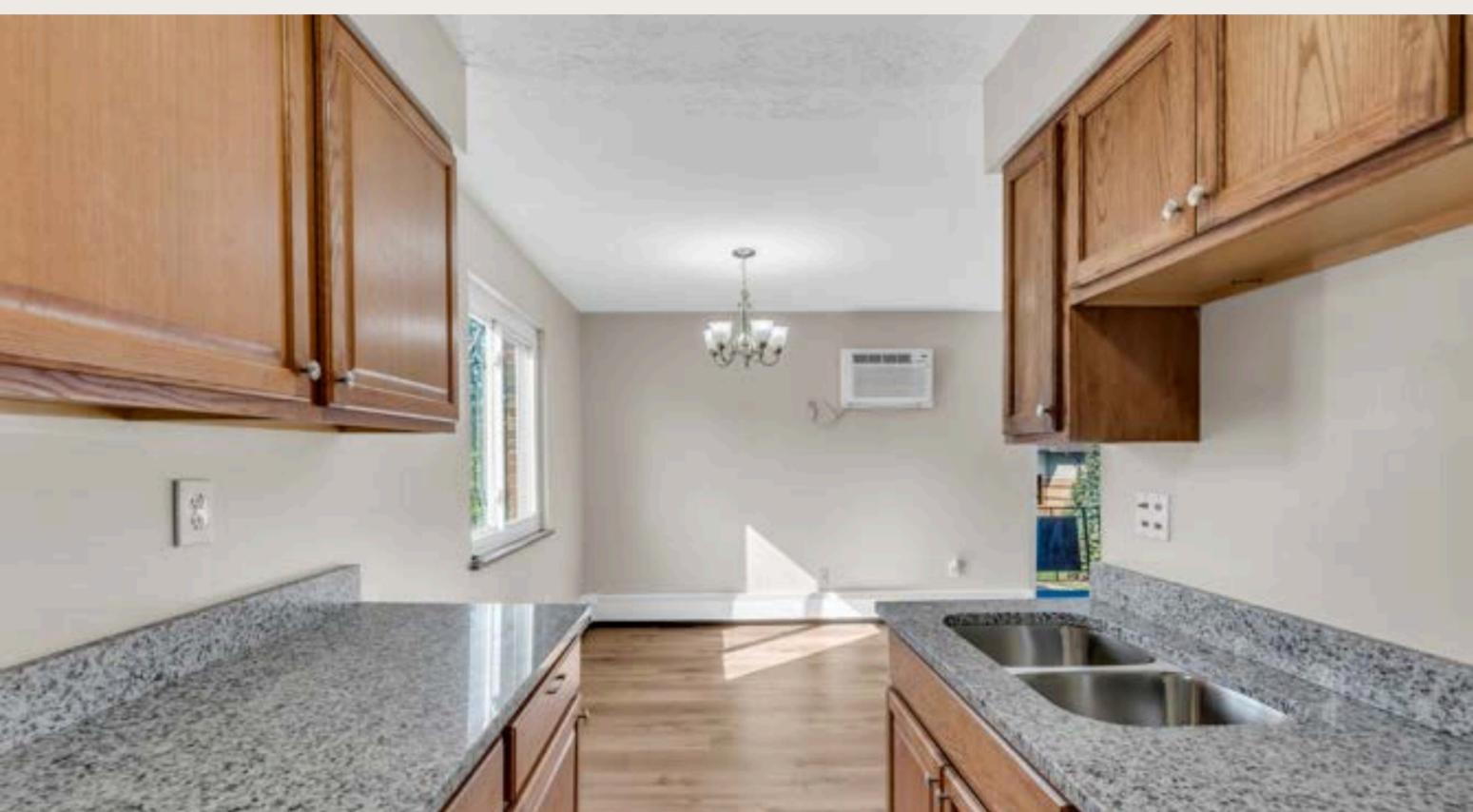
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