

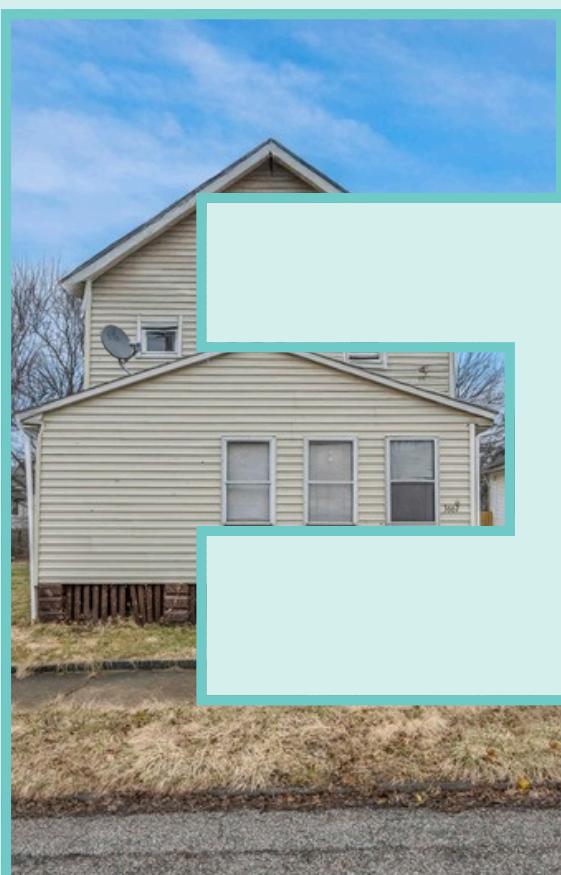


# CLEVELAND EAST SIDE PORTFOLIO

20 UNITS | 12 PROPERTIES

7 MULTI-FAMILY | 5 SINGLE FAMILY

OFFERED AS ONE PACKAGE | \$1,490,000



BERKSHIRE  
HATHAWAY  
HOMESERVICES

PROFESSIONAL  
REALTY © MLS  
419-706-2365

*Tarina Sidoti*  
REALTOR®

# EXECUTIVE SUMMARY

Rare opportunity to acquire a geographically concentrated Cleveland east side portfolio consisting of 7 multi-family and 5 single-family properties totaling 20 units. This assembled package provides immediate scale, operational efficiency, and income potential that is difficult to replicate through individual acquisitions.

Current vacancies have been fully renovated and are actively marketed for rent, allowing new ownership to step directly into lease-up without construction timelines, contractor coordination, or renovation risk. These units are positioned to convert directly into income.

Market rents support approximately \$23,200 per month or \$278,400 in potential annual income once stabilized.

Located steps from Cleveland's largest employment and education hubs, the portfolio benefits from strong rental fundamentals, proven voucher reliability, and public and private reinvestment occurring throughout the corridor. The geographic density of the properties allows for efficient management and multiple investment strategies including cash flow hold, refinance after stabilization, or future portfolio exit.

*Full address list, rent roll, and financials available upon request to [AlannaSellsRE@gmail.com](mailto:AlannaSellsRE@gmail.com).*

RENT-READY INCOME OPPORTUNITY

MARKET RENTS SUPPORTING

23,200.00

PER MONTH

The current vacancies have been fully renovated and are actively being marketed for rent. Unlike typical value-add portfolios where capital improvements remain, the renovation phase here is complete. New ownership benefits from immediate lease-up potential without construction timelines, contractor coordination, or renovation risk. These units are positioned to convert directly into income!

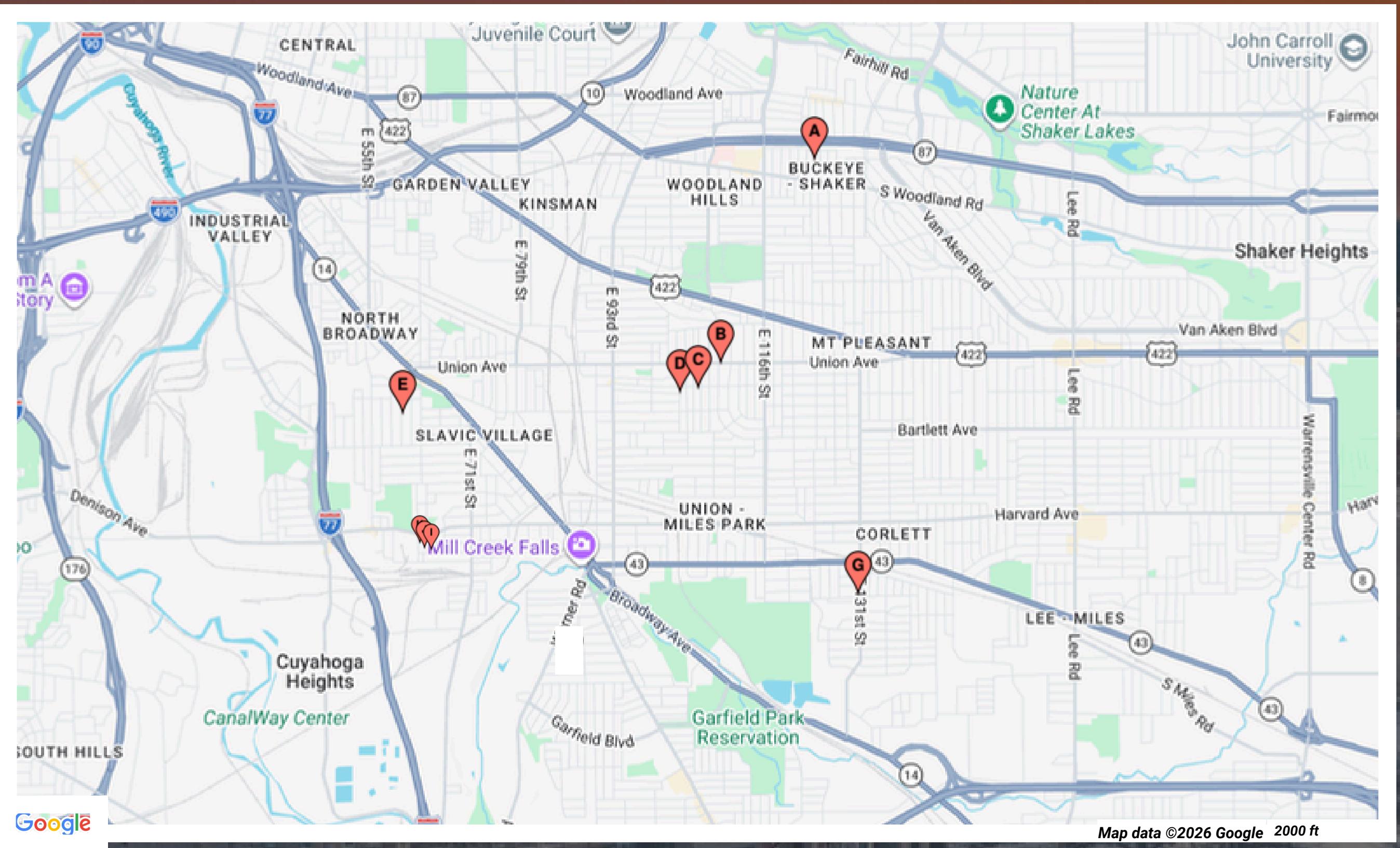


**\$278,400 IN  
POTENTIAL ANNUAL  
INCOME**

# EAST CLEVELAND

- Steps from Cleveland's largest employment and education hubs
- Below-replacement pricing with rent normalization upside
- Public and private reinvestment reshaping the corridor now
  - Proven voucher strength for reliable collections
  - Geographic density for operational efficiency
  - Flexible strategies: cash flow, refi, or portfolio exit
  - Buy where the fundamentals are already in place.

# GEOGRAPHIC DISTRIBUTION OF PORTFOLIO



# SAMPLE OF PORTFOLIO ADDRESSES

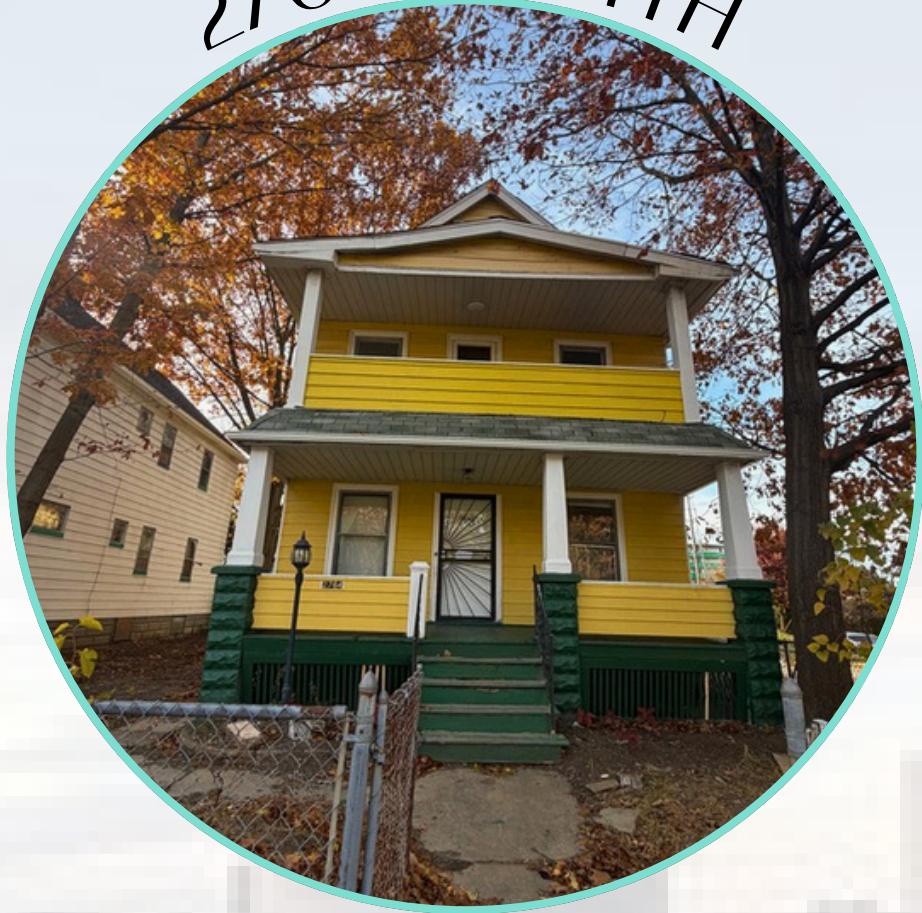
2764 E 124TH ST  
2807 E 124TH ST  
3513 E 110TH ST  
3592 E 106TH ST  
3611 E 103RD  
8322 BANCROFT AVE  
13016 BEACHWOOD AVE

***Click the link to access full  
list of addresses and  
financials!***

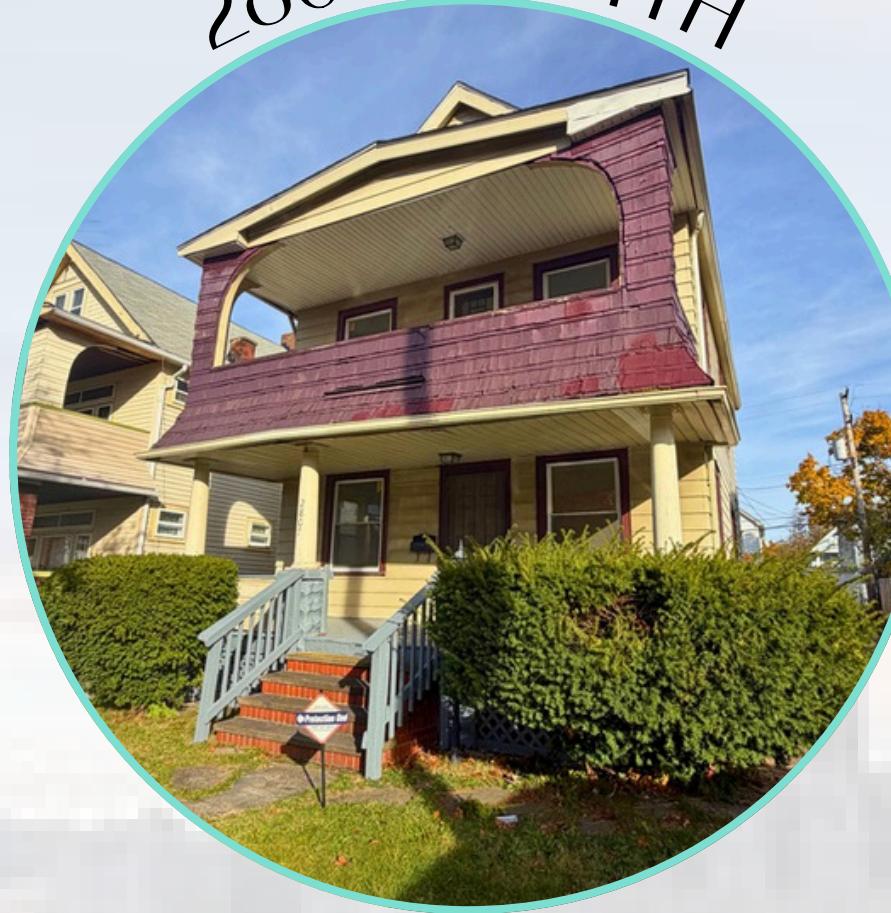
Cleveland Portfolio Drive



2764 E. 124TH



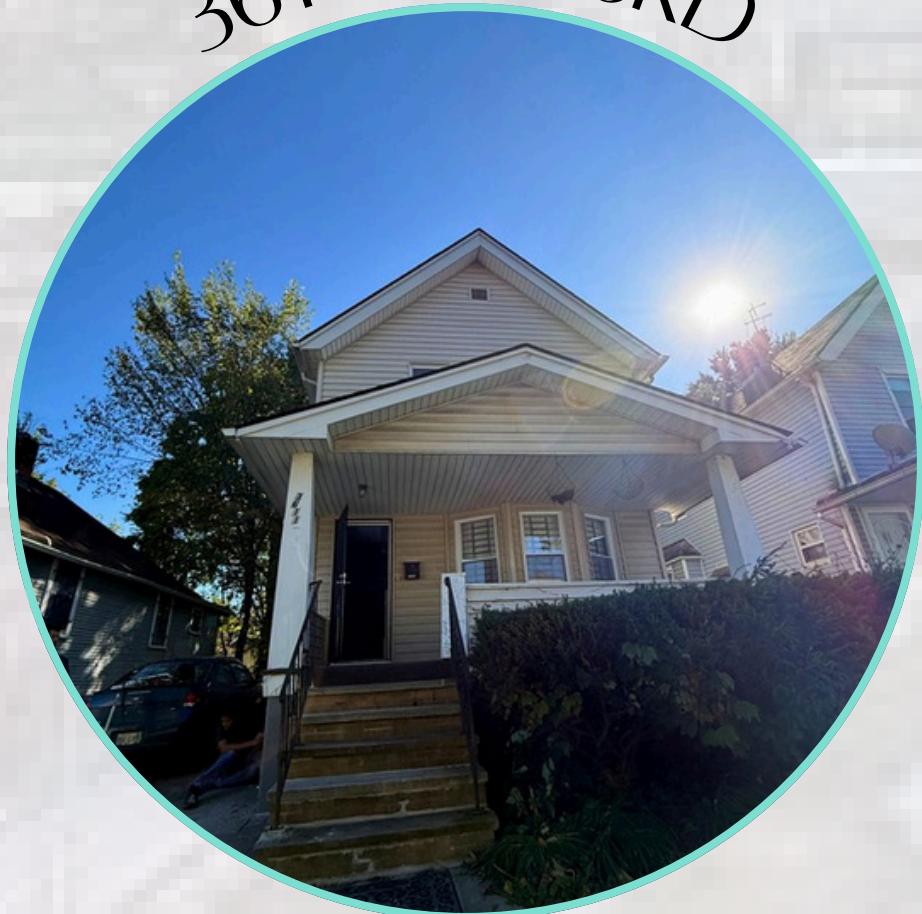
2807 E. 124TH



2807 E. 124TH



3611 E. 1036RD



3667 E. 61ST



3016 BEACHWOOD





CLEVELAND EAST SIDE  
PORTFOLIO

\$1,490,000.00

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