THE AZZAM GROUP | REMAX HAVEN PRESENTS

18809 BELLA DR

CLEVELAND, OH 44119

THE AZZAM GROUP

RE/MAX HAVEN REALTY

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PROPERTY OVERVIEW

- 5 Unit Apartment Building
- 4 of 5 Units Currently 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
- Lead Certificate on File
- 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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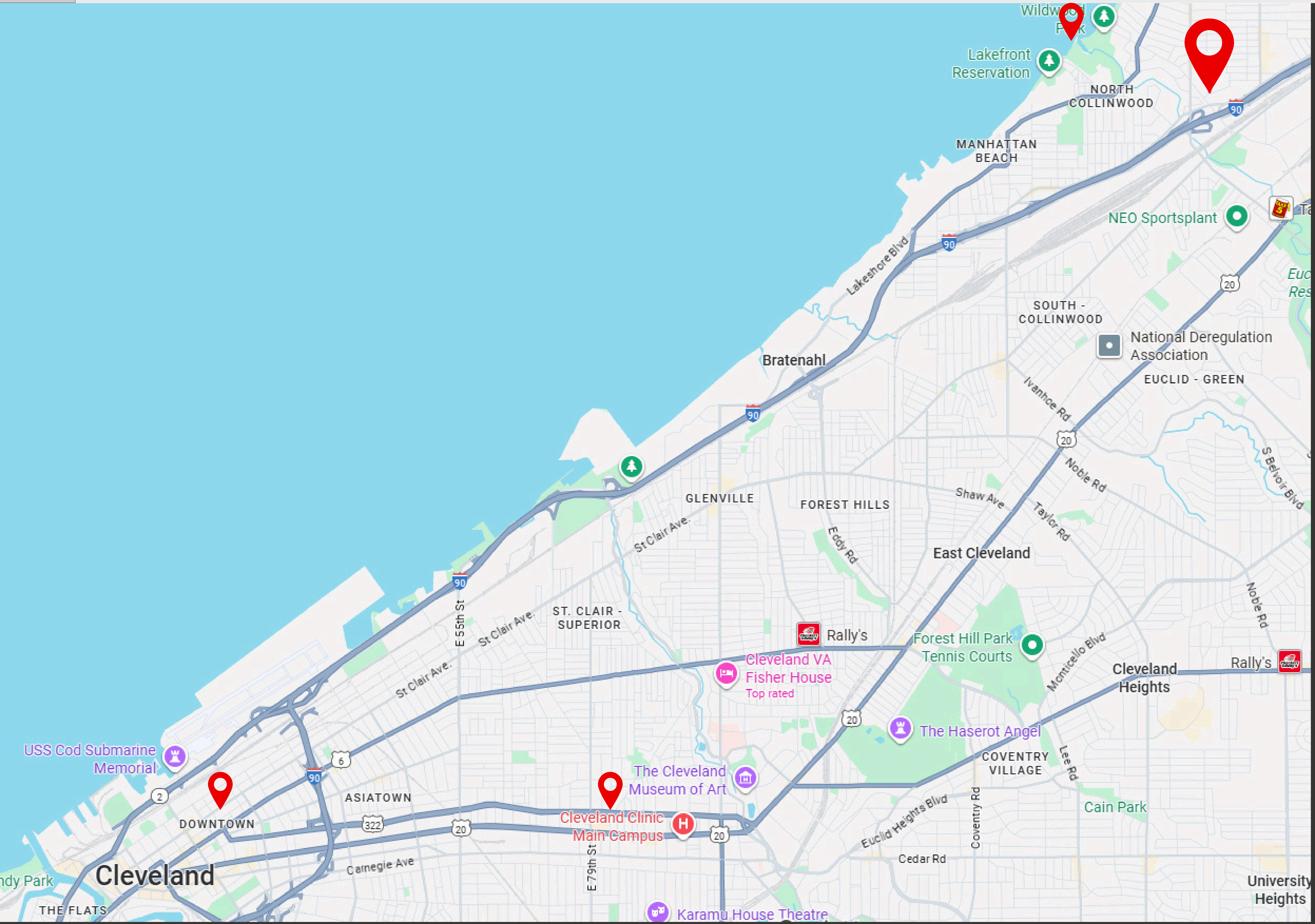

GREAT CENTRAL LOCATION

- 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	Vacant	$800/month	On Rental Market at $705/Month
#5	2 bed, 1 bath	$850/month	$950/month	Lease Expires 12/31/25

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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 $3,305.00	Monthly Expenses $2,403.35	Monthly Cash Flow $901.65	Pro Forma Cap Rate 3.23%
	NOI $10,819.80	Total Cash Needed $341,600.00	Cash on Cash ROI 3.17%	Purchase Cap Rate 3.23%
100% OCCUPANCY RENTS (Unit 4 Incorporated)	Monthly Income $4,010.00	Monthly Expenses $2,452.70	Monthly Cash Flow $1,557.30	Pro Forma Cap Rate 5.58%
	NOI $18,687.60	Total Cash Needed $341,600.00	Cash on Cash ROI 5.47%	Purchase Cap Rate 5.58%
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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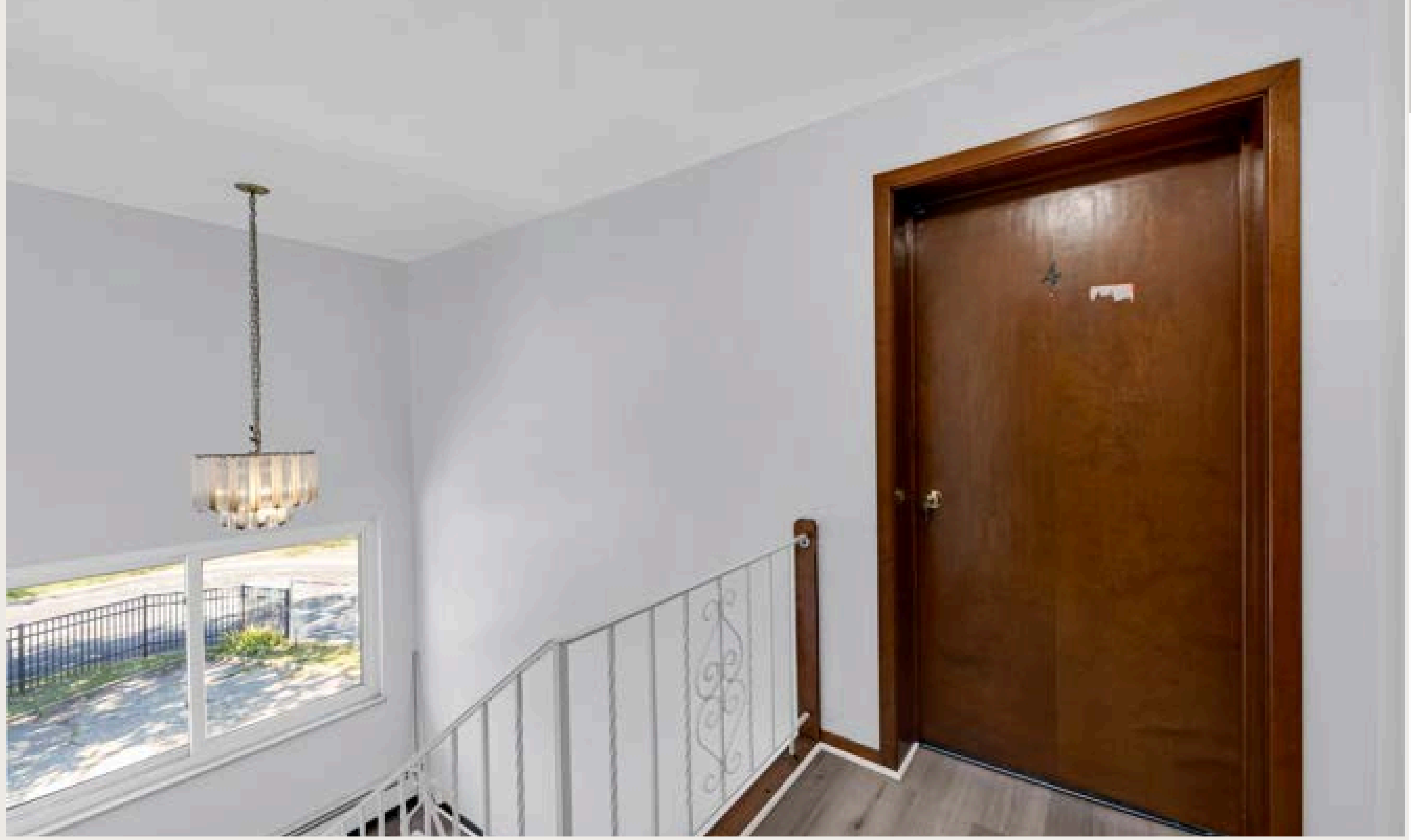

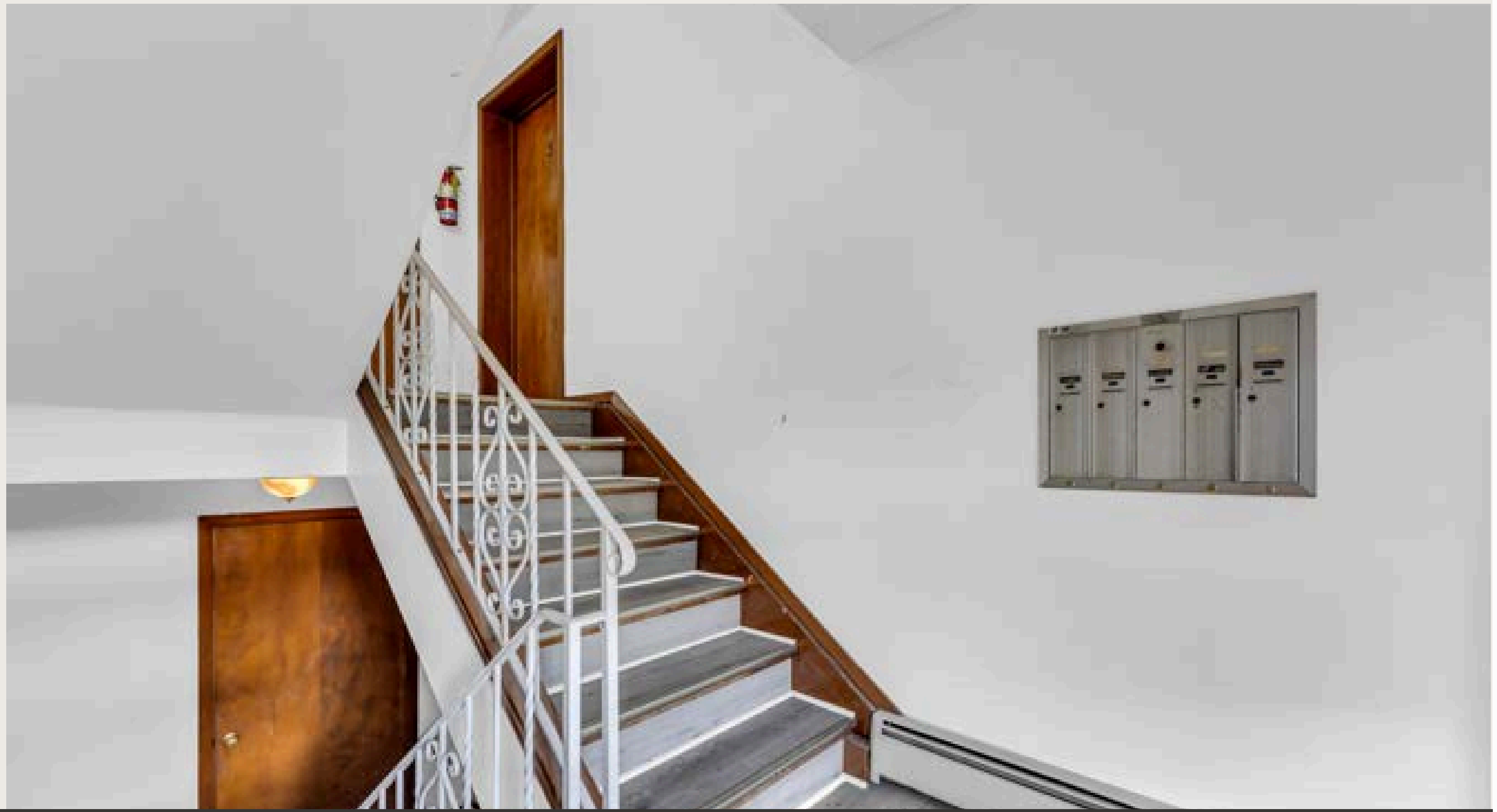

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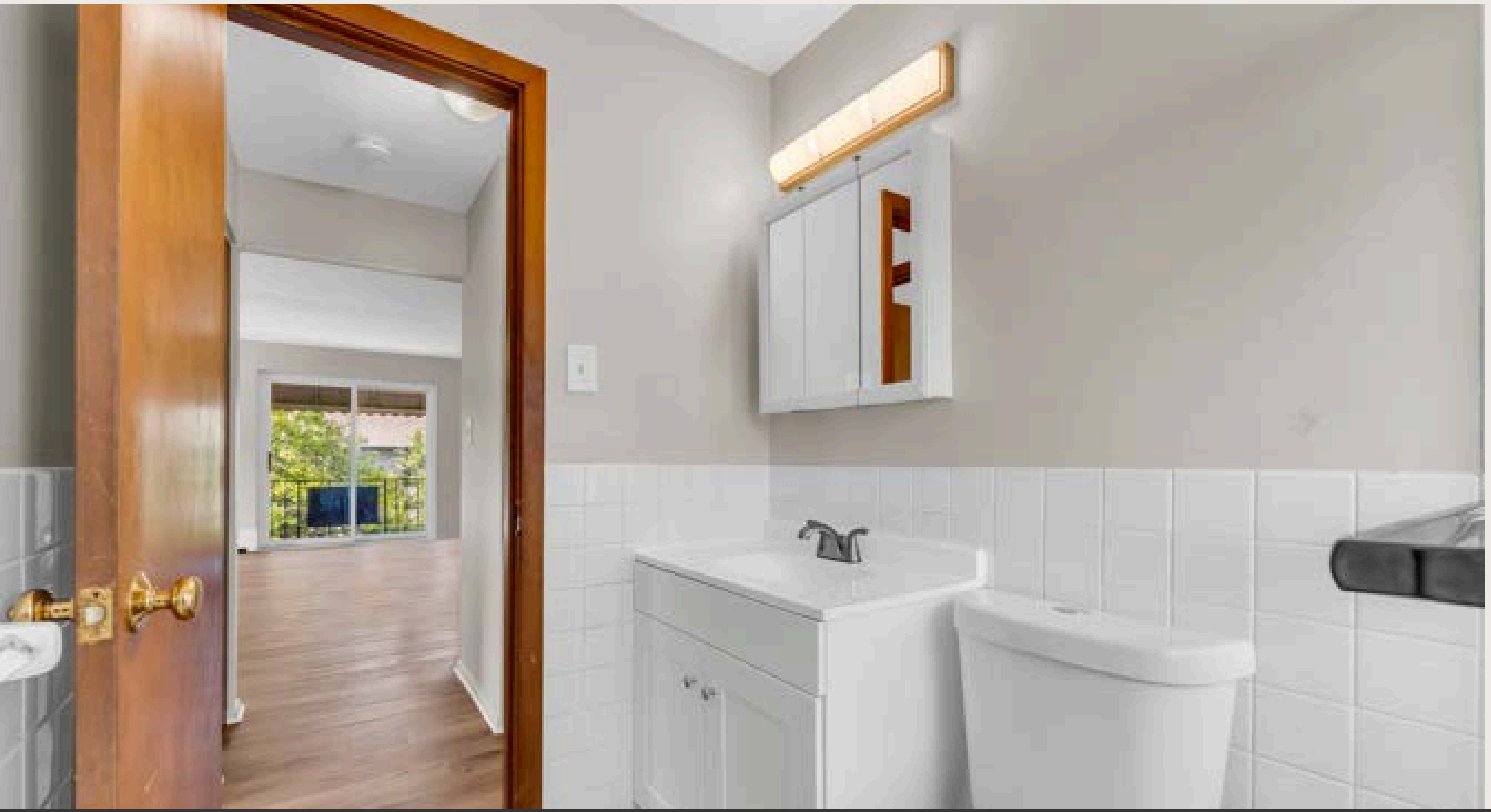

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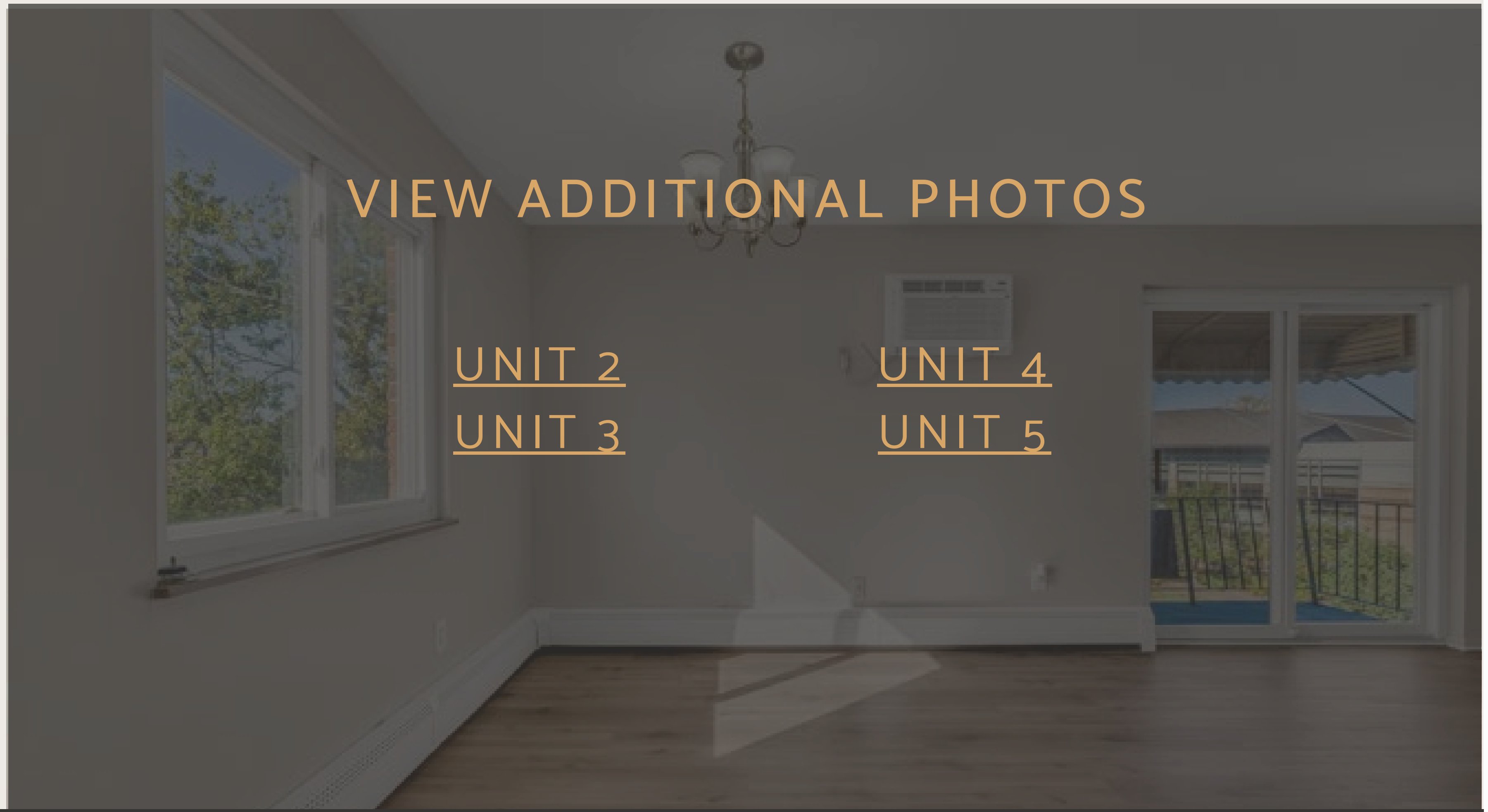

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