

SOLOMON LISTING

FOR SALE

Price

\$2,950,000

\$92,188 \$104.73

1346 - 1352 Kenilworth Ave, Lakewood, OH 44107

JUST LISTED!

Property Type	Multifamily
Cap Rate	6.81%
Proforma Cap Rate	8.4%
NOI	\$200,777
Number of Units	32
Building Size	28,167 SF



Investment Highlights

- 32 Units across 2 neighboring brick buildings (16 units each)
- Has undergone more than \$460,000 in recent capital improvements
- Generating \$376,572 in Gross Operating Income with a current NOI of \$200,777.
- Year 1 NOI is projected to increase to \$275,107, producing an 8.40% cap rate and approximately \$79,882 in annual cash flow after debt service—equivalent to more than \$208 per unit, per month before principal reduction.

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