



2617 Euclid Hts Blvd Cleveland Hts.



Charming Multi-Unit Investment Opportunity—Turtle Park Apartments!
\$859,000 | 8 Spacious Suites—(6) 3BR/1BA BR, (2) 2BR/1BA



- Affectionately named after the park adjacent to the building
- Charm and character abound in this exceptional income-generating opportunity
- Half of the units have been thoughtfully updated with new kitchens, baths, fresh paint, modern fixtures, appliances and windows
- Key updates include plumbing & electrical improvements, as well as a repaired and updated main sewage line
- Roof and boiler are in excellent condition and are regularly serviced
- Additional features include: 6 parking spaces (3 covered, 3 uncovered), motion-activated common area lighting, on-site coin laundry for additional income
- Ideally located near downtown, major hospitals, universities, and all that Coventry has to offer



UNIT 2



UNIT 3



UNIT 7



The Gallmann Group • 440.248.2548 • ClevelandHomes.com

2617 Euclid Heights Boulevard, Cleveland Heights, Ohio 44106

Buyer Full

MLS#: **5095915** Prop Type: **Commercial Sale** List Price: **\$859,000** ↓
 Status: **Active** Sub Type: **Apartment** DOM/CDOM: **35/35**
Recent: 03/11/2025 : Price Decrease : \$899,000->\$859,000



List Dt Rec: **02/04/2025** List Date: **02/04/2025**
 Lot #: Contg Dt:
 Unit: Pend Dt:
 County: **Cuyahoga** Off Mkt Dt:
 Close Dt:

Supplements (7)

Parcel ID: **TX 685-09-073**
 Twp: **Cleveland Heights**
 Subdiv: **Euclid Heights**
 School Dist: **Cleveland Hts-Univer - 1810**
 Yr Built: **1917/Public Records**
 SqFt Total: **13,688** \$/SqFt: **\$62.76**
 Map:

Directions: **West off Coventry and east of Overlook/Hampshire**

General Information

Approx Fin SqFt: **13,688/Public Records**
 Office SqFt: Lot Size (acre): **0.15** DriveIn Door Max Hgt:
 Residential SqFt: Lot Size Source: **Realist** Drive In Door Min Hgt:
 Warehouse SqFt: Lot Size Front: **72** # Dock Doors:
 # Parking: Cost: **Other** Ceiling Height:

Income/Expense

Gross Rent: Insurance: Additional Exp 1: **See Supplements**

Features

Basement: **Slab**
 Bldg Feat: **Bathrooms, Coin Laundry, Fire Escape**
 Fence: Roof: **Flat**
 Heating: **Hot Water/Steam, Radiators, Zoned** Cooling: **Ceiling Fan(s)**
 Water: **Public** Sewer: **Public**
 Parking: **Detached Garage, Driveway, On Street**
 Prop Cond: **Actual YBT, Updated/Remodeled**
 Current Use: **Residential**

Remarks:
Charming Multi-Unit Investment Opportunity—Turtle Park Apartments. Affectionately named after the park adjacent to the building. Charm and character abound in this exceptional income-generating opportunity in the heart of Cleveland Heights! Turtle Park Apartments features 8 spacious suites—(6) 3BR/1BA and (2) 2BR/1BA units. As tenants have moved out, half of the units have been thoughtfully updated with new kitchens, baths, fresh paint, modern fixtures, appliances, and windows. With a proforma rental income of \$10,250 per month, this property is primed for strong returns. Key updates include plumbing and electrical improvements, as well as a repaired and updated main sewage line. The roof and boiler are in excellent condition and are regularly serviced. Additional features include: 6 parking spaces (3 covered, 3 uncovered), motion-activated common area lighting for efficiency and safety, on-site coin laundry for additional income. Two vacant units available for viewing; all updated units are currently rented. Photos showcase one updated unit and two non-updated units—all updated units reflect the updated unit photos. Ideally located near downtown, major hospitals, universities, and all that Coventry has to offer, this is a prime opportunity for investors looking for a well-maintained, income-producing asset. Don't miss out!

Listing/Contract Info

Possession: **Negotiable (Possession)**
 List Terms:
 Concessions: **Negotiable**
 Special Listing Conditions: **Principal/NR**
 Close Date: Close Price:
 Closed By: Seller Pd Closing Costs:

Presented By: **Robert Gallmann** **RE/MAX Haven Realty**
 Primary: **440-343-0314** **34050 Solon Road, Suite 100**
 Fax: **440-793-0749** **Solon, Ohio 44139**
440-519-3100
 E-Mail: **Robert@ClevelandHomes.com** Fax: **440-519-0303**
03/11/2025 Web: **http://www.ClevelandHomes.com** See our listings online:
http://www.havenrealty.com

Information is Believed To Be Accurate But Not Guaranteed Date Printed: 03/11/2025 04:47 PM
 Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

Apartment SqFt: **0** Bsmt: Yr: **1917** Acres: **0.15** **\$859,000**



Front of Structure



Front of Structure



Unit 2 Living Room



Unit 2 Living Room



Unit 2 Dining Room



Unit 2 Dining Room



Unit 2 Family Room



Unit 2 Family Room



Unit 2 Kitchen



Unit 2 Kitchen



Unit 2 Kitchen



Unit 2 Bathroom



Unit 2 BR1



Unit 2 BR2



Unit 2 BR3



Unit 2 BR3



Unit 3 Living Room



Unit 3 Dining Room



Unit 3 Dining Room



Unit 3 Family Room



Unit 3 Family Room



Unit 3 Kitchen



Unit 3 Kitchen



Unit 3 Kitchen



Unit 3 Bathroom



Unit 3 Bathroom



Unit 3 BR1



Unit 3 BR1



Unit 3 BR2



Unit 3 BR3



Unit 3 BR3



Unit 3 Bathroom



Unit 7 Living Room



Unit 7 Living Room



Unit 7 Kitchen



Unit 7 Kitchen



Unit 7 Kitchen



Unit 7 Bathroom



Unit 7 BR1



Unit 7 BR2



Back of Structure



Back of Structure



Back of Structure



Garage



Other



Other



Other

Information is Believed To Be Accurate But Not Guaranteed

Address 2617 Euclid Hts Blvd

Rent Roll

		Tenant	Monthly Rent	Current Annual Rent	Market Rent	Projected Annual Rent
Unit 1	3b1b	Daniel Cohen	\$ 1,050	\$ 12,600	\$ 1,200	\$ 14,400
Unit 2	3b1b	Vacant	\$ -	\$ -	\$ 1,250	\$ 15,000
Unit 3	3b1b	Lita Hall	\$ 1,550	\$ 18,600	\$ 1,550	\$ 18,600
Unit 4	3b1b	Robyn Hall	\$ 1,350	\$ 16,200	\$ 1,350	\$ 16,200
Unit 5	3b1b	Joshua Pallay	\$ 1,200	\$ 14,400	\$ 1,350	\$ 16,200
Unit 6	3b1b	Kristina & David	\$ 1,150	\$ 13,800	\$ 1,250	\$ 15,000
Unit 7	2b1b	Vacant	\$ -	\$ -	\$ 1,050	\$ 12,600
Unit 8	2b1b	Briannah Guy	\$ 1,100	\$ 13,200	\$ 1,250	\$ 15,000
			\$ 7,400	\$ 88,800	\$ 10,250	\$ 123,000

Projected Gross Rent	\$ 123,000
Laundry Income	\$ 900
Effective Gross Rent	\$ 123,900

Projected Cash Flow

NOI	\$ 69,974
Cap Rate	7.00%
Market Value	\$ 999,631
NOI	\$ 69,974
Asking Price	\$ 899,000
Cap Rate	7.78%

Operating Expenses	
Property Tax	\$ 29,551.80
Insurance	\$ 6,142.00
Permit	\$ 450.00
Water	\$ 2,196.00
Sewer	\$ 1,330.00
Electric	\$ 1,144.00
Gas	\$ 6,222.00
Landscaping	\$ 500.00
Repair & Main.	\$ 2,300.00
Pest Control	\$ 1,030.00
Trash Removal	\$ 2,160.00
Total	\$ 53,025.80

Financial Analysis	
Sale Price	\$ 859,000
LTV	80%
Loan Amount	\$ 687,200
Down Payment	\$ 171,800
Interest Rate	6.0%
Amortization	20
PMT	\$4,899
ADS	\$58,786
DCR	1.19
Cash Flow	\$ 11,188
Cash on Cash	6.51%

Current Cash Flow

NOI	\$ 70,874
Cap Rate	7.00%
Market Value	\$ 1,012,489
NOI	\$ 70,874
Asking Price	\$ 899,000
Cap Rate	7.88%



HOUSING INSPECTION DEPARTMENT

EXTENSION
PARCEL 68509073
CASE 25-000080

TO: KYLE NOWAK
1560 CALENDAR DR
HUDSON, OH 44236

PROPERTY INSPECTED:
2617 EUCLID HEIGHTS BLVD
TYPE OF STRUCTURE:
WALK-UP APTS 7-19 U
TYPE OF INSPECTION:
Re-Inspection Appointment

INITIAL INSPECTION: Jan 22, 2025
REINSPECTION DATE: Feb 04, 2025
COMPLIANCE DUE DATE: Aug 04, 2025

Inspector: Jeff Habel

Please be advised that in consideration of the progress you have made in addressing the code violation noted on our inspection, the City has determined to grant an **extension until Aug 04, 2025**, to complete all repairs.

A reinspection will take place on or after Aug 04, 2025. While we hope all violations are corrected as soon as possible, the City will consider additional time if satisfactory progress is noted at the reinspection date.

If you find that extenuating circumstances will delay your repair efforts, please contact us, preferably in writing and prior to the compliance date, so we can review your situation.

Should you need clarification on any violation or would like to discuss repair options, please contact us at 216-291-5900. Inspectors are available for on-site advisory reviews.

Individuals with financial difficulties are urged to consider the various housing repair and loan programs offered by the City's **Housing Preservation Office at 216-291-4869** or the **Home Repair & Resource Center**, a private, non-profit organization at **216-381-6100**.

If you have any questions regarding this notice, please contact the **Housing Department at 216-291-5900**.

Thank you for your cooperation,
City of Cleveland Heights
Housing Inspection Department



HOUSING INSPECTION DEPARTMENT
NOTICE OF CODE VIOLATION
CASE 25-000080

PROPERTY INSPECTED:
2617 EUCLID HEIGHTS BLVD
REINSPECTION DATE: Feb 04, 2025
COMPLIANCE DUE DATE: Aug 04, 2025
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TYPE OF STRUCTURE:
WALK-UP APTS 7-19 U

TYPE OF INSPECTION:
Re-Inspection Appointment
Inspector: Jeff Habel

VIOLATIONS

Immediate Compliance Required

2617 EUCLID HEIGHTS BLVD

Boiler Room

- 50. Repair damaged area of floor. CRACKS IN CONCRETE Escrow \$500**
Section: 1351.27, 1369.06

Laundry Room

- 55. Replace drain grate.**
Section: 1351.13, 1369.08

Garage - Interior

- 57. Tuckpoint joints where the mortar is loose or missing. Mortar color should match as closely as possible. Compliance will not be granted if the mortar is placed on brick facing. BACK WALL WHERE NEEDED Escrow \$350**
Section: 1351.26, 1369.05

2617 EUCLID HTS BLVD 1

1st Floor - Front Foyer

- 7. Repair crack(s) in ceiling in a workmanlike manner. Area is to be finished and painted to match existing ceiling..**
Section: 1351.27, 1369.06

Living Room

- 1. Replace damaged area of floor. NEAR RADIATOR**
Section: 1351.27, 1369.06
- 2. Repair damaged area of floor. GAPS IN FLOORBOARDS**
Section: 1351.27, 1369.06
- 3. Secure loose floor covering. NEAR RADIATOR**
Section: 1351.27, 1369.06
- 4. Repair crack(s) in ceiling in a workmanlike manner. Area is to be finished and painted to match existing ceiling..**
Section: 1351.27, 1369.06

Bathroom

- 5. Repair/replace door to properly close.**
Section: 1351.23, 1369.02

2617 EUCLID HTS BLVD 2

1st Floor - Front Foyer

- 8. Replace radiator valve handle.**
Section: 1351.15, 1369.10
- 9. Replace missing light globe.**
Section: 1351.23, 1369.02
- 10. Scrape and paint. CEILING**
Section: 1351.26, 1369.05

Kitchen

- 21. Replace improper/non-approved drain line. REPLACE FLEX WITH SOLID PIPE UNDER SINK**
Section: 1351.13, 1369.08

Living Room

- 23. Replace damaged/missing face plate(s) for receptacle(s). WHERE PAINTED OVER**
Section: 1351.20, 1369.09
- 24. Properly secure loose door knob(s). ENTRY DOOR**
Section: 1351.23, 1369.02
- 25. Repair damaged area of floor. GAPS IN FLOORBOARDS**
Section: 1351.27, 1369.06
- 26. Properly grout floor. IN FRONT OF FIREPLACE**
Section: 1351.27, 1369.06

Bathroom

- 17. Replace improper/non-approved drain line. REPLACE FLEX WITH SOLID PIPE UNDER SINK**
Section: 1351.13, 1369.08
- 19. Repair/replace door to properly close.**
Section: 1351.23, 1369.02

Bedroom

- 12. Replace missing light globe.
Section: 1351.23, 1369.02
- 13. Properly replace. CLOSET DOORS
Section: 1351.23, 1369.02

Bedroom Hall

- 11. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall. ABOVE ACCESS PANEL
Section: 1351.27, 1369.06
- 14. Properly install a smoke detector. This violation requires immediate compliance.
Section: 1351.211
- 15. Properly install a CO detector outside of the sleeping area in the immediate vicinity of the bedrooms or within the bedroom where a fuel-burning appliance is located. Including one on every level where a fuel-burning appliance is located.
Section: 1103.09

2617 EUCLID HTS BLVD 3

Dining Room

- 27. Replace radiator valve handle.
Section: 1351.15, 1369.10

Bedroom

- 28. Make the smoke detector fully operable. This violation requires immediate compliance.
Section: 1351.211

2617 EUCLID HTS BLVD 4

All Rooms

- 29. No apparent violations at time of inspection.
Section: note

2617 EUCLID HTS BLVD 5

Bedroom

- 33. Replace radiator valve handle. BACK BEDROOM
Section: 1351.15, 1369.10

Bedroom Hall

- 30. Properly install a smoke detector. This violation requires immediate compliance.
Section: 1351.211
- 31. Properly install a CO detector outside of the sleeping area in the immediate vicinity of the bedrooms or within the bedroom where a fuel-burning appliance is located. Including one on every level where a fuel-burning appliance is located.
Section: 1103.09
- 32. Scrape and paint. CEILING
Section: 1351.26, 1369.05

2617 EUCLID HTS BLVD 6

All Rooms

- 40. Repair damaged area of floor. REFINISH WOOD FLOORS Escrow \$3000
Section: 1351.27, 1369.06

Dining Room

- 35. Repair damaged area(s) of ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling..
Section: 1351.27, 1369.06

Bathroom

- 37. Caulk around bathtub wall and floor seams.
Section: 1351.23, 1369.02

Bedroom

- 38. Properly clean/disinfect and maintain in a sanitary condition. BACK BEDROOM
Section: 1351.22, 1369.01
- 39. . REPAIR DOOR TO ELIMINATE GAP AT TOP - BACK BEDROOM
Section: 1351.23, 1369.02

Bedroom Hall

- 36. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall.
Section: 1351.27, 1369.06

2617 EUCLID HTS BLVD 7

Kitchen

- 52. Replace missing light globe.
Section: 1351.23, 1369.02

Bathroom

- 45. Caulk around bathtub wall and floor seams.
Section: 1351.23, 1369.02

46. Properly refinish damaged area of bathtub or sink. BATHTUB

Section: 1351.23, 1369.02

47. Replace damaged area of floor. CRACKED TILES Escrow \$250

Section: 1351.27, 1369.06

48. Replace damaged/missing ceiling tiles. STAINED TILES

Section: 1351.27, 1369.06

Bedroom

41. Repair/replace door to properly close. CLOSET DOOR - FRONT BEDROOM

Section: 1351.23, 1369.02

42. Repair damaged area of floor. FRONT BEDROOM Escrow \$500

Section: 1351.27, 1369.06

Bedroom Hall

43. Make light fixture fully operable.

Section: 1351.20, 1369.09

2617 EUCLID HTS BLVD 8

All Rooms

58. No apparent violations at time of inspection.

Section: note

TOTAL ESTIMATED COST: \$ 4,600.00