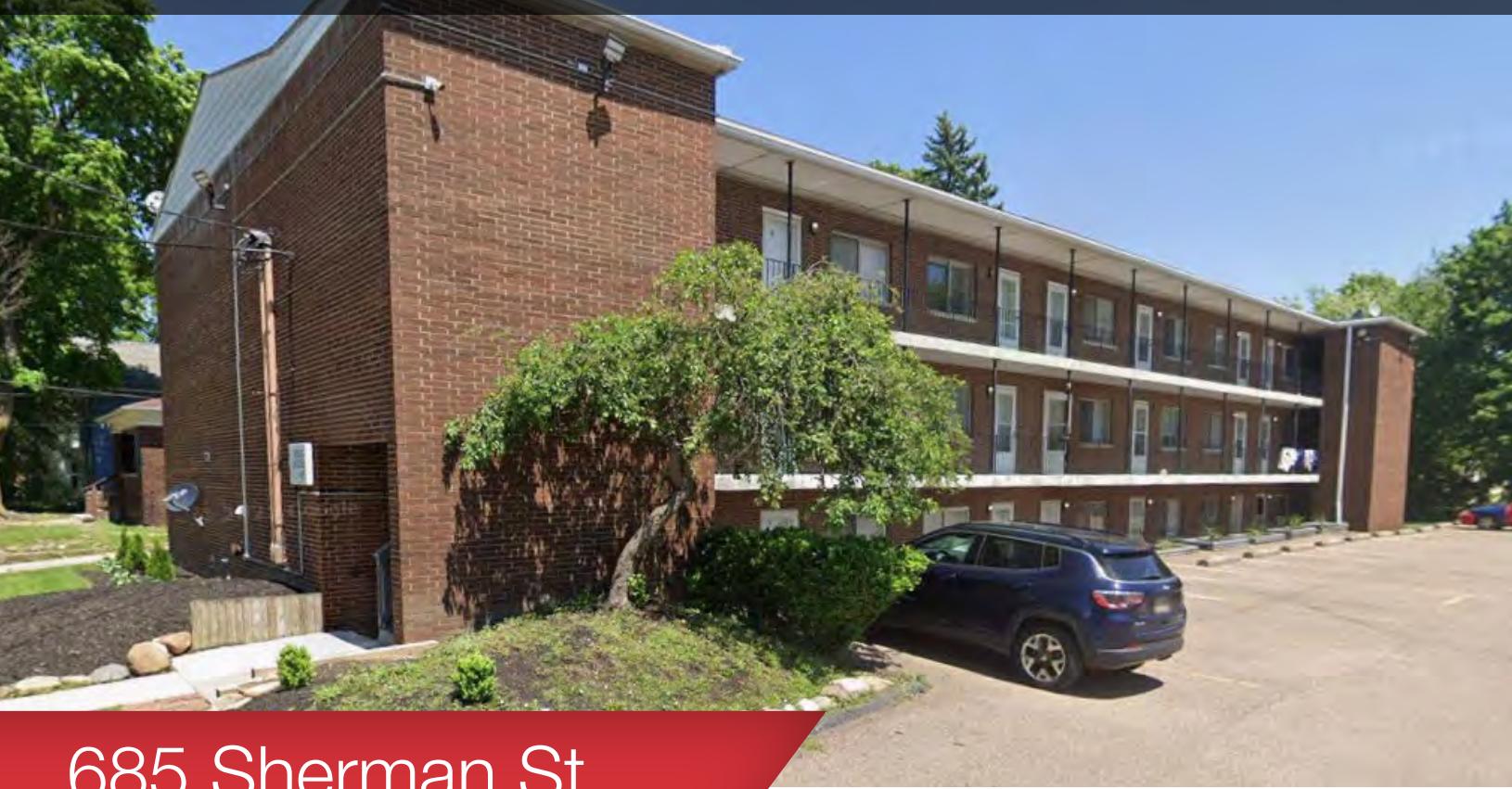


## RYAN HOUSE APARTMENTS - 21 UNITS (AKRON)



685 Sherman St.  
Akron, OH 44311

**Property Highlights**

- 8.25% Cap Rate From Day One
- \$60K Per Unit – Below Market
- 21 Units, Fully Stabilized Asset
- 100% Leased
- Value-Add Upside Potential
- On-Site Laundry
- Spacious Units
- Sale Price \$1,250,000



**Evan Pannell** • Vice President • 330.715.4801 • [evan.pannell@naipvc.com](mailto:evan.pannell@naipvc.com)

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### Property Details

- Total Building Space: 21,620
- Total Units: 21
- One Bedroom: 15
- Two Bedrooms: 6
- Average Size Unit: 900 SF
- Acreage: 0.85 acres
- Year Built: 2000 / 2023
- PPN: 6713647
- Tenant Responsibilities: electric, gas
- Landlord Responsibilities: trash, water, sewer

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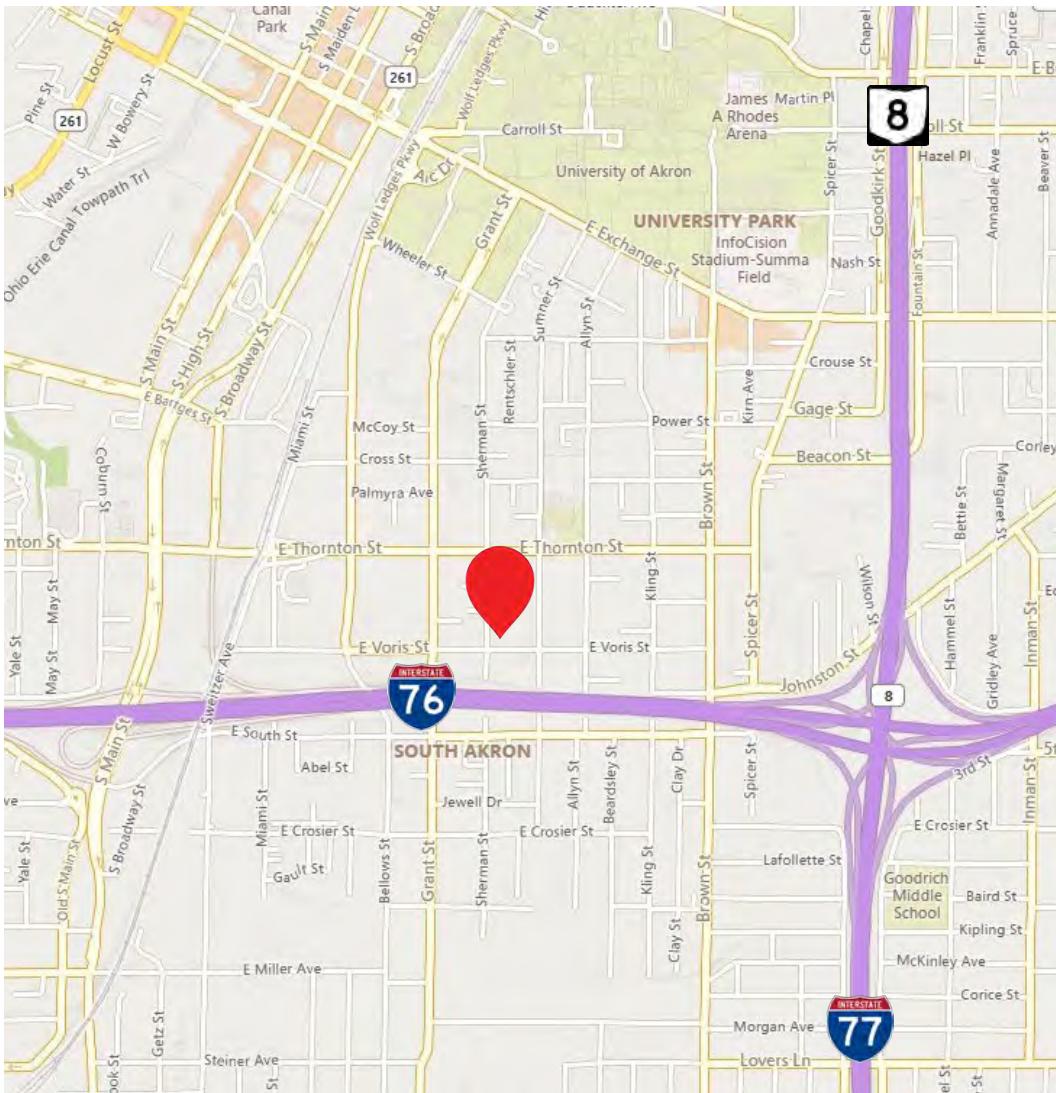
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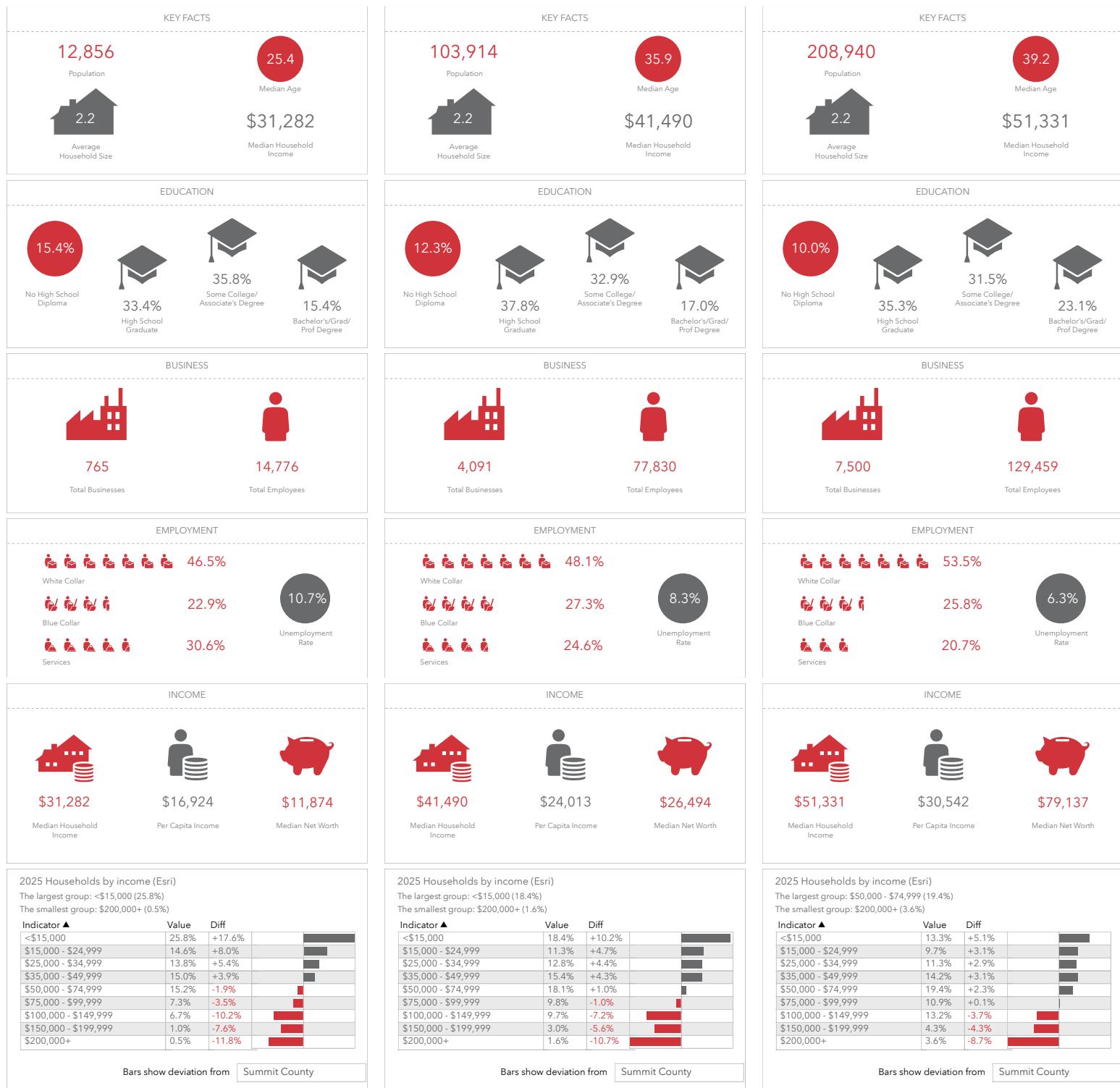
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1 mile

3 miles

5 miles



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