

RYAN HOUSE APARTMENTS - 21 UNITS (AKRON)



685 Sherman St.
Akron, OH 44311

Property Highlights

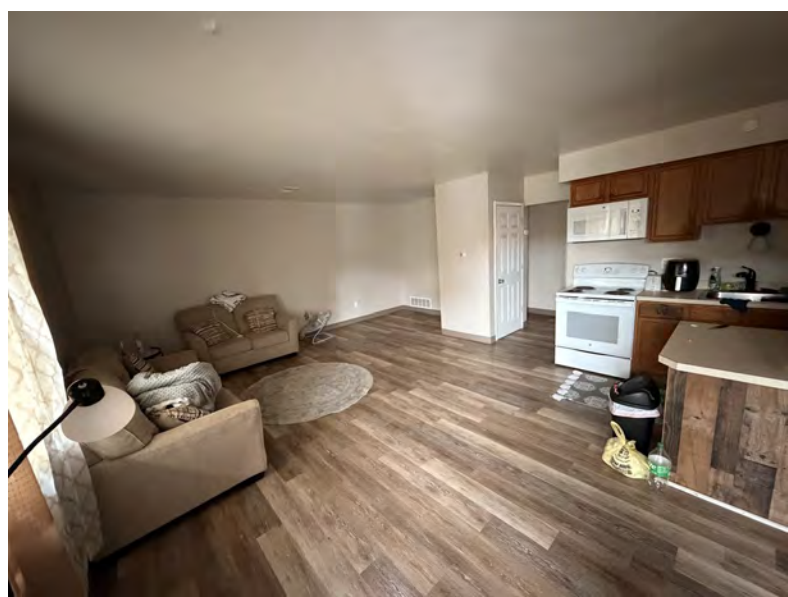
- 8.25% Cap Rate From Day One
- \$60K Per Unit – Below Market
- 21 Units, Fully Stabilized Asset
- 100% Leased
- Value-Add Upside Potential
- On-Site Laundry
- Spacious Units
- Sale Price \$1,250,000



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540 White Pond Drive | Suite A
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Property Details

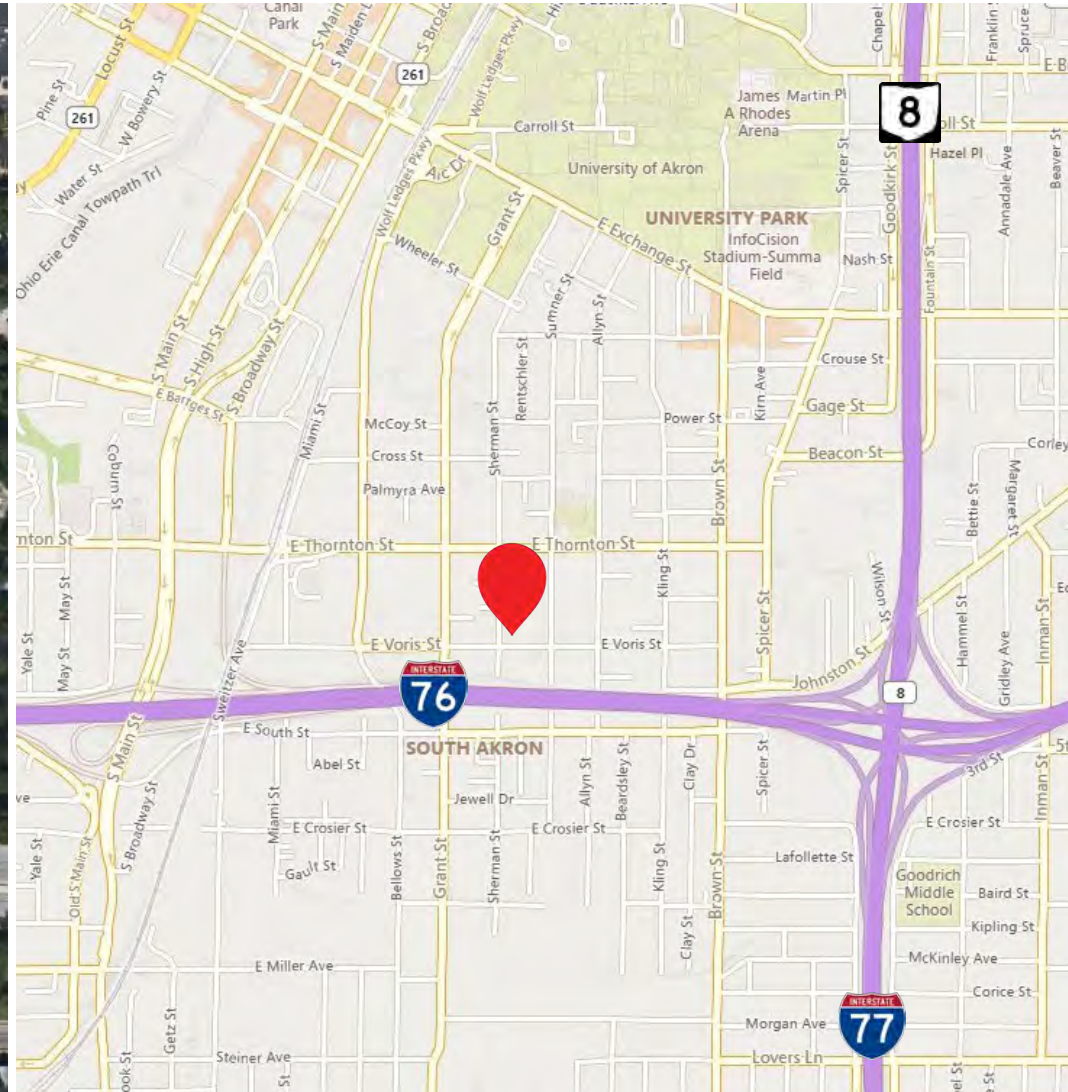
- Total Building Space: 21,620
- Total Units: 21
- One Bedroom: 15
- Two Bedrooms: 6
- Average Size Unit: 900 SF
- Acreage: 0.85 acres
- Year Built: 2000 / 2023
- PPN: 6713647
- Tenant Responsibilities: electric, gas
- Landlord Responsibilities: trash, water, sewer

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1 mile

3 miles

5 miles

KEY FACTS

12,856

Population



Average Household Size

25.4

Median Age

\$31,282

Median Household Income

EDUCATION

15.4%

No High School Diploma



33.4%

High School Graduate



35.8%

Some College/Associate's Degree



15.4%

Bachelor's/Grad/Prof Degree

BUSINESS



765

Total Businesses



14,776

Total Employees

EMPLOYMENT



White Collar

46.5%



Blue Collar

22.9%



Services

30.6%



10.7%

Unemployment Rate

INCOME



\$31,282

Median Household Income



\$16,924

Per Capita Income



\$11,874

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (25.8%)

The smallest group: \$200,000+ (0.5%)

Indicator ▲	Value	Diff	
<\$15,000	25.8%	+17.6%	
\$15,000 - \$24,999	14.6%	+8.0%	
\$25,000 - \$34,999	13.8%	+5.4%	
\$35,000 - \$49,999	15.0%	+3.9%	
\$50,000 - \$74,999	15.2%	-1.9%	
\$75,000 - \$99,999	7.3%	-3.5%	
\$100,000 - \$149,999	6.7%	-10.2%	
\$150,000 - \$199,999	1.0%	-7.6%	
\$200,000+	0.5%	-11.8%	

Bars show deviation from Summit County

KEY FACTS

103,914

Population



Average Household Size

35.9

Median Age

\$41,490

Median Household Income

EDUCATION

12.3%

No High School Diploma



37.8%

High School Graduate



32.9%

Some College/Associate's Degree



17.0%

Bachelor's/Grad/Prof Degree

BUSINESS



4,091

Total Businesses



77,830

Total Employees

EMPLOYMENT



White Collar

48.1%



Blue Collar

27.3%



Services

24.6%



8.3%

Unemployment Rate

INCOME



\$41,490

Median Household Income



\$24,013

Per Capita Income



\$26,494

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (18.4%)

The smallest group: \$200,000+ (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	18.4%	+10.2%	
\$15,000 - \$24,999	11.3%	+4.7%	
\$25,000 - \$34,999	12.8%	+4.4%	
\$35,000 - \$49,999	15.4%	+4.3%	
\$50,000 - \$74,999	18.1%	+1.0%	
\$75,000 - \$99,999	9.8%	-1.0%	
\$100,000 - \$149,999	9.7%	-7.2%	
\$150,000 - \$199,999	3.0%	-5.6%	
\$200,000+	1.6%	-10.7%	

Bars show deviation from Summit County

KEY FACTS

208,940

Population



Average Household Size

39.2

Median Age

\$51,331

Median Household Income

EDUCATION

10.0%

No High School Diploma



35.3%

High School Graduate



31.5%

Some College/Associate's Degree



23.1%

Bachelor's/Grad/Prof Degree

BUSINESS



7,500

Total Businesses



129,459

Total Employees

EMPLOYMENT



White Collar

53.5%



Blue Collar

25.8%



Services

20.7%



6.3%

Unemployment Rate

INCOME



\$51,331

Median Household Income



\$30,542

Per Capita Income



\$79,137

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$200,000+ (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	13.3%	+5.1%	
\$15,000 - \$24,999	9.7%	+3.1%	
\$25,000 - \$34,999	11.3%	+2.9%	
\$35,000 - \$49,999	14.2%	+3.1%	
\$50,000 - \$74,999	19.4%	+2.3%	
\$75,000 - \$99,999	10.9%	+0.1%	
\$100,000 - \$149,999	13.2%	-3.7%	
\$150,000 - \$199,999	4.3%	-4.3%	
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