



CANTON RENTAL PORTFOLIO

4 Single-Family Rental Assets | Canton, Ohio

\$420,000

PORTFOLIO ASKING PRICE



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OFFERING MEMORANDUM

EQUAL HOUSING OPPORTUNITY

A four-property income portfolio with scale from day one

This offering combines four Canton single-family rental properties into one acquisition opportunity. The portfolio provides diversified rental income across multiple submarkets while retaining the simplicity of one-unit residential assets.

ASKING PRICE

\$420,000

PROPERTIES

4

MONTHLY RENT

\$4,100

BUILDING SF

4,768

Portfolio Highlights

- \$4,100 in scheduled monthly rent / \$49,200 annual gross rent
- Approximately 9.5% calculated portfolio cap rate before debt service, based on the supplied rent and expense schedule
- Two Dueber Avenue assets are located next to one another, supporting efficient management and maintenance routing
- Three individual marketing summaries report 100% occupancy; the supplied rent schedule also includes income for 3204 14th St SW
- Mix of R1A and R2 zoning across four established Canton residential assets

Investment Positioning

Offered as a package, the portfolio provides an investor with four income-producing homes, a current rent base, and potential operational efficiencies through geographic concentration in Canton.

Portfolio Financial Overview

Based on supplied rent / expense schedule



Calculated figures below exclude debt service and are presented for marketing analysis only.

Property	Price	Rent / Mo.	Annual Rent	Est. OpEx	Est. NOI	Cap
1215 Dueber Ave SW	\$90,000	\$900	\$10,800	\$1,804	\$8,996	10.0%
1219 Dueber Ave SW	\$100,000	\$900	\$10,800	\$2,200	\$8,600	8.6%
2309 43rd St NW	\$130,000	\$1,300	\$15,600	\$3,040	\$12,560	9.7%
3204 14th St SW	\$100,000	\$1,000	\$12,000	\$2,267	\$9,733	9.7%
PORTFOLIO	\$420,000	\$4,100	\$49,200	\$9,311	\$39,889	9.5%

ANNUAL GROSS RENT

\$49,200

CALCULATED NOI

\$39,889

PORTFOLIO CAP RATE

9.5%

Expense Assumptions Used

Operating expenses were derived from the supplied rental worksheet and include annual real estate taxes, insurance, maintenance and owner-paid utilities shown on that schedule. Mortgage payments are intentionally excluded from NOI and cap-rate calculations.

Due Diligence Note

The source worksheet contains estimated figures and a handwritten price schedule. Buyers should independently verify leases, rent collections, deposits, taxes, insurance, utilities, maintenance history and all other operating data.

1215 Dueber Ave SW

Canton, OH 44706



MONTHLY RENT

\$900

BUILDING SIZE

1,252 SF

YEAR BUILT

1917

ZONING

R1A

Property Overview

A classic Canton single-family rental offering 1,252 SF, established occupancy and immediate income potential.

LOT SIZE

2,766 SF

CALCULATED NOI / CAP

\$8,996 / 10.0%

Annual Operating Inputs

TAXES

\$971.00

INSURANCE

\$620.00

MAINTENANCE

\$213.00

UTILITIES

\$0.00

1219 Dueber Ave SW

Canton, OH 44706



MONTHLY RENT

\$900

BUILDING SIZE

1,152 SF

YEAR BUILT

1917

ZONING

R1A

Property Overview

A 1,152 SF rental positioned adjacent to 1215 Dueber, creating operational convenience for portfolio ownership.

LOT SIZE

2,747 SF

CALCULATED NOI / CAP

\$8,600 / 8.6%

Annual Operating Inputs

TAXES

\$785.14

INSURANCE

\$620.00

MAINTENANCE

\$571.92

UTILITIES

\$222.73



\$130,000

INDICATED ASKING PRICE

MONTHLY RENT

\$1,300

BUILDING SIZE

1,080 SF

YEAR BUILT

1951

ZONING

R2

Property Overview

A 1,080 SF, R2-zoned rental with the strongest monthly income in the portfolio at \$1,300.

LOT SIZE

4,498 SF

CALCULATED NOI / CAP

\$12,560 / 9.7%

Annual Operating Inputs

TAXES

\$1,050.04

INSURANCE

\$606.00

MAINTENANCE

\$1,384.04

UTILITIES

\$0.00



\$100,000

INDICATED ASKING PRICE

MONTHLY RENT

\$1,000

BUILDING SIZE

1,284 SF

YEAR BUILT

1920

ZONING

R1A

Property Overview

The largest residence in the offering at 1,284 SF, contributing \$1,000 in monthly scheduled rent.

LOT SIZE

0.11 Acres

CALCULATED NOI / CAP

\$9,733 / 9.7%

Annual Operating Inputs

TAXES

\$984.92

INSURANCE

\$620.00

MAINTENANCE

\$599.60

UTILITIES

\$62.89

For additional information

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Prepared for marketing purposes from the property summaries and rental worksheet supplied by the seller / listing team.

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