

Residential Income Active
MLS# 10001978

2061 Tremainsville Road, Toledo, OH 43613-3967

County: Lucas

\$700,000
Public Report



Number Of Buildings:	1	Sub Type:	Apartment
Number Of Units Total:	11	Subdivision Name:	Home Acres
Stories Total:	2	Lot Size Acres:	0.28
Year Built:	1971	Lot Size SqFt:	12,197
Year Built Source:	Public Records	Lot Size Dim:	60 FF
Living Area:	9,384	New Construction:	No
Living Area Source:	Public Records	Home Warranty:	No
Basement:	No	Fireplaces Total:	0
Basement SqFt:	0	Parking Total:	20
Accessibility Features:	No	Pool Private YN:	No
		Waterfront YN:	No
		Water Body Access:	No

Garage YN: No
Carport YN: No

Public Remarks: NO SIGN IN YARD - DO NOT DISTURB TENANTS - IF YOU DRIVE BY OR STOP BY DO NOT STATE YOUR REASON FOR VIEWING FROM THE PARKING LOT - TENANTS ARE AWESOME AND WE DON'T WANT TO ROCK THEIR BOAT! What we have here is an 11 unit apartment building - income producing! Five 2 bed units, and Six 1 bed units are fully occupied - besides for one 1 bed - could that be your on site residential manager suite/home! Or you live for free! Tenants pay their electric - separately metered! Laundry room is being redone w/room for two washers and two dryers (not included) or put in coin op for extra income. On top of an easy rent+electric for the tenants - they get their own parking space in the parking lot right out front! Included with the rent! You will never have a problem leasing these out! With long term happy tenants in place - this will be an easy portfolio add on! On Site workshop/storage for owner convenience! No tours allowed until offer is agreed on to minimize disruptions.

Directions: Just south of Westbrook

Latitude: 41.698309 **Longitude:** -83.59494

Listing Contract Date: 12/02/2025
Delayed Marketing: No

Listing Terms: Cash; Conventional
Auction YN: No

Status Change 12/02/2025
Timestamp:
Original Entry 12/02/2025
Timestamp:
Original List Price: \$700,000
List Price: \$700,000
Possession: Subject To Tenant Rights

List Price/SqFt: \$74.6
Homestead Exempt: No
School District: Toledo

Parcel Number: 07-27817
Additional Parcels YN: No
Elementary/Primary School: Deveau
Middle School: None
Intermediate School: None
Junior High School: None
High School: Start

Tax Year: 2025
6 Months General Tax: \$5,055.00
6 Months Special Assessment Tax: \$105.00
6 Months Total Tax: \$5,160.00

Unit Details: Number Of Units Leased: 10; Number Of Units Vacant: 1

Unit One:	Unit Type Description: 2-Bedrooms SqFt per Unit: 650 Appliances Included: Yes Furnished: Unfurnished	Unit Type Beds Total: 1 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$675
Unit Two:	SqFt per Unit: 650 Appliances Included: Yes Furnished: Unfurnished	Unit Type Beds Total: 1 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$675
Unit Three:	SqFt per Unit: 650 Appliances Included: Yes Furnished: Unfurnished	Unit Type Beds Total: 1 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$675
Unit Four:	SqFt per Unit: 650 Appliances Included: Yes Furnished: Unfurnished	Unit Type Beds Total: 1 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$700
Unit Five:	SqFt per Unit: 650 Appliances Included: Yes Furnished: Unfurnished	Unit Type Beds Total: 1 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$700
Unit Six:	SqFt per Unit: 850 Appliances Included: Yes Furnished: Unfurnished	Unit Type Beds Total: 2 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$775
Unit Seven:	SqFt per Unit: 850 Appliances Included: Yes Furnished: Unfurnished	Unit Type Beds Total: 2 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$775
Unit Eight:	SqFt per Unit: 850 Appliances Included: Yes Furnished: Unfurnished	Unit Type Beds Total: 2 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$775
Unit Nine:	SqFt per Unit: 850 Appliances Included: Yes	Unit Type Beds Total: 2 Unit Type Number of Full Baths: 1	Unit Type Actual Rent: \$800

Unit Ten:	Furnished: Unfurnished	Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$775
	SqFt per Unit: 850	Unit Type Beds Total: 2	
	Appliances Included: Yes	Unit Type Number of Full Baths: 1	
	Furnished: Unfurnished	Unit Type Number of Half Baths: 0	
Appliances: Electric Oven; Refrigerator Construction Materials: Brick; Shingle Siding; Wood Siding Cooling: Central Air Disclosures: Lead Based Paint Disclosure Electric: Circuit Breakers Flooring: Carpet; Vinyl Foundation Details: Slab Heating: Forced Air; Natural Gas Interior Features: Eat-in Kitchen Laundry Features: Electric Dryer Hookup; Gas Dryer Hookup; Washer Hookup Levels: Two Location of Property: Neighborhood Lot Features: Level		Income and Expenses: Gross Income: 8,025; Operating Expense: 2,058 Income Includes: Rent Only Lease Term Options: Other Tenant Pays: Electricity Owner Pays: Common Area Maintenance; Exterior Maintenance; Gas; Grounds Care; Insurance; Lawn Care; Repairs; Sewer; Snow Removal; Taxes; Trash Collection; Water Parking Features: Asphalt; Off Street; Parking Lot Pet Information: Pets Allowed YN: No Road Frontage Type: City Street Road Surface Type: Asphalt Roof: Shingle Sewer: Public Sewer Structure Type: Multi Family Utilities: Natural Gas Connected; Sewer Connected; Water Connected Water Body View: No Water Source: Public	

Listing Office: RE/MAX Preferred Associates



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