



|                         |                |                    |            |
|-------------------------|----------------|--------------------|------------|
| 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

|  |   |   |                          |
|--|---|---|--------------------------|
| <b>Listing Contract Date:</b> 12/02/2025 | <b>Listing Terms:</b> Cash; Conventional  | <b>Status Change</b>                    | 12/02/2025               |
| <b>Delayed Marketing:</b> No             | <b>Auction YN:</b> No                     | <b>Timestamp:</b>                       |                          |
|  |   | <b>Original Entry</b>                   | 12/02/2025               |
|  |   | <b>Timestamp:</b>                       |                          |
|  |   | <b>Original List Price:</b>             | \$700,000                |
|  |   | <b>List Price:</b>                      | \$700,000                |
|  |   | <b>Possession:</b>                      | Subject To Tenant Rights |
| <b>List Price/SqFt:</b> \$74.6           | <b>Parcel Number:</b> 07-27817            | <b>Tax Year:</b>                        | 2025                     |
| <b>Homestead Exempt:</b> No              | <b>Additional Parcels YN:</b> No          | <b>6 Months General Tax:</b>            | \$5,055.00               |
| <b>School District:</b> Toledo           | <b>Elementary/Primary School:</b> Deveaux | <b>6 Months Special Assessment Tax:</b> | \$105.00                 |
|  | <b>Middle School:</b> None                | <b>6 Months Total Tax:</b>              | \$5,160.00               |
|  | <b>Intermediate School:</b> None          |   |                          |
|  | <b>Junior High School:</b> None           |   |                          |
|  | <b>High School:</b> Start                 |   |                          |

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

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

**Unit Ten:**  
Furnished: Unfurnished  
SqFt per Unit: 850  
Appliances Included: Yes  
Furnished: Unfurnished

**Unit Type Number of Half Baths: 0**  
**Unit Type Beds Total: 2**  
**Unit Type Number of Full Baths: 1**  
**Unit Type Number of Half Baths: 0**

**Unit Type Actual Rent: \$775**

**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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