

# 27 E New Haven St

Bloomville, OH 44818

5 Units Multi Family - 10.4 % Cap Rate



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**DI LUSSO**  
REAL ESTATE

OFFERING MEMORANDUM

# 27

E New Haven St  
FOR SALE

## PROPERTY SUMMARY

27 E New Haven St is a fully leased, turnkey investment property consisting of Five (5) one-bedroom, one-bath units. The building is 100% occupied and generating consistent cash flow, offering an attractive 10.4% cap rate.

## Highlights

- ▶ **Price:** 375,000
- ▶ **Cap Rate:** 10.4%
- ▶ **Lot Size:** 5,655 SQFT
- ▶ **Building Size:** 4,012 SQFT
- ▶ **Units:** 5 - 1 Bed 1 Bath.
- ▶ **Parcel:** C14-00-016046-00-00

# FINANCIALS

27 E New Haven St Bloomville OH 44818				
Income				
Unit	Lease	Monthly Rent	Annual Rent	
1	M2M	800	9600	Landlord Pays water
2	M2M	800	9600	Landlord Pays water
3	M2M	700	8400	All utilities on tenant
4	M2M	850	10200	Landlord Pays water
5	M2M	800	9600	Landlord Pays water
Washer and Dryer		200	2400	
<b>Total</b>			<b>49800</b>	
Expenses		Annual		
Property Tax		1380	<b>Total Income</b>	<b>49800</b>
Insurance		2268	<b>Total Expenses</b>	<b>10536</b>
Utilities		3548	<b>Net Income</b>	<b>39264</b>
Trash		1500		
Internet		1500		
Repairs		340		
<b>Total</b>		<b>10536</b>		

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# LOCATION MAP



**27 E New Haven St, Bloomville, OH 44818**



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