



**BRUCE SMENNER**  
TOLEDO'S TOP APARTMENT BROKER

MULTI-FAMILY | COMMERCIAL | INVESTMENTS  
PRESENTED BY: BRUCE SMENNER, THE DANBERRY CO.

# 2820 ELDORA DR.

## HIDDEN VILLAGE APARTMENTS



THE DANBERRY CO.  
**BRUCE SMENNER**  
419.277.7636  
[BRUCE@SMENNERTEAM.COM](mailto:BRUCE@SMENNERTEAM.COM)



## THE RIGHT EXPERT FOR THE JOB!

Bruce Smenner is a seasoned real estate professional with over 30 years of experience. He has an in-depth understanding of the apartment industry, having started his career at Sawicki Realty Company, where he spent over a decade managing 1,500 units.

In 2000, Bruce joined his father, Dick Smenner, in specializing exclusively in apartment sales. With over 50 years of expertise, Dick was a pioneer in apartment transactions across Northwest Ohio and Lower Michigan. Together, they built a legacy of focusing solely on listing and selling apartment buildings—never leasing or managing—an approach Bruce proudly continues today.

Over the past 20+ years, Bruce has successfully closed transactions exceeding \$500 million. His expertise and dedication have made him a key player in the Greater Toledo apartment market, with countless buildings bearing his mark.

No matter the size—large, medium, or small—Bruce specializes in listing and selling apartment communities with unmatched professionalism and service.

For top-tier expertise and dedicated attention, trust Toledo's Top Apartment Broker – Bruce Smenner

THE DANBERRY CO.  
**BRUCE SMENNER**  
419.277.7636  
[BRUCE@SMENNERTEAM.COM](mailto:BRUCE@SMENNERTEAM.COM)



## 2820 ELDORA DR. PROPERTY INFORMATION

UNITS: 72

CONSTRUCTION: Brick

BUILDINGS: 6 (2- are in a flood zone)

ROOFS: Pitched

UNIT MIX: 72- one beds

AGE: 1977

BATHS: One

SQUARE FEET: 437 and 594 approximately

HEATING: Gas forced air paid by owner

COOLING: Central paid by tenant

UTILITIES: Separately metered electric

KITCHEN: Stoves and refrigerator

LAUNDRY: Facilities- equipment leased

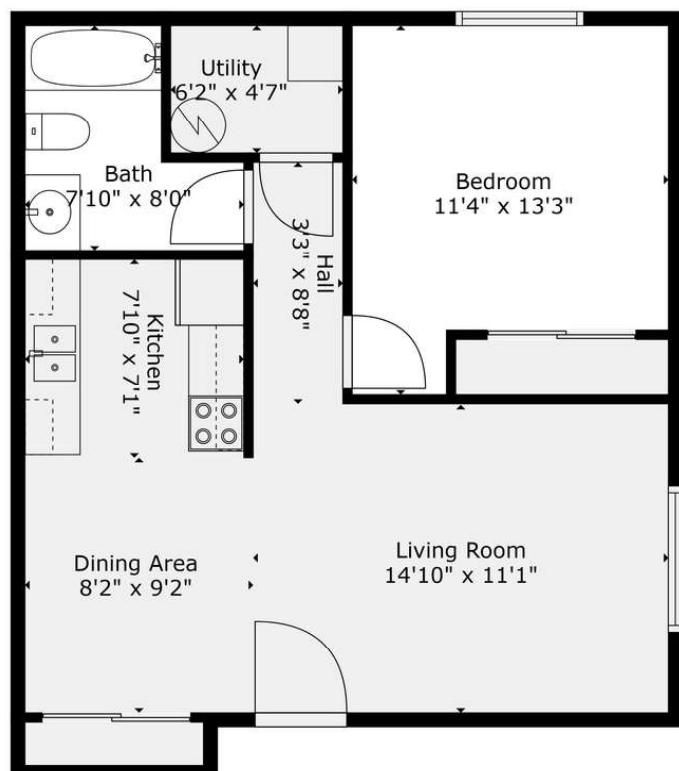
PARKING: Off street

LOCATION: Tremainsville north to Eldora

PRICE: \$3,816,000



FLOORPLAN



THE DANBERRY CO.

BRUCE SMENNER

419.277.7636

BRUCE@SMENNERTEAM.COM

## 2820 ELDORA- HIDDEN VILLAGE APARTMENTS

### INCOME & EXPENSE STATEMENT

#### OPERATING INCOME:

Rental Income	(A)\$608,004	(B)\$620,640
Vacancy (5%)	-30,400	-31,032
Laundry	10,818	10,818
Misc. fees	<u>17,705</u>	<u>17,705</u>
Gross Operating Income	\$606,127	\$618,131

#### OPERATING EXPENSES:

Taxes	53,474	
Insurance (est.) includes flood	(C)36,000	
Management Fee 7% (est.)	40,432	41,273
Maintenance (est.)	38,231	
Electric	17,403	
Water	30,074	
Gas	12,980	
Refuse	25,237	
Cleaning-common area	7,381	
Lawn/Snow	20,223	
Office misc.	9,427	
Reserves	<u>(D) 18,000</u>	
Expenses	308,862	309,703
Net Operating Income	\$297,265	\$308,428

- (A) Current rent roll  
 (B) 6 @700, 66 @ 720  
 (C) Includes Flood insurance  
 (D) \$250 per unit



THE DANBERRY CO.  
 BRUCE SMENNER  
 419.277.7636  
 BRUCE@SMENNERTEAM.COM

MAUMEE OFFICE: 3555 BRIARFIELD BLVD., MAUMEE, OH 43537

## 2820 ELDORA- HIDDEN VILLAGE APARTMENTS

## RENT ROLL

UNIT	SQ. FT.	RENT	UNIT	SQ. FT.	RENT
<b><u>BUILDING #2829</u></b>					
01- 1 BED	437	\$700	01- 1 BED	437	\$639
02- 1 BED	594	\$750	02- 1 BED	594	\$720
03- 1 BED	594	\$700	03- 1 BED	594	\$700
04- 1 BED	594	\$720	04- 1 BED	594	\$720
05- 1 BED	594	\$700	05- 1 BED	594	\$700
06- 1 BED	594	\$700	06- 1 BED	594	\$700
07- 1 BED	594	\$700	07- 1 BED	594	\$750
08- 1 BED	594	\$700	08- 1 BED	594	\$700
09- 1 BED	594	\$720	09- 1 BED	594	\$700
10- 1 BED	594	\$700	10- 1 BED	594	\$690
11- 1 BED	594	\$720	11- 1 BED	594	\$720
12- 1 BED	594	\$700	12- 1 BED	594	\$700
<b><u>BUILDING #2830</u></b>					
01- 1 BED	437	\$669	01- 1 BED	437	\$690
02- 1 BED	594	\$700	02- 1 BED	594	\$700
03- 1 BED	594	\$700	03- 1 BED	594	\$700
04- 1 BED	594	\$720	04- 1 BED	594	\$700
05- 1 BED	594	\$700	05- 1 BED	594	\$700
06- 1 BED	594	\$690	06- 1 BED	594	\$670
07- 1 BED	594	\$720	07- 1 BED	594	\$700
08- 1 BED	594	\$700	08- 1 BED	594	\$700
09- 1 BED	594	\$720	09- 1 BED	594	\$700
10- 1 BED	594	\$700	10- 1 BED	594	\$700
11- 1 BED	594	\$720	11- 1 BED	594	\$750
12- 1 BED	594	\$720	12- 1 BED	594	\$700
<b><u>BUILDING #2845</u></b>					
01- 1 BED	437	\$639			
02- 1 BED	594	\$720			
03- 1 BED	594	\$700			
04- 1 BED	594	\$720			
05- 1 BED	594	\$700			
06- 1 BED	594	\$700			
07- 1 BED	594	\$750			
08- 1 BED	594	\$700			
09- 1 BED	594	\$700			
10- 1 BED	594	\$690			
11- 1 BED	594	\$720			
12- 1 BED	594	\$700			
<b><u>BUILDING #2846</u></b>					
01- 1 BED	437	\$690			
02- 1 BED	594	\$700			
03- 1 BED	594	\$700			
04- 1 BED	594	\$720			
05- 1 BED	594	\$700			
06- 1 BED	594	\$670			
07- 1 BED	594	\$700			
08- 1 BED	594	\$700			
09- 1 BED	594	\$700			
10- 1 BED	594	\$700			
11- 1 BED	594	\$750			
12- 1 BED	594	\$700			

## 2820 ELDORA- HIDDEN VILLAGE APARTMENTS RENT ROLL

UNIT	SQ. FT.	RENT	UNIT	SQ. FT.	RENT
<b><u>BUILDING #5305</u></b>					
01- 1 BED	437	\$690	01- 1 BED	437	\$639
02- 1 BED	594	\$700	02- 1 BED	594	\$750
03- 1 BED	594	\$700	03- 1 BED	594	\$700
04- 1 BED	594	\$700	04- 1 BED	594	\$670
05- 1 BED	594	\$700	05- 1 BED	594	\$660
06- 1 BED	594	\$700	06- 1 BED	594	\$700
07- 1 BED	594	\$700	07- 1 BED	594	\$700
08- 1 BED	594	\$700	08- 1 BED	594	\$700
09- 1 BED	594	\$700	09- 1 BED	594	\$700
10- 1 BED	594	\$700	10- 1 BED	594	\$700
11- 1 BED	594	\$720	11- 1 BED	594	\$720
12- 1 BED	594	\$700	12- 1 BED	594	\$820

## 2820 ELDORA- HIDDEN VILLAGE APARTMENTS

### CAPITAL IMPROVEMENTS

---

The seller purchased this property in 2021. Prior ownership had neglected the asset and made no reinvestments. Since acquisition, the current owner has invested approximately \$430,000 in higher-than-normal maintenance costs and has required substantial capital improvements, including unit renovations, new appliances, updated flooring and carpeting, HVAC replacements, roof and siding upgrades, and other enhancements.

On the expense side, we have provided a proforma for maintenance. Many units required more than the typical \$400–\$1,000 turnover, with significant work completed across the property. To date, approximately 52 of the 72 units have been renovated since 2021.

This creates an opportunity for a new buyer to complete the remaining improvements and realize the property's full potential.



THE DANBERRY CO.  
**BRUCE SMENNER**  
419.277.7636  
[BRUCE@SMENNERTEAM.COM](mailto:BRUCE@SMENNERTEAM.COM)

MAUMEE OFFICE: 3555 BRIARFIELD BLVD., MAUMEE, OH 43537

## DISCLAIMER

### ERRORS AND OMISSIONS

The material contained in this brochure is confidential, furnished solely for the purpose of considering the purchase of the property described herein, and is not to be reproduced or used for any other purpose or made available to any other person without the written consent of Danberry Realtors.

The material was obtained from various sources and is assumed to be true, correct, and reliable. However, no warranty or representation expressed or implied is made by Danberry Realtors, associates, or sales representatives as to the accuracy or completeness of the material and information contained herein and no legal liability is assumed or shall be implied with respect thereto.

Prospective purchasers must make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather are outlines of some of the principal provisions contained therein.

The offer of sale provided in this package is subject to prior sale or lease, withdrawal from the market, change in price, and correction of any information contained herein, all without notice.

**For further information, please contact:**

**THE DANBERRY CO.  
BRUCE SMENNER  
419.277.7636  
BRUCE@SMENNERTeam.COM**

