

7609 Superior Ave Cleveland, 44103

\$399,000

FULLY RENOVATED

Four Unit Apartment Building

Units 1 & 2: 2 bedrooms 1 bath per unit
Units 3 & 4: 3 bedrooms 1 bath per unit

Vacant & Rent Ready

CMHA fair market rent as high as \$1,420 - \$1,580 for 2-bed units & \$1,760 - \$1,940 for 3-bed units

Professional Management in Place

Full service management with 25+ employees in dedicated departments, plus rehab & construction services

Strategic Connectivity

Prime location near multiple employment hubs, including hospital & university campuses, cultural space & more



TURNKEY RENOVATION LIST


- New entry doors
- New LVP and Carpet (bedrooms) throughout
- New vinyl windows
- New recessed lighting throughout the units and all bedrooms
- Updated bathrooms with new LVP flooring, vanities, fixtures, tub surrounds & in-suite laundry
- Updated open concept kitchens with new cabinets, laminate countertops, LVP Flooring & sinks/faucets
- Fully rewired electrical
- New furnaces
- New water heaters
- Updated 100 AMP electrical panels
- New plumbing and drain lines throughout
- New roof
- Recently painted brick exterior
- New exterior light fixtures
- New front security door
- Newly built rear porches in excellent condition
- New exterior electrical meter bases
- All new gas meters
- Glass block basement windows
- Separately metered utilities (Gas/Electric Panels)

* Properties can be purchased as a package deal or individually *

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Michael Azzam
Steven Morris

 (216) 350-7974

 steven@theazzamgroup.com

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3429 MLK Jr Dr Cleveland, 44104

\$199,900

TURNKEY DEAL

Two-Family Residence

2 bedrooms 1 bath per unit
Total square footage of 2,614

Vacant & Rent Ready

High cashflow opportunity with
potential rents of \$1,300+ per unit.

Professional Management in Place

Full service management with 25+ employees in dedicated
departments, plus rehab & construction services

Strategic Connectivity


Prime location near multiple employment hubs, including
hospital & university campuses, cultural space & more



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PROPERTY HIGHLIGHTS

- LVP flooring in living areas & carpeting in bedrooms
- Newly painted interior
- Vinyl replacement windows
- New kitchen cabinets with laminate countertops
- Stainless steel appliances in the down unit
- New light fixtures throughout
- Updated bathrooms
- Newer roof (replaced in 2024) & new gutters
- Updated exterior meter bases & 100 AMP panels
- Updated PVC plumbing main stack
- One newer furnace
- Newer hot water tanks (2025)
- Finished third floor attic (additional space for 2nd unit or transition to a triplex)
 - New kitchen with new cabinets & laminate countertops
 - Vinyl replacement windows
 - Updated electrical sub panel
 - Full bathroom with new vanity, LVP Flooring, plastic tub surround & fixtures
 - Mini-split A/C units
- Washer/Dryer hookups for both units
- Separately metered gas/electric

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6415 Gertrude Ave Cleveland 44105

\$299,000

FULLY RENOVATED

Duplex & Single Family: 1 Lot

Front duplex: 3 bedrooms 1 bathroom per unit
Rear single family: 2 bedrooms (potentially 4)

Vacant & Rent Ready

3-bed units market rent is \$1,200+ per unit
Single family market rent (as 4-bed) is \$1,600+

Cash Cow Deal

Two properties for one! Very high upside with duplex and single family on single lot. Move-in ready for immediate lease at market rents to start cash-flow right away!


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PROPERTY HIGHLIGHTS

Front Duplex Highlights

- Updated electrical panels
- Vinyl replacement windows
- Glass block basement windows
- Two newer furnaces (separately metered)
- Younger hot water tanks
- Updated plumbing lines
- Updated kitchens
 - New cabinets
 - Laminate countertops
- New LVP (main living areas) & carpet (bedrooms)
- Updated fixtures throughout
- Updated bathrooms
 - LVP Flooring
 - New vanities
 - New tub surrounds
 - Updated fixtures

- New entry doors & exterior lights
 - Newer roof
 - Updated 100AMP exterior meter bases
 - Recently painted aluminum siding
- ### Rear Single Family Highlights
- Aluminum siding
 - New exterior light fixtures
 - Updated kitchen
 - New cabinets
 - Laminate countertops
 - LVP flooring
 - Vinyl replacement windows
 - New carpet throughout main living areas & bedrooms
 - Updated bathroom
 - LVP Flooring
 - Plastic tub surround

3359 E 65 St Cleveland 44127

\$199,000

MOVE-IN READY

Two-Family Residence

Front unit has 5 bedrooms 1 bathroom
Rear unit has 2 bedrooms 1 bathroom

Partially Occupied

Rent-ready front unit potential rent is \$1,985 - \$2,000+
Rear unit leased at \$1,085/mo with stable, Section 8 tenant

High Cash Flow Potential

With large, vacant front unit rent-ready and available for immediate tenant placement, there's huge cash-flow potential


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PROPERTY HIGHLIGHTS

Vacant Front Unit Updates

- LVP flooring
- New vinyl windows throughout
- Updated light fixtures
- Updated kitchen
 - LVP flooring
 - Newer cabinets
 - Laminate countertops
- Updated bathroom
 - New tub surround
 - New LVP flooring
 - New vanity
 - Updated fixtures

Mechanicals

- Updated PVC plumbing main stack/drain lines
- Newer furnaces
- Younger hot water tanks
- Updated electrical panels
- Washer/Dryer hook ups
- Separately metered gas/electric panels

Exterior

- Vinyl sided
- Detached 1-car garage
- Vinyl replacement windows
- Younger roof
- Updated exterior 100 amp meter bases
- Glass block basement windows

1304 W 73 St Cleveland 44102

\$449,000

FULLY RENOVATED

Two-Family Residence

2 bedrooms 1 bath per unit
Total square footage of 1,824

Vacant & Rent Ready

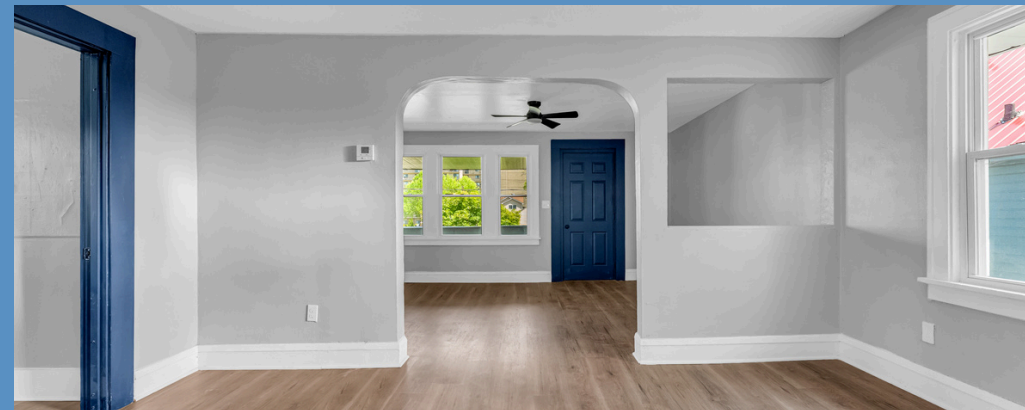
Rental estimates for renovated units in this specific pocket range from \$1,850 to \$2,550+ per unit

Professional Management in Place

Full service management with 25+ employees in dedicated departments, plus rehab & construction services

Short Term Rental Play


Prime location means strong AirBNB potential & 3rd party management is in place! [See STR Revenue Projections here.](#)



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PROPERTY HIGHLIGHTS

- Updated kitchens
 - Recessed lighting
 - New LVP flooring
 - New cabinets
 - New laminate countertops
- Fully renovated bathrooms
 - New vanities
 - New tub surrounds & shower fixtures
 - LVP Flooring
 - New toilets
- New vinyl replacement windows
- New entry doors
- New LVP flooring throughout
- Updated light fixtures
- Updated PVC Plumbing main stack/PEX drain lines,
- Updated 100 AMP exterior meter bases & 100 AMP electrical panels
- Newer furnaces
- Younger hot water tanks (2023 & 2025)
- Separately metered gas/electric meters
- Glass block basement windows
- Washer/Dryer hookups
- Recently painted aluminum siding
- Newer roof

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1304 W 73 St Cleveland 44102

\$449,000

PRIME LOCATION

Highly-Sought Neighborhood

Just 4 blocks from the center of Gordon Square Arts District, one of Cleveland's top neighborhoods

Lakefront Lifestyle

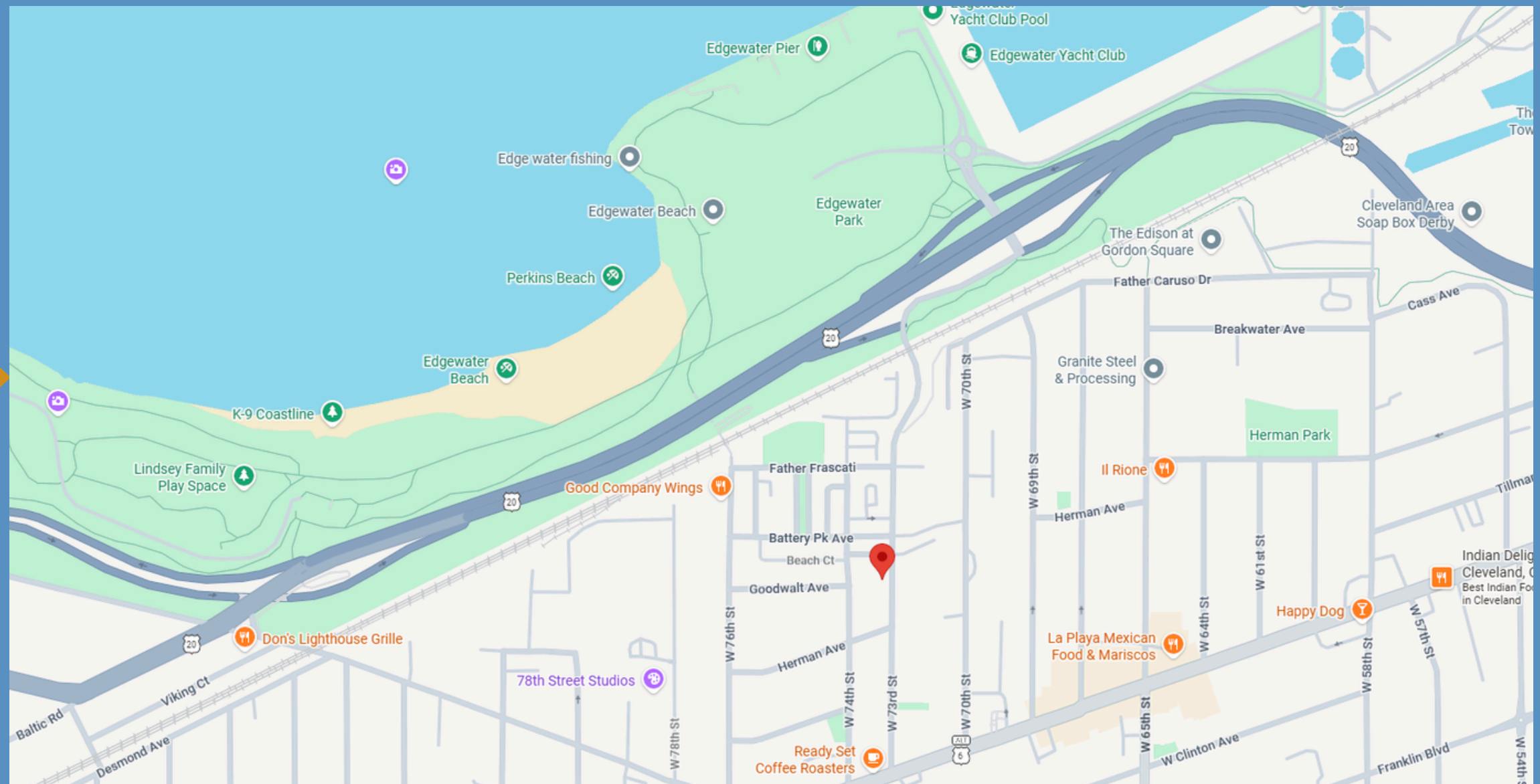
Minutes from Edgewater Park and Beach, yacht clubs & the Cleveland Lakefront Bikeway along Lake Erie's coast

Walkable Paradise Day & Night

Bustling with vibrant community, stroll the district for galleries, bookshops, restaurants, breweries, boutiques, and more!

Neighborhood Synergy

Proximity to newer luxury townhome developments ensure property values are buoyed by high-end neighbors



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