



**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

21- Unit Multifamily Portfolio

Exclusively Represented By:

Edward Haynes

Sales Associate

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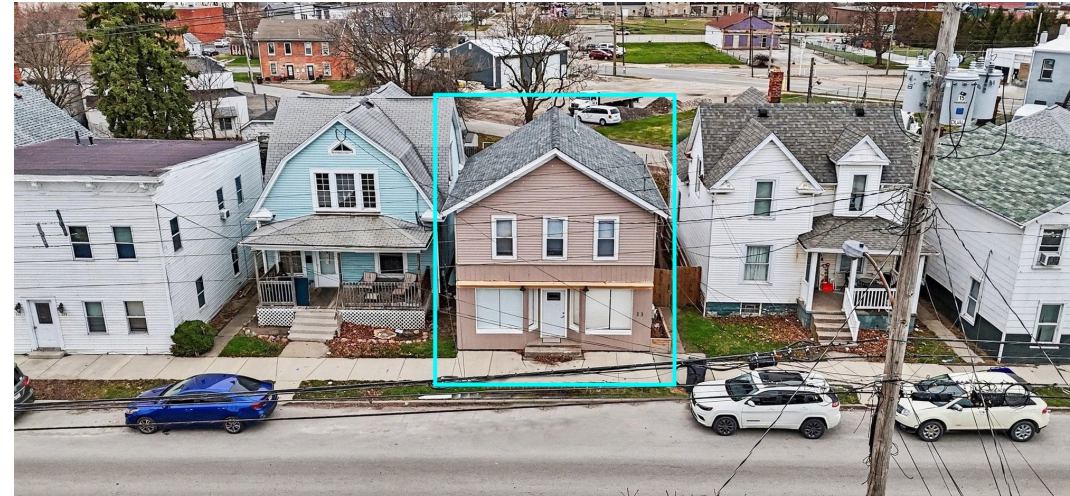
David Mussari

Managing Partner/ Broker

513 755 4400

commercial@bhhspro.com

MULTIFAMILY SPACE FOR SALE



Offering Summary

Price	\$1,875,000
# of Units	21
NOI	\$127,494.00

Property Overview

Presenting A Stabilized 21-unit Multifamily Portfolio Spanning Port Clinton And Sandusky, Ohio. Offered As A Portfolio Sale Only, This Three-property Package Includes A 12-unit Apartment Building At 630 West 6th Street In Port Clinton, A 5-unit Apartment Building With A Separate Garage Rental Unit At 320 Lawrence Street, And A 3-unit Apartment Building At 331 Camp Street, Both In Sandusky. Professionally Managed And Generating Approximately \$187,000 In Annual Gross Income, The Portfolio Offers Strong In-place Cash Flow And Additional Upside Potential A Truly Turnkey Addition To Any Investor's Portfolio.

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630 W 6th St

Port Clinton, OH 43452

FOR SALE

Unit Mix Summary

Unit Type	Beds	Baths	Count
630 W 6th St	1	1	8
630 W 6th St	2	1	4
331 Camp St	-	1	1
331 Camp St	2	1	2
320 Lawrence St	2	1	2
320 Lawrence St	1	1	3
Lawrence Garage	-	-	1
Totals/Averages			21

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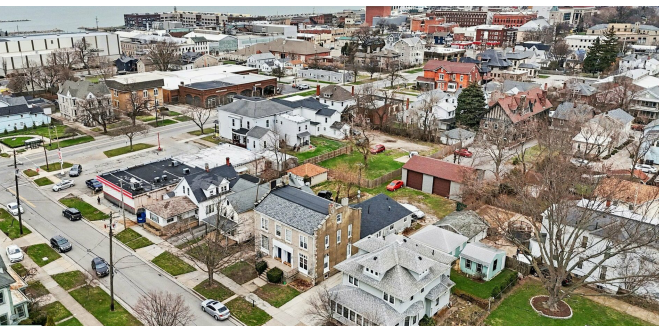
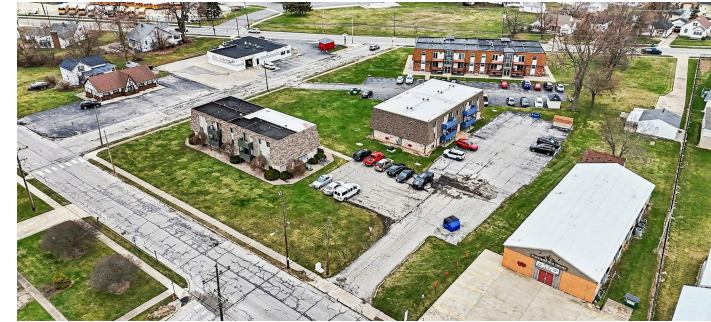
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Additional Photos



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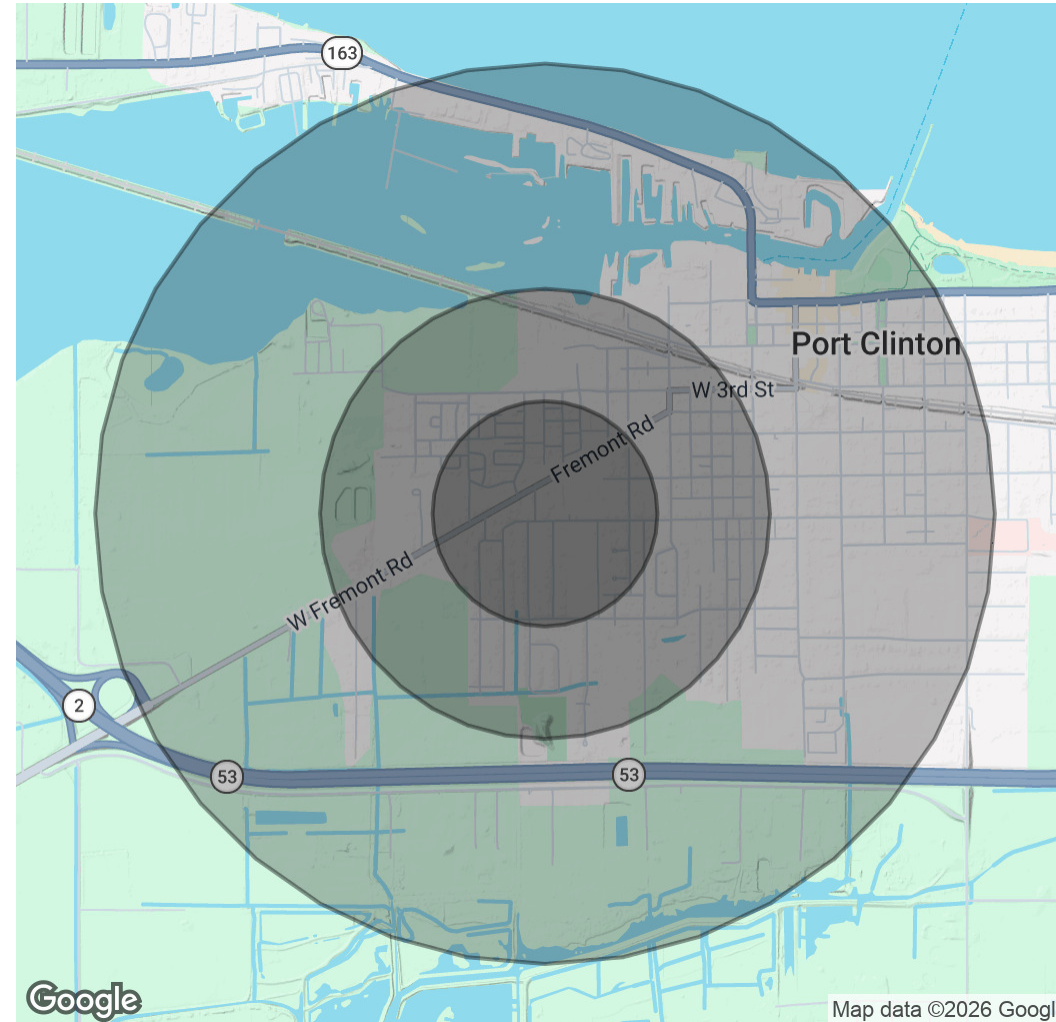
FOR SALE

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	381	1,346	3,792
Average Age	44.7	43.4	45.3
Average Age (Male)	45.8	44.8	44.6
Average Age (Female)	48	47.4	48.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	182	663	1,830
# of Persons per HH	2.1	2	2.1
Average HH Income	\$82,382	\$78,726	\$78,265
Average House Value	\$175,556	\$175,500	\$176,801

2023 American Community Survey (ACS)



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