



This multi-property portfolio offers immediate cash flow with strong upside potential through targeted renovations or student housing conversion.

KEY BENEFITS INCLUDE:

- Stable in-place tenants with long-term occupancy
- Below-market rents with clear room for increases
- Deferred maintenance is already factored into pricing
- Flexible renovation roadmap with ROI-focused upgrades
- Optional high-yield student housing conversion potential

PORTFOLIO-LEVEL FINANCIAL SNAPSHOT

Metric	Current (Actual)	Post-Renovation / Stabilized
Monthly Rent	\$5,555	\$7,150+
Annual Gross Income	\$66,660	\$85,800+
Operating Expenses	\$11,714/year	\$14,494/year
Net Operating Income	\$54,950	\$78,000+
Projected Rent Upside	N/A	\$1,695/month

Value-Add Timeline:
Renovation costs projected to be recouped within 3-5 years through rent growth alone.

PROPERTY-LEVEL IMPROVEMENTS & NOTES

499 Brown (Up & Down) – Est. \$16,500

- Interior/Curb Appeal: New entry door/frame (lower), professional paint, and durable LVP flooring.
- Structural: Floor joist repairs/sistering and preventative basement waterproofing.
- Strategy: Targeted interior improvements designed to maximize multi-unit yield.
- Target Rent: Positioned to increase from \$1,700 to \$2,125/month.

505 Brown – Est. \$12,000

- Enhancements: Bathroom vanity update, floor stabilization, and comprehensive deck repair/staining.
- Basement: Optional waterproofing and expansion of usable space for additional value-add.
- Strategy: Modernization of living spaces and outdoor amenities to drive tenant retention. Immediate value-add opportunity to renovate while vacant to maximize ROI.
- Target Rent: Projected increase from \$1,395 to \$1,475/month.

511 Brown – Est. \$19,000

- Interior: Full upstairs bath renovation, kitchen modernization, ceiling repairs, and new staircase.
- Structural/Floor: Joist evaluation, preventative waterproofing, and floor leveling with potential LVP.
- Strategy: Immediate value-add opportunity to renovate while vacant to maximize ROI.
- Target Rent: Positioned to increase from \$1,310 to \$1,475/month.

517 Brown – Est. \$14,000

- Finishes: Kitchen renovation (cabinets/counters/sink) and new LVP in kitchen, hall, and bath.
- Structural: Floor joist repairs and high-impact interior updates.
- Strategy: Accelerated transition opportunity for modern upgrades prior to re-leasing.
- Target Rent: Projected increase from \$1,050 to \$1,350+/month.

Portfolio-Wide Enhancements – Est. \$10,000

- Exterior & Curb Appeal: Professional landscaping, retaining wall repairs, and concrete driveway expansion.
- Strategic Maintenance: Addressing "simpler repairs" across all occupied units to stabilize long-term expenses.

The Ultimate Roofing Standard – Featuring top-of-the-line Owens Corning Duration Premium shingles, this roof was installed following a comprehensive decking evaluation and full repair. It is backed by a Preferred Warranty covering both labor AND materials, which is fully transferable to you for long-term protection.

Strategic Note on Waterproofing & Value-Add: While full waterproofing is factored into the preliminary estimates for long-term structural stability and maximum resale value, current assessments suggest it may only be a functional requirement for 505 and 511 Brown. For the remaining units, these figures represent a preventative "Best-in-Class" standard to ensure moisture-free storage, elevated basement aesthetics, and stabilized capital expenditures for the next owner.

TENANT SNAPSHOT & STABILITY

499 Brown	505 Brown	511 Brown	517 Brown
<ul style="list-style-type: none"> Lower Unit: 5-year tenant, \$1,025/month, renewal through 07/27; Undervalued rate, but long term tenant + no capital improvements needed Upper Unit: 2-year tenant, \$675/month, leased through 7/31/2027 Consistent, reliable collection 	<ul style="list-style-type: none"> Tenant ~1.5 years, \$1,395/month to month Payments covered through March via CCF Rhonda's Kiss Charity Target exit: 5/1/26; tenant responsible for \$1,100 April payment; potential early move-out possible 	<ul style="list-style-type: none"> 3-year tenant, \$1,310/month Options for as-is, mid-level, or fully updated lease 	<ul style="list-style-type: none"> 3-year tenant, \$1,150/month Consistent, reliable rent collection

Located in established student rental area with consistent demand

- Proximity to The University of Akron enables per-bedroom leasing
- Projected rents: \$340-\$500 per room
- Rare off-street parking available
- Historical precedent: \$400-\$450 per bedroom over 10+ years ago

INVESTMENT HIGHLIGHTS

- Immediate cash flow with below-market rents
- Proven rental demand (near campus & stadium)
- Value-add improvements pay for themselves in 3-5 years through rent growth alone. This strategy simultaneously stabilizes capital expenditures and drives a significant increase in total property value
- Flexible exit strategies: hold as traditional rentals or convert to student housing
- Tenant-occupied with minimal disruption strategies (3D tours, virtual staging)

KEY INVESTOR CONSIDERATIONS

- Renovation estimates are preliminary ($\pm 10\%$ variance)
- Optional waterproofing is included conservatively
- 505 Brown has short-term payment variability but structured support in place
- Parcel #67-27052 conveys with 517 Brown if sold individually (enhances value)
- All properties held in LLCs with general warranty deeds approved April 2025

ADDITIONAL RENTAL MARKET OPPORTUNITIES

- Proximity to major employers: Cleveland Clinic Akron General, Akron Children's Hospital, Goodyear, Summa Health, FirstEnergy, University of Akron
- Appeals to diverse workforce tenants: young professionals, contractors, travel nurses, and corporate staff
- Convenient off-street parking supports professional and healthcare renters
- Strong rental demand in the area driven by career growth, commute convenience, and nearby amenities
- Upside potential through modern updates, targeted renovations, and professional-grade finishes

An investor-ready portfolio offering immediate income, stable tenants, and clear actionable upside, ideal for both traditional rentals and high-yield student housing near one of Ohio's strongest rental markets.

PROPERTY PARCELS & SIZES

Parcel	Sq. Ft.	Notes
499 (68-40645)	10,498	U2 zoning
505 (67-48511)	10,498	U2 zoning
511 (68-33310)	9,051	U2 zoning
517 (67-27053)	6,697	U2 zoning
Extra (67-27052)	5,249	Buildable, adjacent to 517, could improve parking configuration

TOTAL LAND: 41,993 SQ. FT. (~0.964 ACRES)

ZONING & DEVELOPMENT POTENTIAL

- All parcels are U2 zoning, permitting residential development.
- Apartment development allowed by right:
 - Front setback: 25 ft
 - Rear setback: 6 ft
 - Side setbacks: 6 ft
 - Minimum 1 parking space per unit
- Combined lot sizes support potential future apartment building:
 - Approx. 3-story structure
- ~52 units (1 bed / 1 bath, 600 sq. ft. each)
 - Parking requirements accommodated
- Individual parcel development is possible:
 - Extra parcel (67-27052) is buildable on its own
 - Likely suited for a single-family home due to size and configuration



INVESTMENT HIGHLIGHTS

- Rare land assembly in the University of Akron area
- Strategic adjacency of parcels allows flexibility in future development
- Multiple optionalities: keep as single-family rentals, assemble for a larger multifamily project
- U2 zoning provides a clear regulatory pathway for future residential expansion

This assemblage reflects careful due diligence on zoning, Akron housing provisions, and long-term optionality. Beyond immediate value-add potential, it offers flexibility for future development—perfect for mid-tier investors seeking opportunities larger than typical single-family flips but more manageable than institutional projects. Multiple townhomes, duplexes, and the extra SFH/duplex on the 517 parcel create unique options only this size of assemblage can provide.