

3285 E 116, Cleveland OH



This eastside double was recently renovated and filled with 2 section 8 tenants.

Purchase Price	37,000
Scheduled Gross Rent	10,872
Laundry	
Less Vacancy	(544)
Less Management	(1,087)
Less taxes	(1,140) * Based on \$99k value
Less water/sewer	(900)
Less gas	
Less electricty	
Less insurance	(700)
Less other expenses	-
Net Operating Income (NOI)	6,501
GRM:	3.40
Cap Rate:	17.6%
Exp ratio:	25.2%
Square Footage	3,584

Presented by:
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6602 Percy, Cleveland OH



A west side double with a ton of updates. Updated circuit breaker panels, some newer windows, neutral carpet & paint throughout. New Roof with complete tear off in 2009. 2 new 90% efficiency furnaces with new chimney liner in 2009

Purchase Price	50,000
Scheduled Gross Rent	12,000
Laundry	
Less Vacancy	(600)
Less Management	(1,200)
Less taxes	(377)
Less water/sewer	(1,200)
Less gas	
Less electricity	
Less insurance	(500)
Less other expenses	-
Net Operating Income (NOI)	8,123
GRM:	4.17
Cap Rate:	16.2%
Exp ratio:	17.3%
Square Footage	3,584

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3805 Sackett, Cleveland OH



This is a brick 4 suite building. It is currently occupied and has its own parking lot. The price reflects the 'asking price' - let's work a deal on it.

Purchase Price	48,000
Scheduled Gross Rent	16,800
Laundry	
Less Vacancy	(840)
Less Management	(1,680)
Less taxes	(2,809) * Based on \$99k value
Less water/sewer	(1,260)
Less gas	(900)
Less electricty	(3)
Less insurance	(500)
Less other expenses	(1,560)
Net Operating Income (NOI)	7,249
GRM:	2.86
Cap Rate:	15.1%
Exp ratio:	36.5%
Square Footage	3,584

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6604 Lansing, Cleveland OH



This is a great opportunity to step into a fully rented multi-use property. There are two fully rented buildings on this plot. The first building has retail on the first floor, that is currently being used as one, but has two store fronts. There are two apartments rented upstairs. One 4 bedroom and one 2 bedroom. The second building is a free standing 3 bedroom home that is currently rented. The home and apartments were recently updated. There is also

Purchase Price	67,000
Scheduled Gross Rent	25,500
Laundry	
Less Vacancy	(1,275)
Less Management	(2,550)
Less taxes	(5,260)
Less water/sewer	(1,800)
Less gas	
Less electricty	
Less insurance	(1,100)
Less other expenses	-
Net Operating Income (NOI)	13,515
GRM:	2.63
Cap Rate:	20.2%
Exp ratio:	32.0%
Square Footage	

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5765 Dunham, Maple Heights

Suburban single. A two car garage, half the basement is finished the other side is the utility side. It has a newer roof,



Purchase Price	49000
Scheduled Gross Rent	11100
Laundry	
Less Vacancy	(555)
Less Management	(1,110)
Less taxes	(1,771)
Less water/sewer	
Less gas	
Less electricty	
Less insurance	(600)
Less other expenses	-
Net Operating Income (NOI)	7,064
GRM:	4.41
Cap Rate:	14.4%
Exp ratio:	21.4%
Square Footage	1,303

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13500 Svec, Cleveland OH



This is rented up and down to section 8 tenants. The owner rehabbed the entire property in the last 2 years. More pitures available upon request.

Purchase Price	55,000
Scheduled Gross Rent	13,644
Laundry	
Less Vacancy	(682)
Less Management	(1,364)
Less taxes	(1,206)
Less water/sewer	(900)
Less gas	
Less electricty	
Less insurance	(600)
Less other expenses	-
Net Operating Income (NOI)	8,891
GRM:	4.03
Cap Rate:	16.2%
Exp ratio:	19.8%
Square Footage	

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3757 E143rd, Cleveland



This is rented up and down to section 8 tenants. The owner rehabbed the entire property in the last 2 years. More pictures available upon request.

Purchase Price	55,000
Scheduled Gross Rent	14,484
Laundry	
Less Vacancy	(724)
Less Management	(1,448)
Less taxes	(1,236)
Less water/sewer	(900)
Less gas	
Less electricty	
Less insurance	(600)
Less other expenses	-
Net Operating Income (NOI)	9,575
GRM:	3.80
Cap Rate:	17.4%
Exp ratio:	18.9%
Square Footage	

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