

1295 Holmden Ave

Cleveland, OH 44109

Exclusively Represented By:

Seth Task

Commercial Advisor

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**BERKSHIRE
HATHAWAY**
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MULTIFAMILY SPACE FOR SALE

1295 Holmden Ave

Cleveland, OH 44109

FOR SALE

Executive Summary



Offering Summary

Price	\$749,900
Price / Unit	\$187,475
GRM	9.04
# of Units	4
NOI	\$58,371.00
# of Floors	2
# of Buildings	1
Site Size	0.11 Acres

Property Overview

WOW! Take a look at this gorgeous totally remodeled fourplex in the heart of Cleveland's historic Tremont neighborhood! From the outside in, this property offers today's finest amenities with four spacious two bedroom rental units. Each apartment has been taken to the studs and completely rebuilt including new windows and LVT flooring throughout the open floor plan. The kitchen includes quartz counters, stainless appliances with a refrigerator, gas range, microwave and dishwasher. Each full bathroom has new tile and all new fixtures. All of the HVAC was done with newly added forced air systems. This apartment building is fully occupied and offers a 15 year tax abatement for a considerable amount of the improvements, further adding value and ROI. Perfect for a 1031 exchange, an investor looking for an easy to run and easy to rent building, or even an owner occupant buyer that would want to take possession of own of the units. One of the best opportunities in Cleveland!

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Income & Expenses

Income Summary

Gross Income	\$82,920
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Expenses Summary

Insurance	\$3,329
Taxes	\$5,000
Utilities	\$2,620
Landscaping	\$1,802
Cleaning/Maintenance	\$3,506
Property Management	\$8,292
Operating Expenses	\$24,549
Net Operating Income	\$58,371

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Unit Mix Summary

Unit Type	Beds	Baths	Rent
Unit 1	2	1	\$1,660
Unit 2	2	1	\$1,750
Unit 3	2	1	\$1,750
Unit 4	2	1	\$1,750

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Additional Photos



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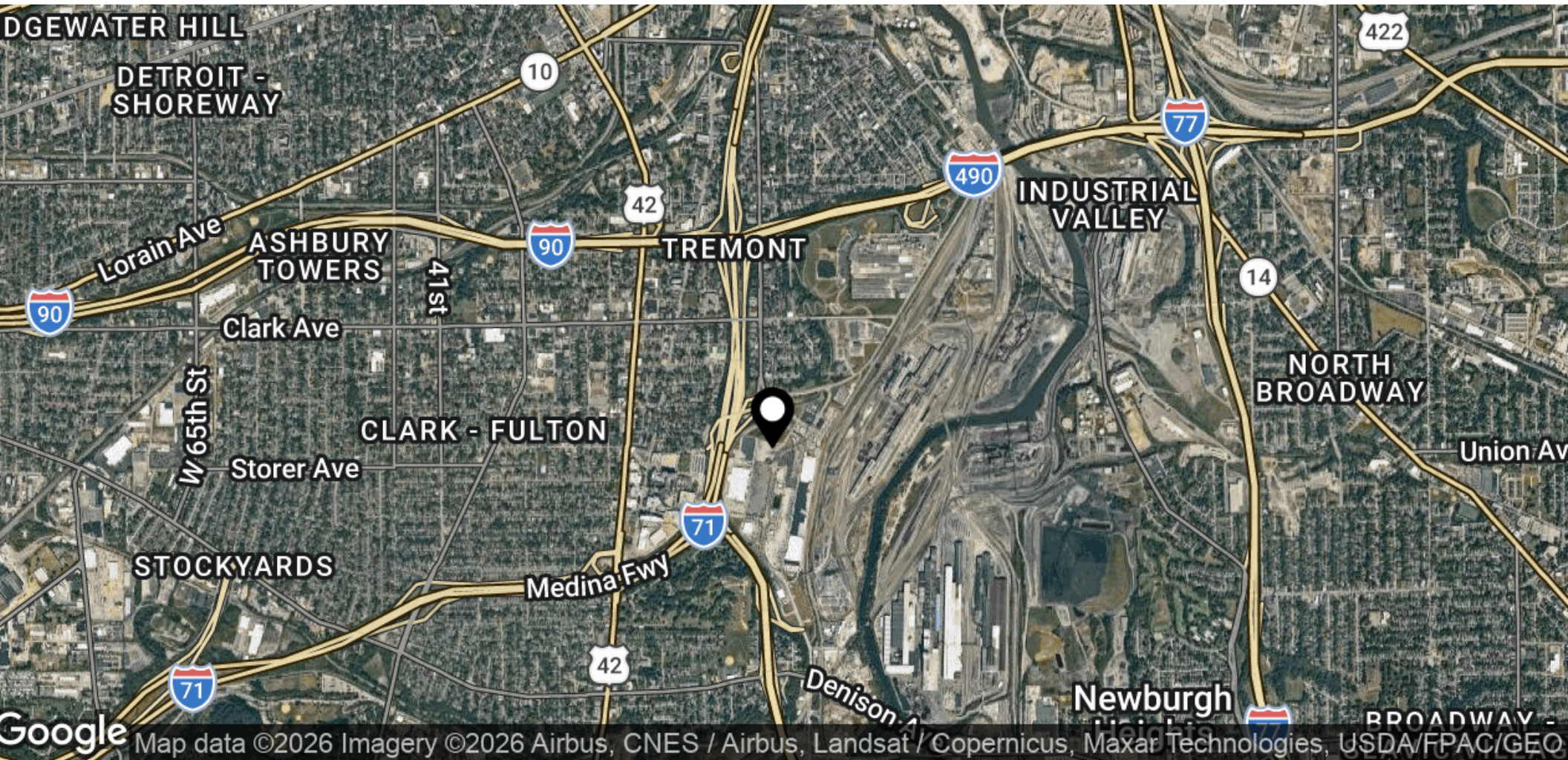
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Location Map



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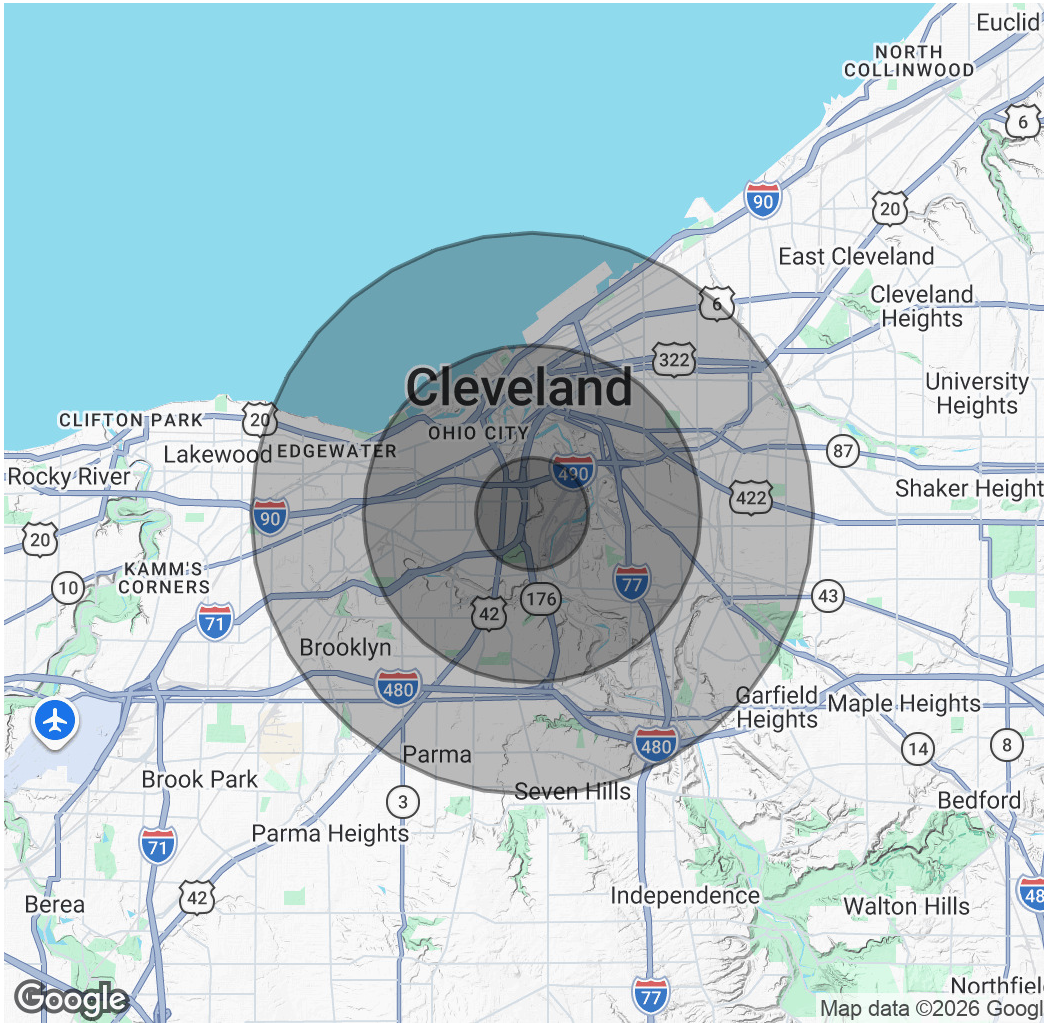
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	10,021	128,744	299,729
Average Age	35.4	34.3	37.4
Average Age (Male)	33.8	33.3	36
Average Age (Female)	34.3	35.4	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,622	59,057	138,344
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$65,030	\$62,845	\$62,687
Average House Value	\$162,141	\$141,014	\$133,760

2023 American Community Survey (ACS)



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Advisor Bio 1



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