

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

630 W 6th St

Port Clinton, OH 43452

Exclusively Represented By:

Edward Haynes

Sales Associate

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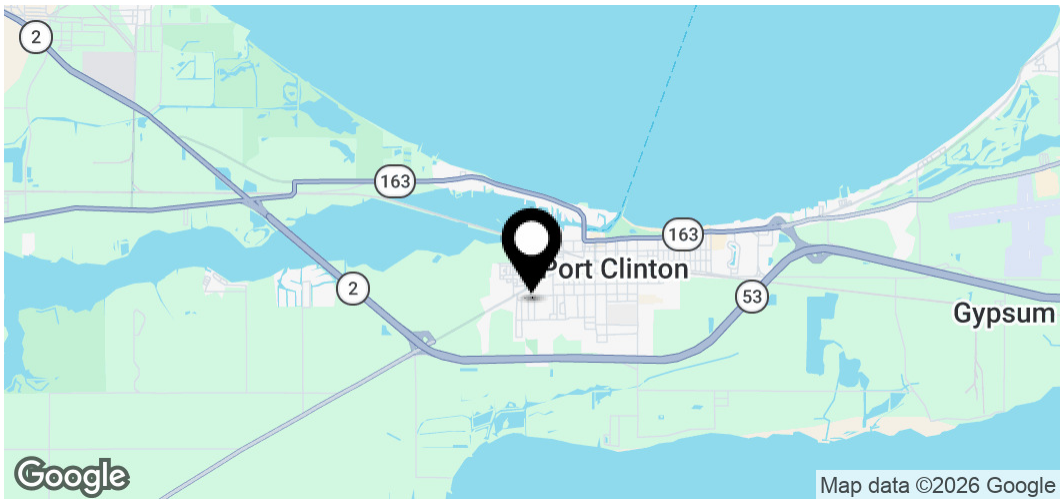
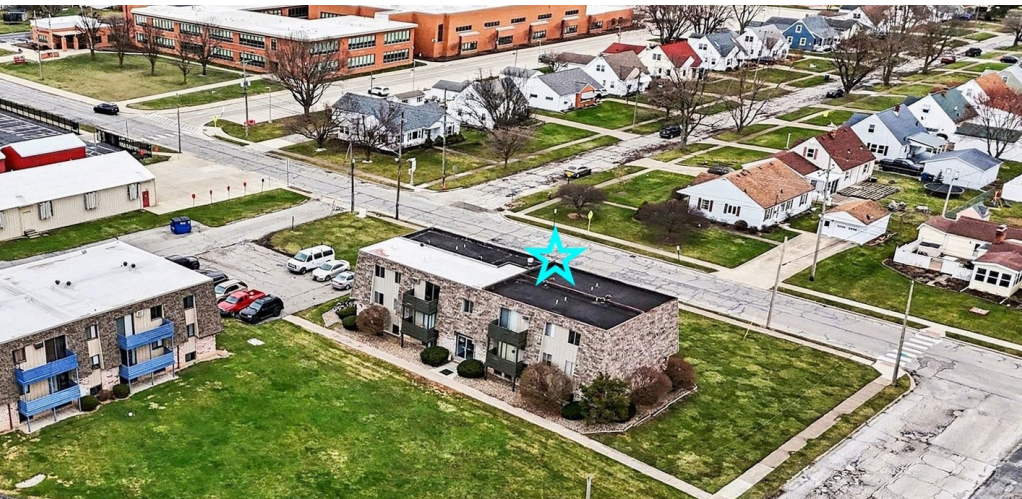
MULTIFAMILY SPACE FOR SALE

630 W 6th St

Port Clinton, OH 43452

FOR SALE

Executive Summary



Offering Summary

Price	\$985,000
Price / Unit	\$82,083
GRM	8.3
# of Units	12
NOI	\$72,161.00
# of Floors	2

Property Overview

12-unit Multifamily In Port Clinton, Ohio Featuring 8 One-bedroom And 4 Two-bedroom Units, All Currently Occupied. Gross Rental Income Currently Exceeds \$125,000 Anually With Current Rent Rolls. Tenants Cover Electric; Owner Is Responsible For Heat, Water/sewer, And Garbage Via A Central Hot Water Boiler System Approximately 8 Years Old. Additional Income From Newly Installed Digital Laundry System (feb. 2026). Seller Financing Available To Qualified Buyers. Showings By Appointment With Signed Loi Or Approved Financing Only.

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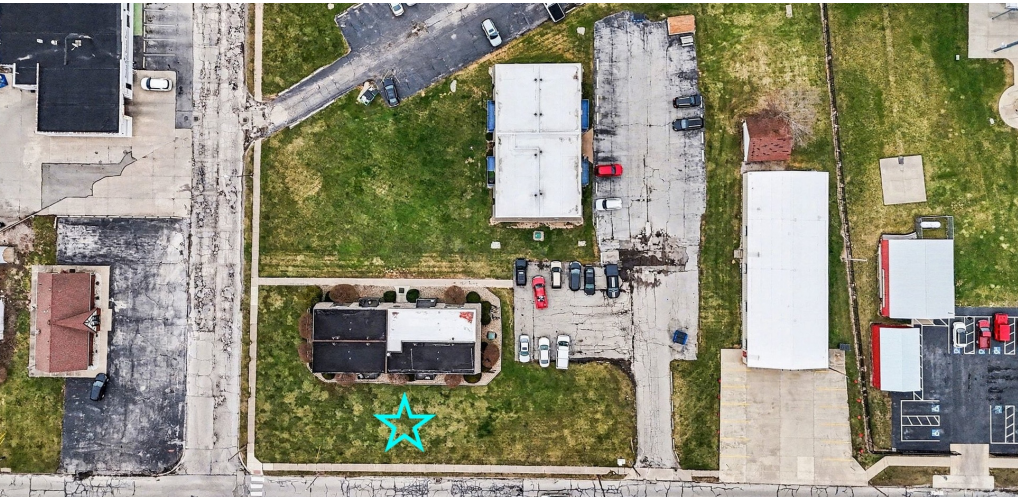
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Additional Photos



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Financial Summary

Investment Overview

Price	\$985,000
Price per SF	\$82
Price per Unit	\$82,083
GRM	8.3
CAP Rate	7.33%
Total Return (yr 1)	\$72,161

Operating Data

Gross Scheduled Income	\$118,633
Other Income	\$4,800
Total Scheduled Income	\$123,433
Operating Expenses	\$47,272
Net Operating Income	\$72,161

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Rent Roll

Suite	Rent	Lease Start	Lease End
1	\$950	7/1/2025	6/30/2026
2	\$813	4/1/2019	1/1/2026
3	\$900	3/13/2026	3/14/2026
4	\$950	1/1/2024	12/31/2026
5	\$850	6/25/2025	6/30/2026
6	\$900	4/1/2026	3/31/2027
7	\$800	6/11/2026	1/1/2026
8	\$850	5/1/2025	4/30/2026
9	\$900	4/1/2026	3/31/2027
10	\$950	5/1/2025	4/30/2026
11	\$850	11/1/2024	1/1/2060
12	\$800	4/1/2023	11/30/2026
Totals	\$10,513		
Averages	\$876		

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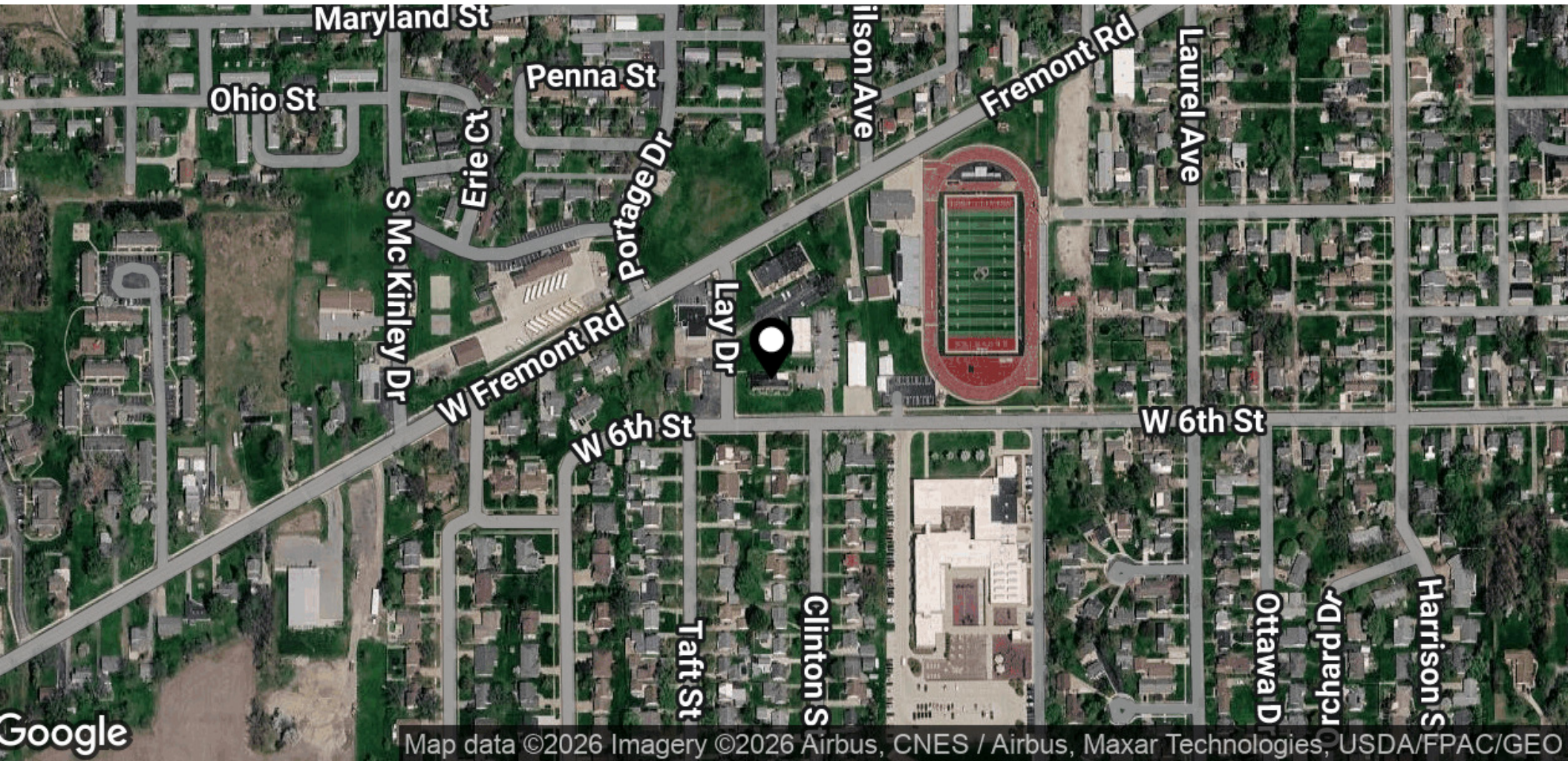
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Location Map



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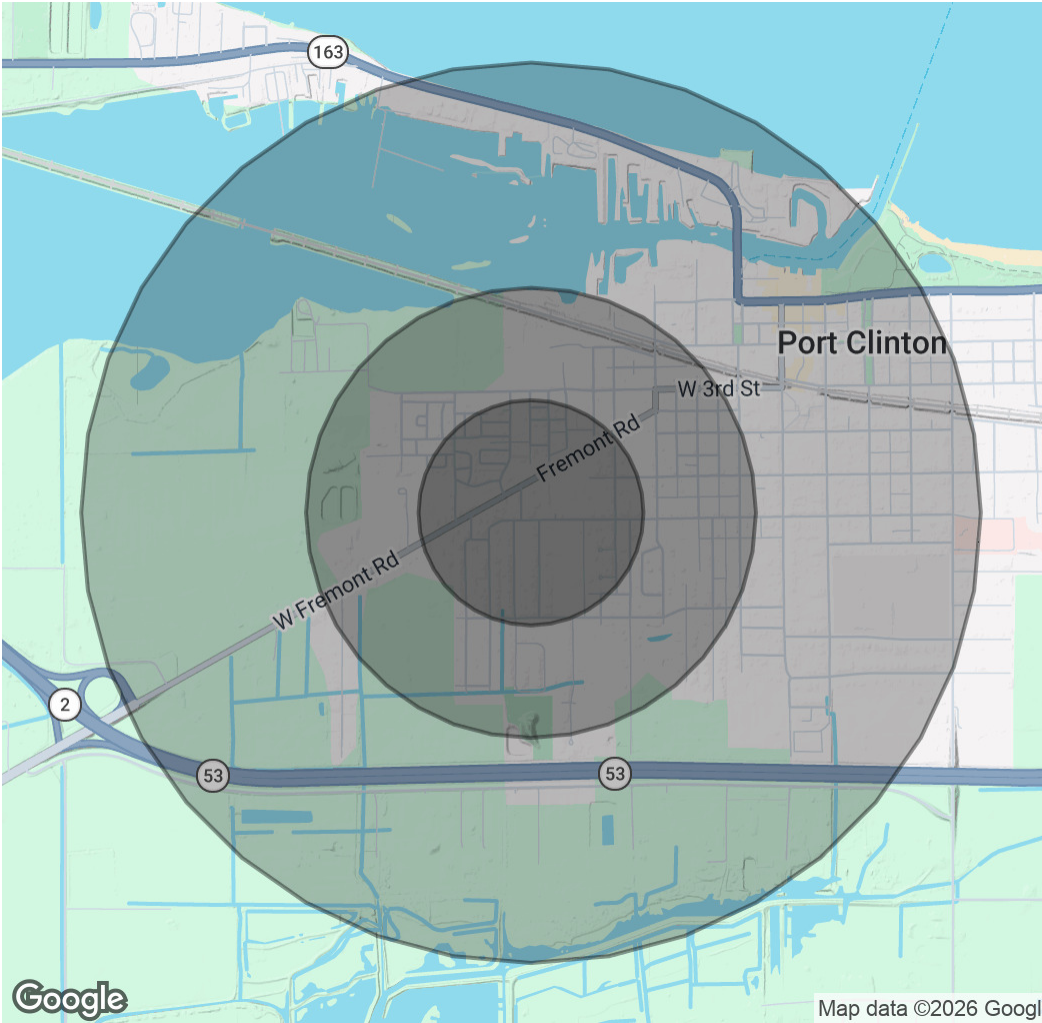
FOR SALE

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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