

FOR SALE

6-UNIT APARTMENT

116-126 Pleasant CT NE - North Canton, OH 44720

North Canton, OH



INFORMATION:

Price ----- \$425,000
 Parcel ----- 9207302
 Schools ----- North Canton
 Building Size -----
 Units (6) ----- (5) 2-Bedroom /1-Bath
 ----- (1) 1-Bedroom/ 1-Bath
 Land Area ----- .36 Acres
 Construction ----- Brick
 Built ----- 1966

INCOME/EXPENSE DATA:

CAP Rate ----- 7.3%

INCOME PROFORMA:

Gross Income \$52,200.00
 Less 5% Vacancy \$2,610.00
 Effective Income \$49,590.00

EXPENSES (2020):

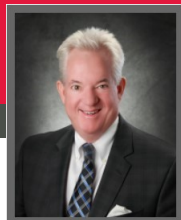
Insurance..... \$1,427.00
 RE Taxes..... \$7,448.00
 Utilities..... \$3,489.00
 Maintenance, Repairs & Misc..... \$4,422.00
 TOTAL:..... \$16,786.00

NET OPERATING INCOME:..... \$31,094.00

COMMENTS:

Desirable North Canton Location
 Great rental history. Current rents are well below market.
 Proforma rents are \$725/Month.
 Vacant units are in A1 condition
 Can be combined with additional Multi-Family properties currently available:
 16-Unit ----- 1740-1750 Beechwood NE, North Canton
 16-Unit ----- 2128-2146 Tanglewood, Alliance
 16-Unit ----- 336-340 Hillcrest NW, North Canton

For More Information, Contact:



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7/11/2022