

# FOR SALE

# 16-UNIT APARTMENT

1740 - 1750 Beechwood NE - North Canton, OH

North Canton, OH



### INFORMATION:

Price-----\$1,200,000.00  
Parcel-----9206399  
Schools-----North Canton  
Building Size-----11,328 SF  
Units (16)-----1- Bedroom / 1- Bath  
-----580 SF (Approx.)  
Land Area-----1-Acre  
Construction-----Brick  
Built-----1978

### INCOME/EXPENSE DATA:

CAP Rate-----7.4%

### INCOME PROFORMA:

Gross Income.....\$134,400.00  
Less 5% Vacancy.....\$6,720.00  
Effective Income.....\$127,680.00

### EXPENSES (2020):

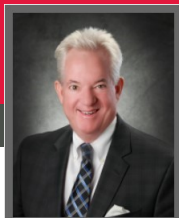
Insurance.....\$3,800.00  
RE Taxes.....\$12,300.00  
Utilities.....\$12,458.00  
Maintenance, Repairs & Misc.....\$10,084.00  
TOTAL:.....\$36,642.00

**NET OPERATING INCOME:.....\$89,038.00**

### COMMENTS:

Desirable North Canton Location  
  
Great rental history. Current rents are well below market.  
Proforma rents are \$700/Month.  
  
Vacant units are in A1 condition.  
  
Can be combined with additional Multi-Family properties  
currently available:  
  
16-Unit-----336-340 Hillcrest NW, North Canton  
16-Unit-----2128-2146 Tanglewood, Alliance  
6-Unit-----116-126 Pleasant PL, North Canton

For More Information, Contact:



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