

# FOR SALE

# 16-UNIT APARTMENT

2128 - 2146 Tanglewood Ave. - Alliance, OH 44601



### INFORMATION:

Price ----- \$1,400,000.00  
Parcel ----- 7700261 & 770262  
Schools ----- Marlinton LSD  
Building Size ----- 12,544  
Units (16) ----- 2-Bedroom /1-Bath  
----- 720 SF (Approx.)  
Land Area ----- .89 Acres  
Construction ----- Brick  
Built ----- 1983

### INCOME/EXPENSE DATA:

CAP Rate ----- 7.9%

### INCOME PROFORMA:

Gross Income ..... \$153,600.00  
Less 5% Vacancy ..... \$7,680.00  
Effective Income ..... \$145,920.00

### EXPENSES (2020):

Insurance ..... \$3,800.00  
RE Taxes ..... \$10,043.00  
Utilities ..... \$11,371.00  
Maintenance, Repairs & Misc ..... \$10,411.00  
TOTAL: ..... \$35,625.00

**NET OPERATING INCOME: ..... \$110,295.00**

### COMMENTS:

Desirable Alliance Location

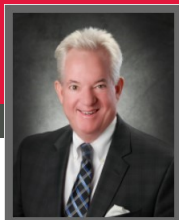
Great rental history. Current rents are well below market.  
Proforma rents are \$800/Month.

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 ----- 1740-1750 Beechwood NE, North Canton
- 6-Unit ----- 116-126 Pleasant PL, North Canton

For More Information, Contact:



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7/11/2022