

FOR SALE

16-UNIT APARTMENT

336 - 340 Hillcrest NW - North Canton, OH 44720

North Canton, OH

SOLD



INFORMATION:

Price----- \$1,200,000
 Parcel ----- 9205416
 Schools ----- North Canton
 Building Size ----- 11,564 SF
 Units (16) ----- 1-Bedroom / 1-Bath
 ----- 580 SF (Approx.)
 Land Area----- .48 Acres
 Construction----- Brick
 Built----- 1974

INCOME/EXPENSE DATA:

CAP Rate ----- 7.6%

INCOME PROFORMA:

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

EXPENSES (2020):

Insurance \$3,804.00
 RE Taxes \$13,010.00
 Utilities \$11,380.00
 Maintenance, Repairs & Misc \$8,874.00
 TOTAL: \$36,978.00

NET OPERATING INCOME: \$90,702.00

COMMENTS:

Desirable North Canton Location

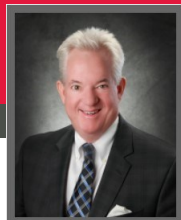
Great rental history. Current rents are well below market. Proforma rents are \$700/Month.

Vacant units are in A1 condition

Can be combined with additional Multi-Family properties currently available:

- 16-Unit----- 1740-1750 Beechwood NE, North Canton
- 16-Unit----- 2128-2146 Tanglewood, Alliance
- 6-Unit----- 116-126 Pleasant PL, North Canton

For More Information, Contact:



TOM JACKSON

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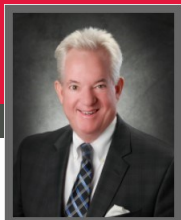
9/27/2022

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Back of building and parking areas



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7/6/2022