

FOR SALE

16-UNIT APARTMENT

2128 - 2146 Tanglewood Ave. - Alliance, OH 44601



INFORMATION:

Price-----\$1,200,000.00
Parcel-----7700261 & 770262
Schools-----Marlington 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-----9.2%

INCOME PROFORMA:

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

EXPENSES (2020):

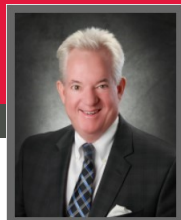
Insurance.....\$3,800.00
RE Taxes.....\$10,043.00
Utilities.....\$11,371.00
Maintenance, Repairs & Misc.....\$10,411.00
TOTAL:.....\$35,625.00

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.

For More Information, Contact:



TOM JACKSON

Mobile: 330.418.1145

Office: 330.494.4411 Ext. 101
tom@tomjacksonrealty.com

4706 Douglas Circle NW
Canton, OH 44718
Office: 330.494.4411

www.TomJacksonRealty.com



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8/26/2022