

**FOR SALE**



## **5-UNIT MULTIFAMILY COMPLEX FOR SALE**

**1052 E 62ND ST, CLEVELAND, OH 44103**

**CONTACT:**

**Matthew Hales**

MatthewHales@HannaCRE.com

216.839.2010

**John Lubinski**

JohnLubinski@HannaCRE.com

330.958.7291



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## PROPERTY OVERVIEW

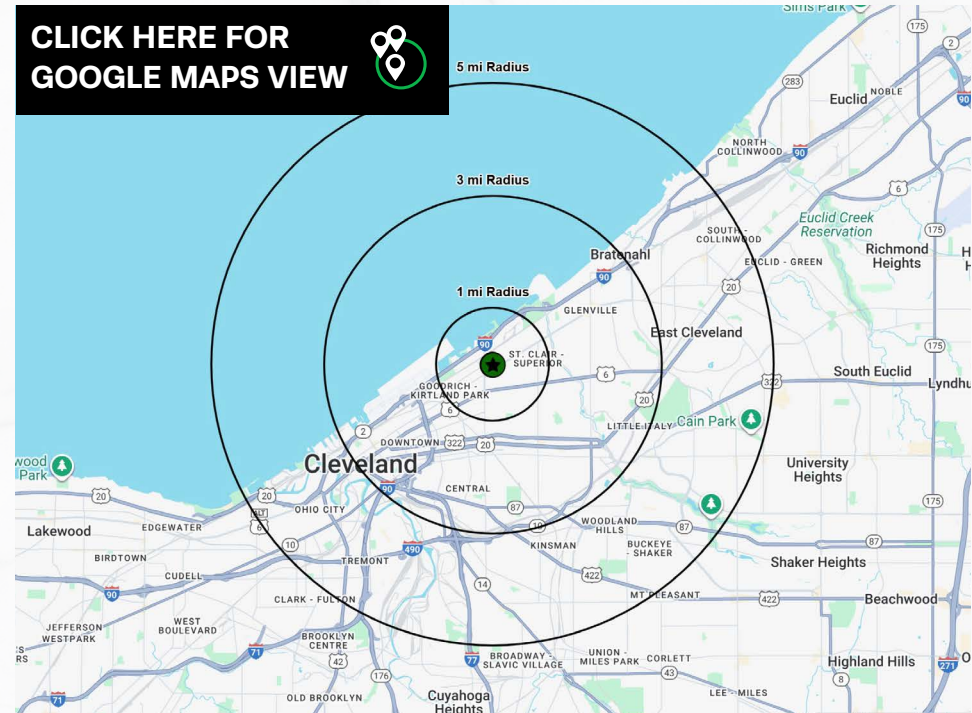
### PROPERTY SUMMARY

- For Sale: \$449,000
- Great Investment Opportunity
- 5-Unit Multifamily Complex Right off of Saint Clair Ave
- Detached Large Garage
- 3 Floors
- Central to Downtown and University Circle
- Full-Market NOI: \$54,000-\$64,000  
- (\$1,000-\$1,200/month/NNN)

### INVESTMENT INFORMATION

- Cap Rate: Low: 12.0% / High: 14.4%
- **Cash Flow After Debt (Debt = 75% of PP):**  
Low: \$26,600/yr (\$2,217/mo.) / High: \$37,400/yr (\$3,117/mo.)
- **Cash-on-Cash Return:** Low: 23.7% / High: 33.3%
- **Cash-on-Cash Unleveraged:** Low: 12.0% / High: 14.4%

CLICK HERE FOR  
GOOGLE MAPS VIEW



### DEMOGRAPHICS

#### 1-MILE

#### 3-MILE

#### 5-MILE

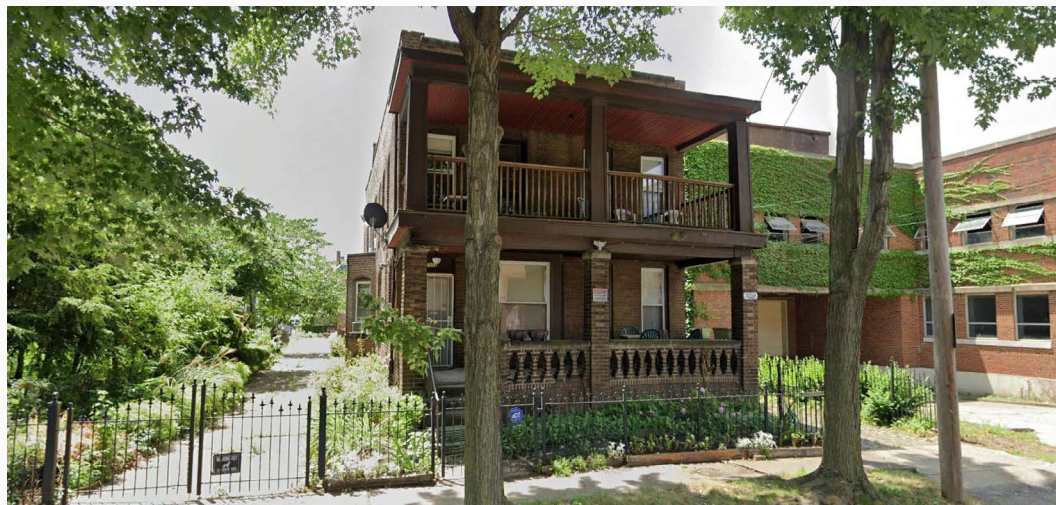
|                    | 1-MILE   | 3-MILE   | 5-MILE   |
|--------------------|----------|----------|----------|
| POPULATION         | 9,286    | 87,376   | 217,069  |
| HOUSEHOLDS         | 4,432    | 40,250   | 103,318  |
| AVERAGE HH INCOME  | \$42,023 | \$57,698 | \$72,857 |
| MEDIAN HH INCOME   | \$31,643 | \$39,666 | \$49,573 |
| DAYTIME POPULATION | 14,990   | 147,626  | 246,719  |



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PICTURES





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MACRO AERIAL

