



SINGLE FAMILY CASH FLOW RENTAL INVESTMENT OPPORTUNITY

25491 Shoreview Avenue, Euclid, Ohio

Property Details:

- Fenced Yard
- New Roof
- Newer windows
- Newer HVAC system and HW tank
- Updated kitchen
- Maintained inside and outside by professional local Investor
- Neat, clean and quiet tenants.
- 1 Car garage
- Fully divided basement
- BRICK bungalow, for low ext. maintenance



Public Data:

- Building Record: 1Occupancy
- Class:1-FAMILY
- Story Height: 1.5
- Style: BUNGALOW
- Age: 1944
- Exterior Walls: BRICK
- Condition: AVERAGE
- Construction Quality: C+ / AVERAGE+
- Roof Type: GABLE
- Roof Material: ASPH-SHINGLE
- Heat Type: FORCED-AIR
- Air Conditioning: NONE
- Attic Type: UNFINISHED
- Basement Type: BASEMENT
- Basement Square Feet: 754
- Basement Finished0
- Rooms5Bedrooms3
- Bathrooms1Half Baths0
- Garage Type DETACHED
- Garage Capacity1
- Garage Age1946
- Garage Size280
- Living Area Basement 0
- Living Area 1754



Investment Financials:

Description:

This property rentals is leased to a mother and daughter since 2016, under the Ohio Section 8 program. Lease payment is \$1165 per month of which Sec8 pays \$715 per month, and tenants pay difference.

Gross Income	\$14,000 / Year
Expenses:	
Taxes	\$2,400
Insurance	\$600
Management 6%	\$700
Maintenance 5%	\$700
Capital 5%	\$700
Vacancy 5%	\$700
Total Prop. Expenses	\$5,900 / Year
Financing	
Price	\$99,000
Down-payment	\$24,750
Mortgage - 30 Years at 4%	\$74,250
Annual P&I	\$4,253 / Yr
Net Cash Flow	\$3,847
Annual Cash-on-Cash	15% (The Net R.O.I. on your down-payment)
Depreciation	\$3,000
Annual Principal	\$1,200
Annual Appreciation	2%
Additional R.O.I. with tax write-offs	17%



Contact:

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