

**10313 Elwell St.**  
**Cleveland OH 44104**  
**(2 Unit)**



**Exterior Walls:** Vinyl Siding  
**Roof:** Asphalt Shingle  
**Parking:** On Street  
**Heat System:** Forced Air

**Apt 1:** 3Bed-1Bath  
**Avg Rent Amount:** \$1250  
**Apt 2:** 2Bed-1Bath  
**Avg Rent Amount:** \$1150

**Total Monthly Gross:** \$2,400

**Total Annual Gross:** \$28,800

**To Schedule a viewing or to submit  
an offer Call or Email:**  
**Taylor Harper**  
**[Support@FFCIG.net](mailto:Support@FFCIG.net)**  
**O: (307) 228-5057**  
**C: (216) 208-6963**

**Residents:**

- Vacant
- Vacant



**Financials**

- Parcel ID: 128-11-024
- **Sell Price:** **\$89,900**
- Annual Taxes: \$1,623
- Gross Rental Yield: 32.04%
- Gross Annual Income: \$28,800
- Net Rental Yield: 23.90%
- Net Rental Income: \$21,486.40
- Annualized Expenses: \$7,313.60
- Capitalization Rate: 24.02%

**Net Gain: \$21,486**

**Biography**

F&F Capital Investment Group is proud to offer:  
10313 Elwell St. Cleveland OH 44104.

This 3 Story Apartment Building comes with Hardwood Floors Throughout, Consistently occupied since 2015 the home is a perennial renter for the right investor. The owner is currently responsible for Water, Sewage and Trash.

This property is positioned for years of  
MAINTENANCE FREE OWNERSHIP.

- Tenant Responsibilities
  - Gas
  - Electric
- Owner Responsibilities
  - Water
  - Sewage
  - Trash