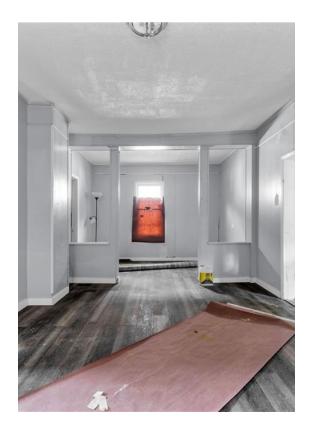
# **3811 E. 55th St. Cleveland OH 44105**(2 Unit)



Exterior Walls: Frame
Roof: Asphalt Shingle
Parking: Carport-Off Street
Heat System: Forced Air

Apt 1: 3Bed-1Bath

Avg Rent Amount: \$1,250

Apt 2: 2Bed-1Bath

Avg Rent Amount: \$1,150

**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

O: (307) 228-5057 C: (216) 208-6963

#### **Residents:**

Floor 1: VacantFloor 2: Vacant



#### **Financials**

•	Parcel ID:	132-10-156
•	Sell Price:	<b>\$120,000</b>
•	Annual Taxes:	\$942.00
•	Gross Rental Yield:	24%
•	Gross Annual Income:	\$28,800
•	Net Rental Yield:	18.88%
•	Net Rental Income:	\$21,486.40
•	Annualized Expenses:	\$7,313.60
•	Capitalization Rate:	17.91%

### Net Gain: \$21,486

#### **Biography**

F&F Capital Investment Group is pleased to offer this TURNKEY 2 unit apartment building. This offering has been Completely Renovated and Reletted to Expedite your Return on Investment.

#### Amenities include:

- New Roof
- New Floors
- New Windows and Doors
- New Furnaces and H/W Tanks
- New Bathrooms and Kitchens
- Individually Metered Gas & Electric
- Freshly painted from top to bottom

This property is positioned for years of MAINTENANCE FREE OWNERSHIP.

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

Gross yield – also known as gross rental yield – is the total gross rent collected from a property compared to the property market value or purchase price: Gross Yield = Gross Annual Rent / Current Market Value.

#### What is a good gross yield rental?

In terms of what constitutes a 'good' gross yield in real estate, anything between 7-8% is considered ideal. A gross yield of 8% means that 8% of the cost of the property will be recouped in rent every year (before expenses).

## What is the difference between gross yield and cap rate?

A property's yield, while similar to its capitalization (cap) rate, can differ in that yield measures income / total cost, while cap rate measures income / price or value.