

**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: Vacant
- Floor 2: Vacant



Financials

- Parcel ID: 132-10-156
- **Sell Price:** **\$120,000**
- 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
 - 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.