



# CLEVELAND, OHIO, USA.

Investing in real estate (United States)



**Kalliste International**  
Real estate consulting USA





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# MAGNIFICENT MULTI-FAMILY DUPLEX WITH FOUR BEDROOMS

Total estimated rent \$ 1.250 / month \*



**PRICE OF THE PROPERTY :**

**\$ 79.000,00**



4



2

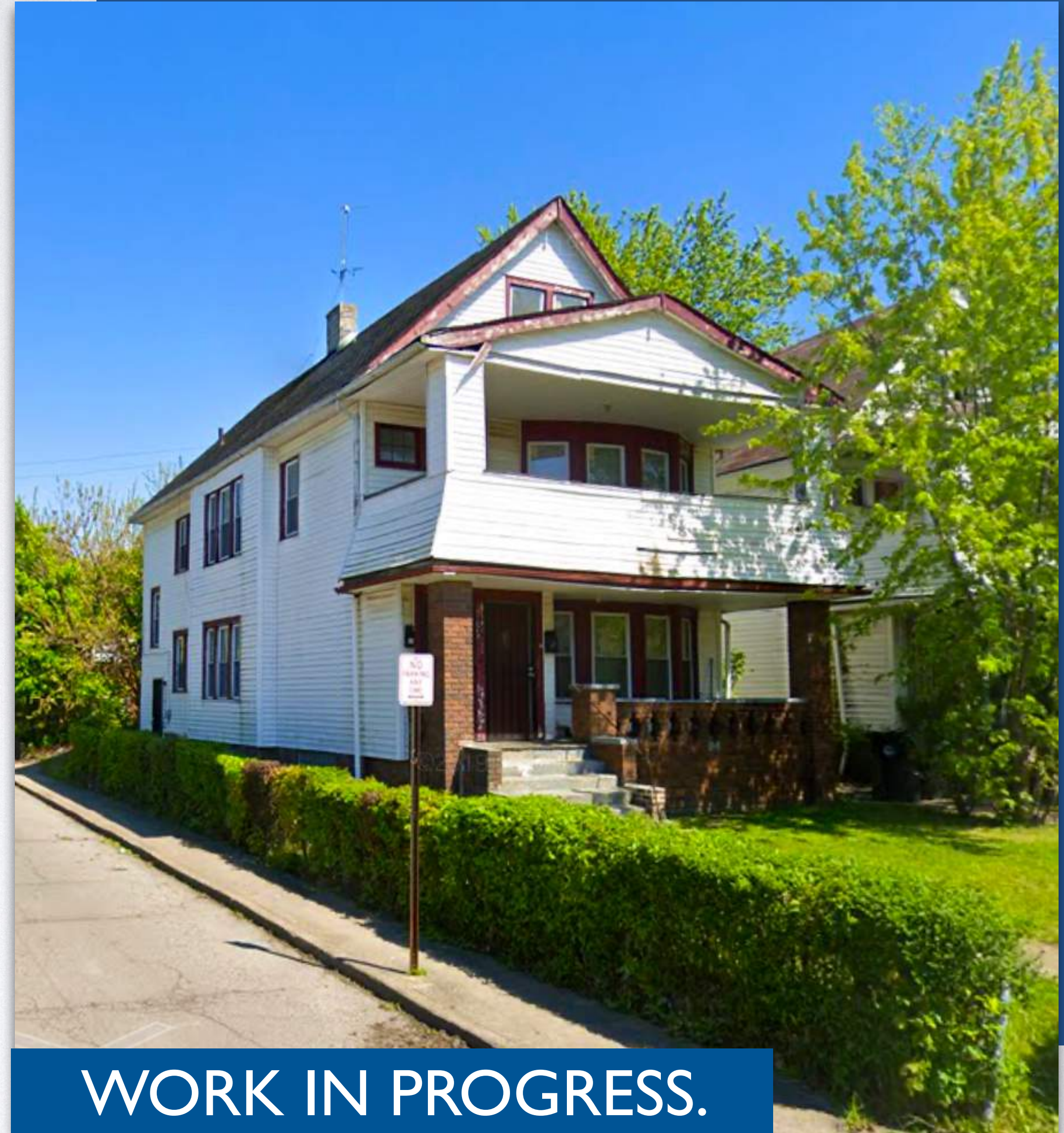


210 m<sup>2</sup>

Investing in CLEVELAND

Rental yields between 15 and 25%.

\* Estimated rental yield, without guarantee.



**WORK IN PROGRESS.**

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info@kalliste-international.com

# MAGNIFICENT MULTI-FAMILY DUPLEX WITH FOUR BEDROOMS



Total estimated rent \$ 1.250 / month \*



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## THE DESCRIPTION

This beautiful multi-family duplex is located in Mount Pleasant and only five minutes from the famous Shaker Square. Shaker Square is one of Cleveland's biggest attractions and is full of restaurants, bars, stores and even has a movie theater.

The property is divided into two apartments, both with two bedrooms and one bathroom.

*It is currently being renovated and once the work is complete, tenants will be placed in the property at a rent of \$1,250 per month.*

The home is managed by an excellent local Cleveland property management company.

## LOCAL AREA

Mount Pleasant is considered a very strong investment area in Cleveland, less than 1.3 miles away is the famous Shaker Square, which is one of Cleveland's biggest attractions. Shaker Square is full of restaurants, bars, stores and even has a movie theater. This property is also just 6.9 miles from downtown and 4 miles from University Circle.



3233 E 135th St, Cleveland, OH 44120, EE. UU.

Building price (excluding closing costs 2%)	\$79.000,00
Monthly rents (estimate)	\$1.250,00
Annual rents (estimate)	\$15.000,00
<b>Yield Gross*</b>	<b>18,99% *</b>
Insurance + costs (estimate)	\$900,00
Property taxes (estimate)	\$250,00
Utilities (water, exterior maintenance)	\$1.000,00
Management 10%	\$1.500,00
<b>Net annual benefit (estimate)</b>	<b>\$11.350,00</b>
<b>Net Return (estimate)</b>	<b>14,37 %</b>



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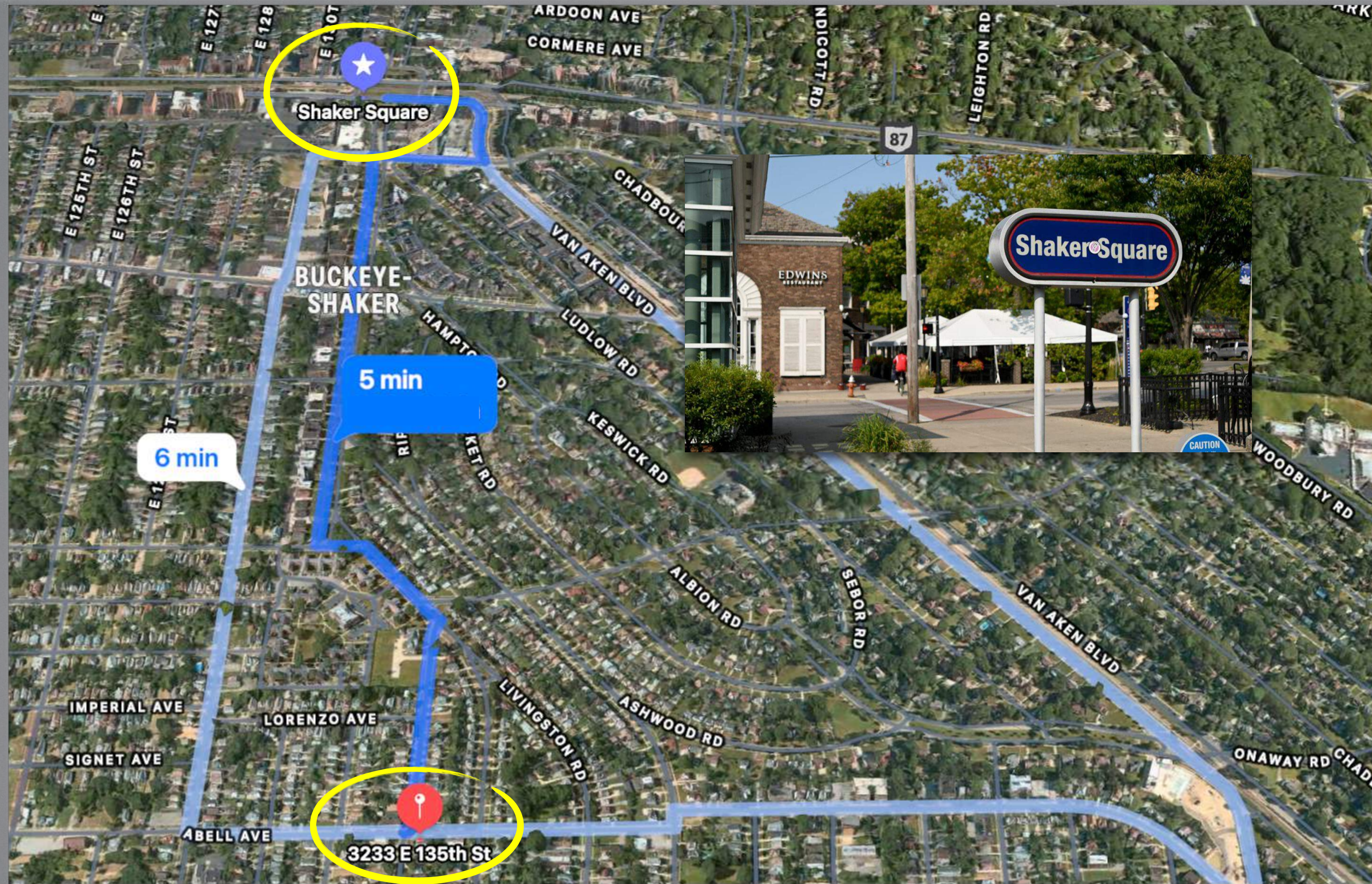
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# LOCATION ON THE MAP



  
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Investment  
Guide

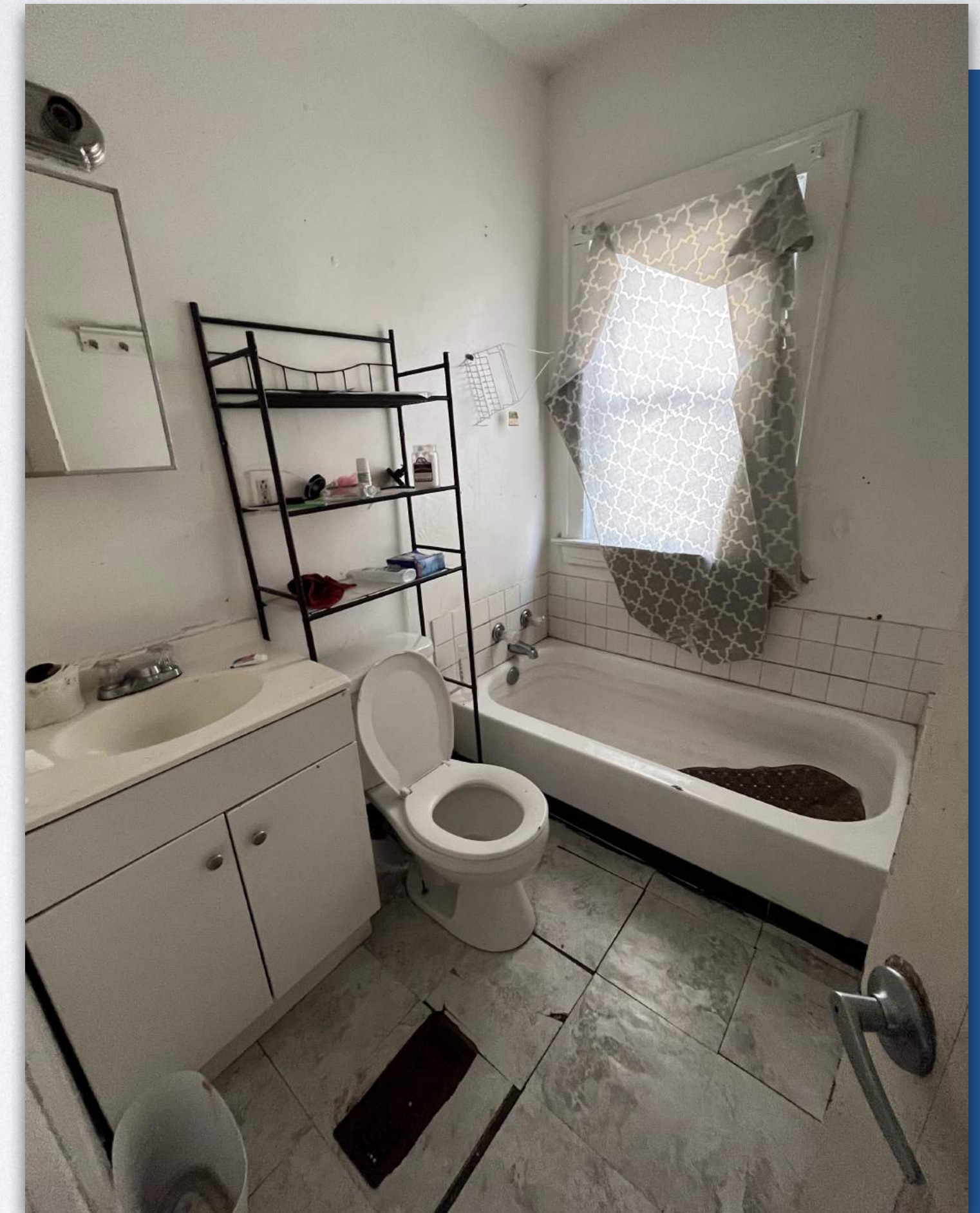


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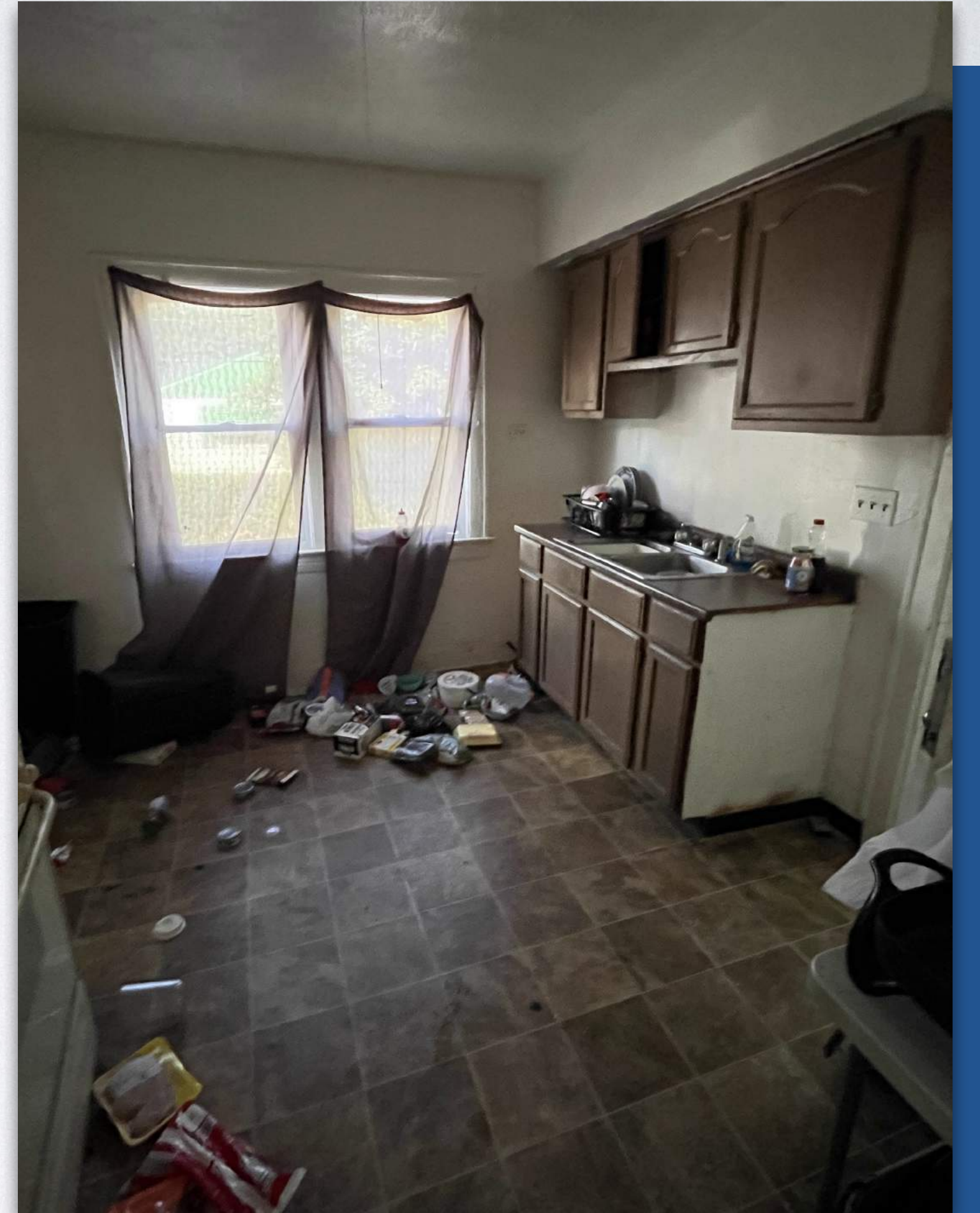
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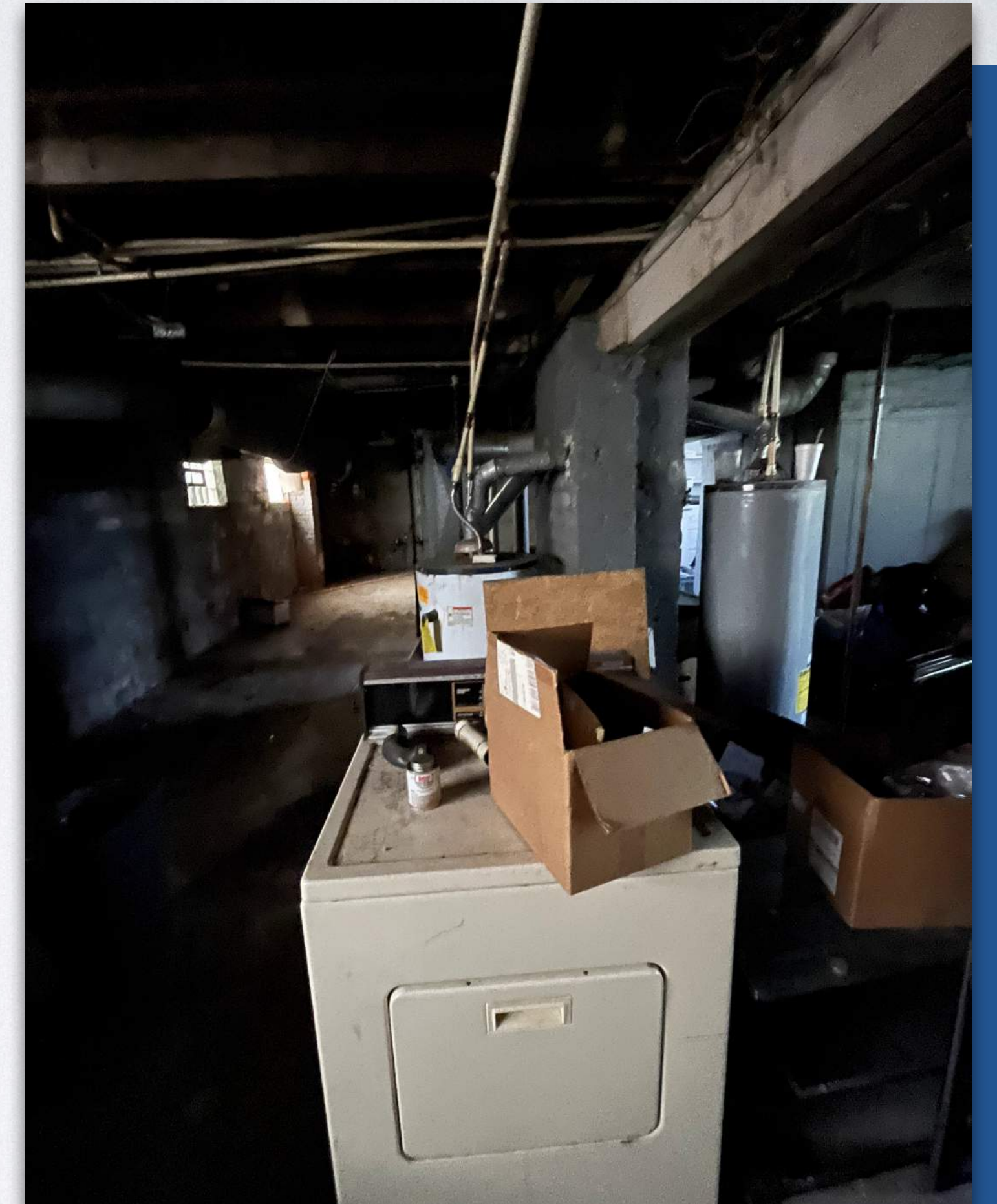
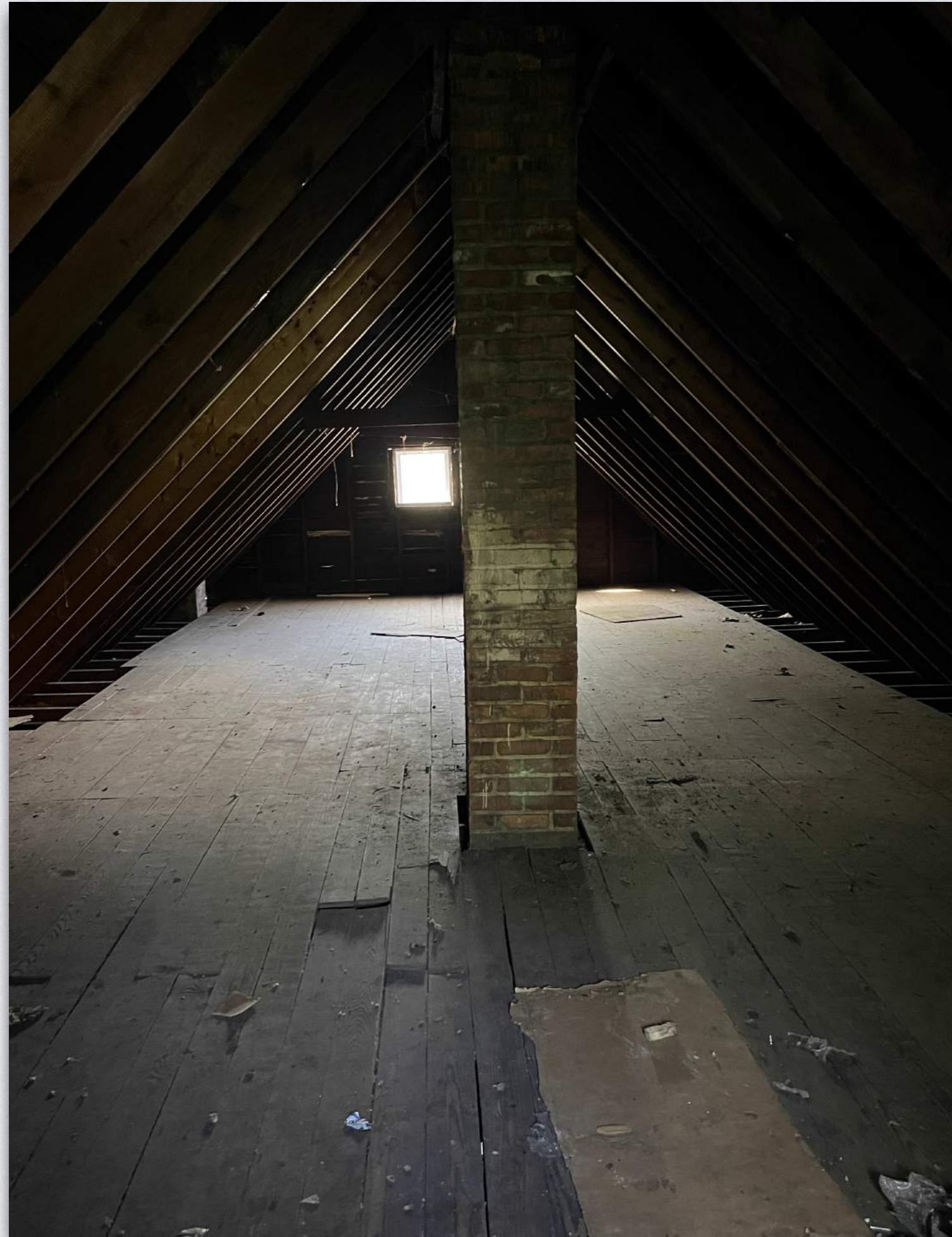
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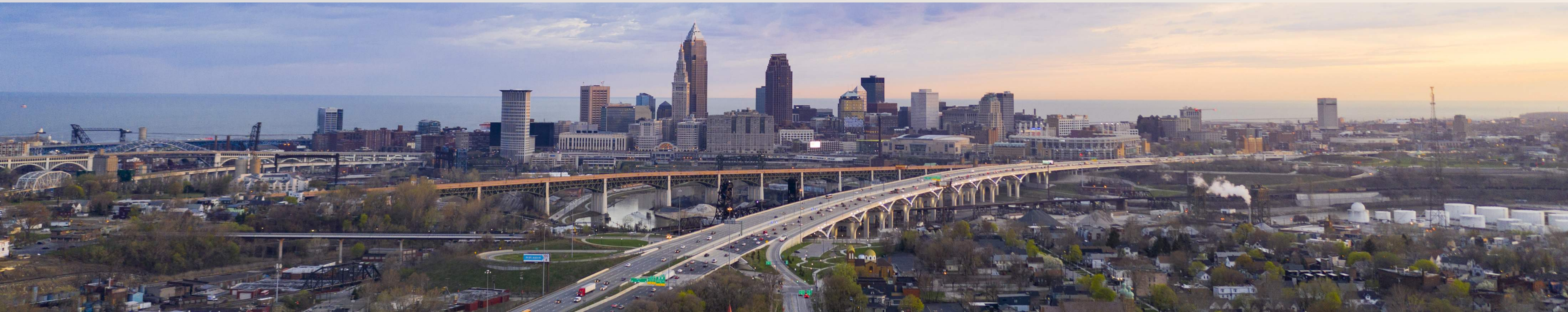
Ohio

United States



Kalliste International

Real estate consulting USA



 [WWW.Kalliste-international.com](http://WWW.Kalliste-international.com)



FR : +33 769 405 088  
USA : +1 (248) 579 -5289



[info@kalliste-international.com](mailto:info@kalliste-international.com)

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