

3293 7TH STREET · CUYAHOGA FALLS, OHIO 44221

Fully Renovated 4-Unit Apartment Building · Four 2BR / 1BA Units | Summit County Parcel 0215185 | Offered at Auction by Kiko

4 × 2BR/1BA UNITS · ALL RENOVATED	\$69,600 MARKET GROSS RENT	\$51,938 STABILIZED NOI	~\$48,000 CAPITAL SINCE 2022	FREE & CLEAR NO MORTGAGE OR LIEN
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RENT ROLL					
UNIT	TENANT	LEASE	CURRENT RENT	MARKET RENT	DEPOSIT
1	~~XXXXXXXXXX~~	12-mo to 06/30/27	\$1,100	\$1,450	\$900
2	Vacant — rent ready	Available now	—	\$1,450	—
3	Vacant — rent ready	Available now	—	\$1,450	—
4	~~XXXXXXXXXX~~	Month-to-month	\$1,360	\$1,450	\$1,000
TOTAL / MONTH			\$2,460	\$5,800	\$1,900

STABILIZED INCOME	
Market gross rent — 4 units at \$1,450	\$69,600
Coin laundry income (landlord-owned)	\$1,440
Gross potential income	\$71,040
Less vacancy & credit loss at 5%	(\$3,552)
EFFECTIVE GROSS INCOME	\$67,488

OWNERSHIP & TRACK RECORD	
2025 rent collected — all four units leased	\$48,950
Acquired 02/2022 (arm's-length)	\$354,600
Evictions or written-off balances since 2022	None
Current tenancies	25 and 26 months
Security deposits held (credited at closing)	\$1,900

RECENT CAPITAL — APPROXIMATELY \$48,000 SINCE 2022	
- All four units taken to a full interior renovation — Unit 4 (07/2024), Unit 1 (04/2026), Unit 3 (05/2026), Unit 2 (08/2026) - Two HVAC systems replaced — Unit 3 (07/2022) and Unit 4 (06/2025) - Two water heaters replaced — Unit 2 (10/2024) and Unit 4 (01/2026) - Parking lot fully regraded with new gravel (03/2025) - Lobby remodeled and new front door installed (2026) - Coin-operated washer and dryer replaced (05/2022) — landlord-owned, income to ownership	

INDICATED VALUE AT STABILIZED NOI OF \$51,938	7.0%	7.5%	8.0%	8.5%	9.0%	10.0%
Direct capitalization — arithmetic only, not an appraisal	\$742,000	\$692,500	\$649,200	\$611,000	\$577,100	\$519,400

THE OPPORTUNITY. Two of the four units are vacant only because they just came out of renovation — they are rent-ready and marketed at \$1,450. The two leased units sit below that: Unit 4 is month-to-month at \$1,360 and can be moved to market on 30 days' notice, and Unit 1 is at \$1,100 through June 2027. A buyer captures roughly \$40,000 of additional annual rent by simply leasing up two finished units and marking the third to market — with the renovation capital already spent, the deferred maintenance cycle behind the building rather than ahead of it, and no mortgage or lien to clear at closing.

Rent, expense, capital and laundry figures are represented by the owner. Property characteristics, valuation, taxes and ownership are from the Summit County Fiscal Officer record for parcel 0215185, retrieved 08/23/2026. Market rent of \$1,450 per unit is the owner's post-renovation asking rent. Stabilized net operating income assumes all four units leased at market and excludes any management fee or replacement reserve a buyer may elect to underwrite. This sheet is provided for information only, is not an appraisal, and does not constitute legal, tax or investment advice. Prospective bidders should conduct their own due diligence, including review of leases, tenant estoppels and county records. · Prepared 08/23/2026.

ANNUAL OPERATING EXPENSES	
Real estate taxes (2025)	\$7,651
Property insurance	\$1,865
Landscaping & grounds	\$2,130
Common area & laundry utilities	\$1,584
Repairs & maintenance	\$1,840
Snow removal	\$480
Management — owner-managed	\$0
TOTAL OPERATING EXPENSES	\$15,550
NET OPERATING INCOME	\$51,938

PROPERTY FACTS	
Unit mix	Four 2BR / 1BA units, ±806 SF each — identical layouts
Building / lot	3,224 SF building on 9,855 SF lot · 0.2262 acres
Year built / type	1956 · garden apartments · brick veneer, wood frame
Systems	Hot air heat, central air, city water and sewer
Land use / class	401-C Apartments 4-19 units · Commercial
Taxing district	Cuyahoga Falls City / Cuyahoga Falls CSD
County value 2025	Appraised \$280,730 · assessed \$98,260
Owner of record	CAM Properties Investments LLC — owned free and clear
Rental registration	Active with the City since 12/20/2010

LEASE STRUCTURE & OPERATIONS	
All leases are NNN. Tenants pay their own gas, electric, water and trash directly — averaging about \$215 per unit per month, on top of rent - Landlord pays common area and laundry utilities only, keeping the expense load light Owner-managed — there is no management contract for a buyer to assume or buy out - Established local vendors in place for landscaping, plumbing, electrical, HVAC and site work, available to a new owner	