

2232 E. MCPHERSON HWY
CLYDE, OH 43410

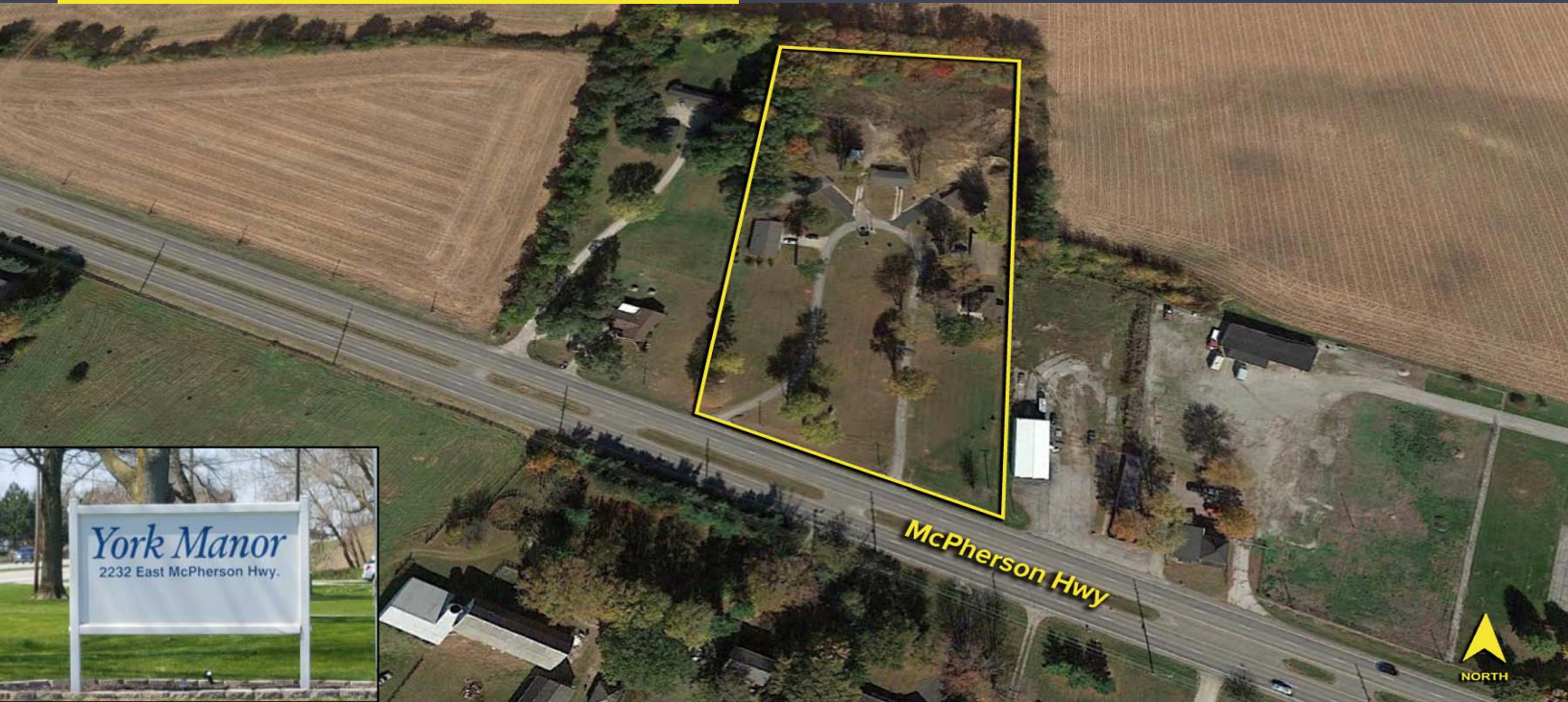
INVESTMENT PROPERTY FOR SALE
843 – 1,972 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

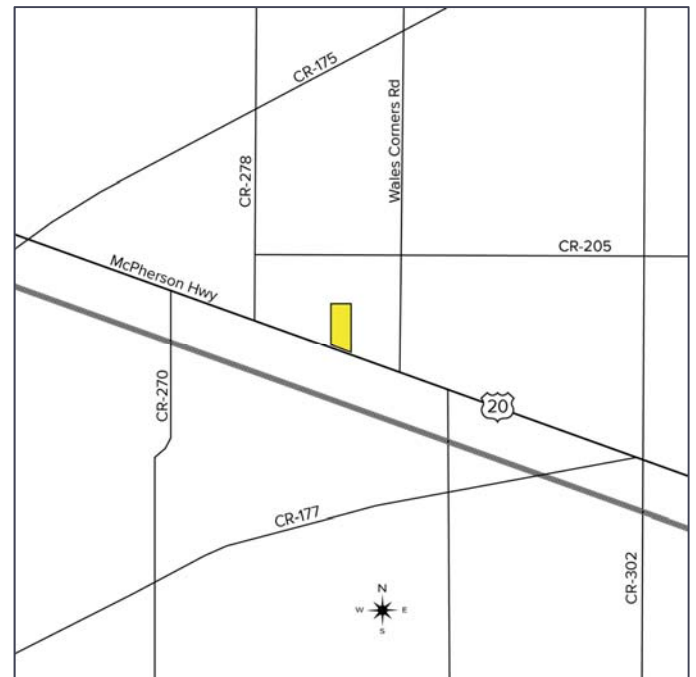
FULL-SERVICE COMMERCIAL REAL ESTATE

YORK MANOR



GENERAL INFORMATION

Price:	\$398,000
Building Size:	9 units – various square feet
Number of Stories:	One and two
Year Constructed:	Varies – 1955 - 1963
Condition:	Fair
Lot Dimensions:	Irregular
Acreage:	5.58 acres
Closest Cross Street:	S. Ridge Road
County:	Sandusky
Zoning:	521 & 511 – Single/two family dwelling
Parking:	Driveway
Curb Cuts:	Two
Street:	4 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & vinyl siding
Structural System:	Wood frame
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Carpet & VCT
Basement:	Crawl/slab
Heating:	Base
Air Conditioning:	Window unit
Power:	100 amp
Restrooms:	1-2
Recent Major Maintenance:	Roofing

2019 REAL ESTATE TAXES

Parcel Numbers:	01-21-00-0011-01 01-21-00-0011-00
Total Taxes:	\$3,496.92

LEASE INFORMATION

Tenant	Square Footage	Monthly Rent
2 495/332	1,300 – 1 bed duplex	\$475.00
1 121	1,154 – 2 bed	\$525.00
1 341	904 – 3 bed	\$585.00
2 131/132	1,432 – 2 bed duplex	\$525.00
2 141/142	1,972 – 2 story duplex	\$620.00 & \$425.00
1 241	843 – 2 bed	\$525.00

- Little to no turnover – units rented out within a month of vacancy per Owner's history.
- All tenants are month-to-month.
- Regularly maintained units.
- Tenants responsible for utilities.
- Acreage for continued development.
- York Township.
- Bellevue School District.
- **Selling at 9.6% cap rate.**

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2019 P&L

Gross Scheduled Rental Income 12 months occupied	\$56,400.00
Total Gross Income	
Less: Vacancy and Credit Loss (5% of gross)	\$2,820.00
Gross Operating Income	\$53,580.00
Less: Operating Expenses	
Accounting and Legal	\$140.00
Property Management (5% of gross)	\$2,820.00
Property Insurance	\$3,074.54
Real Estate Taxes / Assessments	\$3,496.92
Repairs and Maintenance	\$4,347.21
Trash	\$1,340.00
Total Operating Expenses	\$15,218.67
Net Operating Income	\$38,761.33

*Figures provided by Owner. Additional information available upon request.

Repairs and Maintenance:
➤ Installed water softener

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Investment Property For Sale

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