

**Cross Property Agent Full**



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**Multi-Family** ML: **3749213 Sold**  
**380 E 165th St, Cleveland, OH 44110-1626**  
 Area: 1005-Cle South of Euclid - East Cleveland  
 Subtype: **Two**  
 Parcel ID: **113-20-098**

Twp:  
 Subdiv:  
 County: **Cuyahoga**

LP: **\$30,000**  
 SP: **\$17,500**  
 List Date: **09/23/15**  
 List Date Rec: **09/24/15**  
 Pending Date: **04/02/16**  
 Contingent Dt:  
 Off Mkt Date: **04/02/16**  
 Closing Date: **05/05/16**  
 Exp. Date:  
 DOM/CDOM: **54/54**

Open House:  
 Supplements:  
 Directions: **Just South of Grovewood. Just North of ST RT 2 - Off Waterloo Rd-Villaview Rd and Trafalgar.**

**Recent Change: 05/05/2016 : S : P->S**

**Property Information**      Approx Sqft/Source: **1440/Auditors Website**      Annual Taxes: **1865**      School Dist: **Cleveland Municipa**

# Units: **2**      Tot Liv Area/Source: **2160/Auditors Website**      Homestead: **No**      Assessments: **% of Units Occupied 50**

# Stories: **2**      Lot Size (Acres): **0.085**      Net Operating Inc:  
 Total Rooms: **1**      Lot Size Source: **Auditors Website**      Gross Income:  
 # of Buildings: **1**      Driveway: **Paved**      Op Expenses:  
 Year Built: **1916**      Fence:  
 Basement: **Yes**      Roof: **Asphalt/Fiberglass**      Exterior: **Actual YBT Aluminum, Vinyl**  
 Basement Desc:  
 Heating Type: **Forced Air**      Disability Feat: **No**  
 Heating Fuel: **Gas**      Avail for Auction: **No**  
 Cooling: **None**      Auction Date:  
 Water/Sewer: **Private Sewer, Public Water**      Fixer Upper:  
 Garage # of Cars: **0**      House Faces:  
 Garage Features: **None**  
 View Description:  
 Lot Description:  
 Amenities:  
 Paid by Owner: **Sewer, Trash Collection, Water**  
 Paid Tenant: **Cable/Electric Link, Electric, Gas**  
 Appliances/Equip:

Unit	Approx Fin SqFt	Total Rooms	Total Bedrooms	Total Bath	Monthly Rent	# of this Type
#1	0	0	2	1	\$0	1
#2	0	0	2	1	\$450	2

Remarks: **Investor special! Well maintained and recently rehabbed multifamily located in the up and coming Collinwood area. Upstairs unit currently tenant occupied, generating immediate cash flow. Priced to sell quickly,so schedule your showings before you miss out on this one!! \*\*\*\*Seller also owns 1242 e.172nd st. around the corner and will offer packaged deal \$50,000 for both houses\*\*\*\*\***

**Office Information**      [2146/Keller Williams Greater Cleve](http://www.kwcleveland.com)      (216) 839-5500      F:(216) 839-1705      <http://www.kwcleveland.com>  
 List Agent: [2008002350/Genita E. Smith](mailto:genitasmith32@gmail.com)      (216) 379-9753      F:(216) 839-1705      [genitasmith32@gmail.com](mailto:genitasmith32@gmail.com)  
 Co-Lister:  
 Showing Instruct: **Other Lockbox, Showing Service**      **4406860100**      List Type: **Exclusive Right**  
 Showing Info: **24 HR NOTICE REQUIRED**      Internet Listing: **Yes**      Possession: **Time of Transfer**  
 Show Add Pub: **Yes**      Short Sale: **No**  
 Show Add Client: **Yes**  
 Buy Broker Comp: **1000**      Ownership: **Principal/NR**  
 Other Comp: **None**      Comp Explain: **none**  
 Available Finance: **Cash**  
 Broker Remarks: **Please submit all offers with proof of funds and EMD to genitasmith@kw.com**

**Comparable Information**      [9165/Realty Trust Services, LLC](http://www.realtytrust.com)      Orig List Price: **\$17,000**      Financed: **Cash**  
 Sell Agent: [2011000511/Sergio D. Picciuto](http://www.realtytrust.com)      List Price: **\$30,000**      Sale Date: **05/05/16**  
 Co-Seller:      Sale Price: **\$17,500**      Closed By: **Sale**  
 Seller Giveback:

Prepared By: Sergio D. Picciuto

Information is Believed To Be Accurate But Not Guaranteed

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