

**Cross Property Agent Full**



**Multi-Family** ML: **3812690 Sold**  
**4104 Woburn Ave, Cleveland, OH 44109**  
 Area: **106-Cle North of Brookpark**  
 Subtype: **Three**  
 Parcel ID: **014-14-173**

LP: **\$34,900**  
 SP: **\$31,000**  
 Twp: **Cleveland-W/R** List Date: **05/27/16**  
 Subdiv: **City View Allotm** List Date Rec: **05/27/16**  
 County: **Cuyahoga** Pending Date: **10/14/16**  
 Contingent Dt:  
 Off Mkt Date: **10/14/16**  
 Closing Date: **11/03/16**  
 Exp. Date: **11/27/16**  
 DOM/CDOM: **140/445**

Directions: **South of Memphis**

Recent Change: **11/03/2016 : S : P->S**

**Property Information**  
 # Units: **2** Above Gr: **-** Annual Taxes: **1290** School Dist: **Cleveland Municipa**  
 # Stories: **1** TOTAL: **-** Homestead: **No** Assessments: **% of Units Occupied:100**  
 Total Rooms: **1** Lot Size (Acres): **0.124** Net Operating Inc:  
 # of Buildings: **1** Lot Size Source:  
 Year Built: **1920** Driveway: **Paved** Gross Income:  
 Basement: **Yes** Fence: **Asphalt/Fiberglass** Op Expenses:  
 Basement Desc: **Forced Air** Roof: **Actual YBT** Construction: **Vinyl** Exterior:  
 Heating Type: **Gas** Heating Fuel: **None** Disability Feat:  
 Cooling: **Public Sewer, Public Water** Avail for Auction: **No** Auction Date:  
 Water/Sewer: **0** Garage # of Cars: **0** Fixer Upper:  
 Garage Features:  
 View Description:  
 Lot Description:  
 Amenities:  
 Paid by Owner:  
 Paid Tenant:  
 Appliances/Equip:

Unit	Appox Fin SqFt	Total Rooms	Total Bedrooms	Total Bath	Monthly Rent	# of this Type
#1			2	1	\$495	1
#2			2	1	\$495	1
#3		1	0	0	\$0	1

Remarks: **Come check out this turn key cash flow investment. Brings in \$990 in rent between two units. Third unit could be converted to additional living space, an efficiency unit or additional living space.**

**Office Information** [9165/Realty Trust Services, LLC](http://9165/Realty Trust Services, LLC) (440) 427-0123 F:(866) 632-9006 <http://RTServe.com>  
 List Agent: [2008004009/Andrew W. Morris](http://2008004009/Andrew W. Morris) F:(866) 632-9006 [Andy@RTServe.com](mailto:Andy@RTServe.com)  
 Co-Lister:  
 Showing Instruct: **Use CSS Link**  
 Showing Info: **Use MLS CSS link** Internet Listing: **Yes** List Type: **Exclusive Right**  
 Buy Broker Comp: **3** Ownership: **Principal/NR** Show Add Pub: **Yes / Yes** Possession: **Time of Transfer**  
 Other Comp: **None** Comp Explain:  
 Available Finance: **Cash, Conventional, FHA/VA** Online Bidding: No Short Sale: **No**  
 Broker Remarks: **Showings only Thursday 5pm to 6pm**

**Comparable Information** [2717/Keller Williams Grt Cleve SW](http://2717/Keller Williams Grt Cleve SW) Orig List Price: **\$42,900** Financed: **Cash**  
 Sell Agent: [2003018172/Pietro Bonanni](http://2003018172/Pietro Bonanni) List Price: **\$34,900** Sale Date: **11/03/16**  
 Co-Seller: Sale Price: **\$31,000** Closed By: **Sale**  
 Seller Giveback: **0**

Prepared By: Andrew W. Morris

Information is Believed To Be Accurate But Not Guaranteed

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