

# **INVESTMENT OPPORTUNITY IN DESIRABLE NEIGHBORHOOD**

Royal Oaks Multifamily for Sale | 20580 Lorain Road, Fairview Park, Ohio 44126

# **ROYAL OAKS**

- Consistently maintaining high occupancy levels of 95% or above
- A select number of units have undergone tasteful remodeling, featuring LVT flooring
- Every unit boasts the convenience of an in-suite washer and dryer
- Recent property enhancements include new roofs installed in November 2023, along with the replacement of several windows, ensuring modern functionality and aesthetics
- Projected Net Operating Income (NOI) for 2025 is \$270,000
- Five mile population of over 233,000
- Five mile average household income of over \$100,000

### **SALE PRICE**

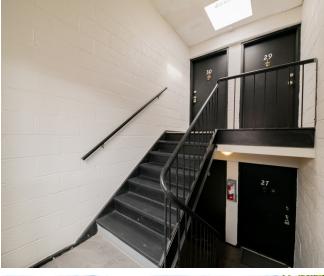
\$3,550,000













# **QUICK STATS**

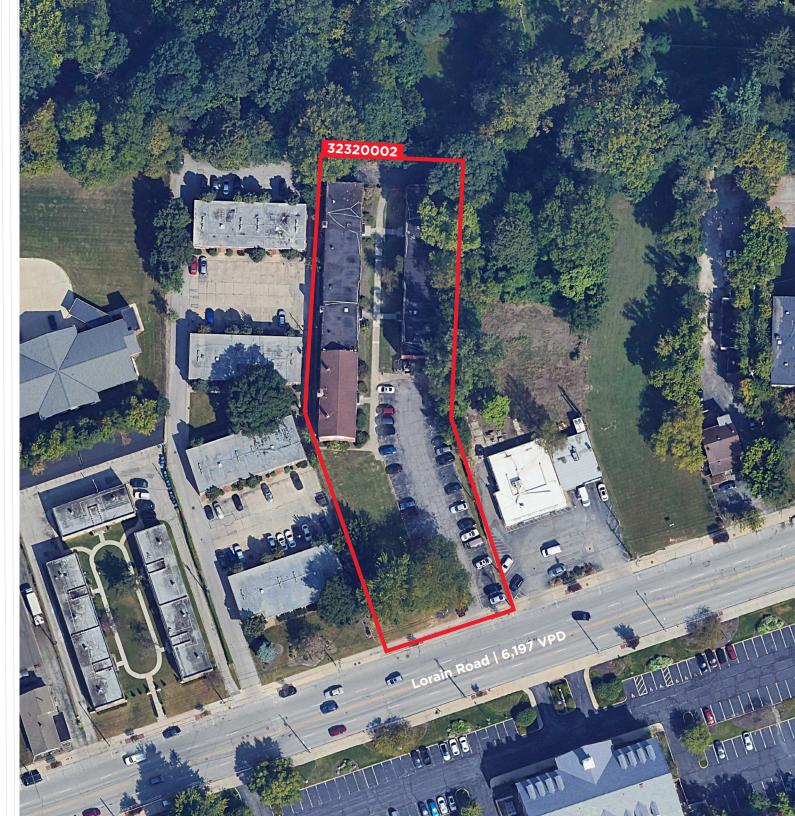
Buildings	2
Year Built (Reno)	1955 (2024)
Floors	3
Units	30 - 3 Bed/1 Bath
Land Size	1.41 AC
Parking	45 Surface











### **Fairview Park**

Fairview Park, Ohio, nestled within Cuyahoga County, exudes a charm that resonates with its residents and visitors alike. With tree-lined streets, well-maintained parks, and a strong sense of community, Fairview Park embodies suburban tranquility while being conveniently close to the vibrant city of Cleveland. The town boasts a variety of recreational facilities, including sports fields, playgrounds, and walking trails, catering to both active lifestyles and leisurely strolls. Its thriving local businesses and eateries add to its allure, providing residents with convenient amenities and opportunities for social engagement. With its excellent schools and welcoming atmosphere, Fairview Park stands as a testament to the appeal of small-town living in the heart of the Midwest.

## **Demographics**

population

233,251

households

105,631

businesses

9,097

median age

40.4

average hh income

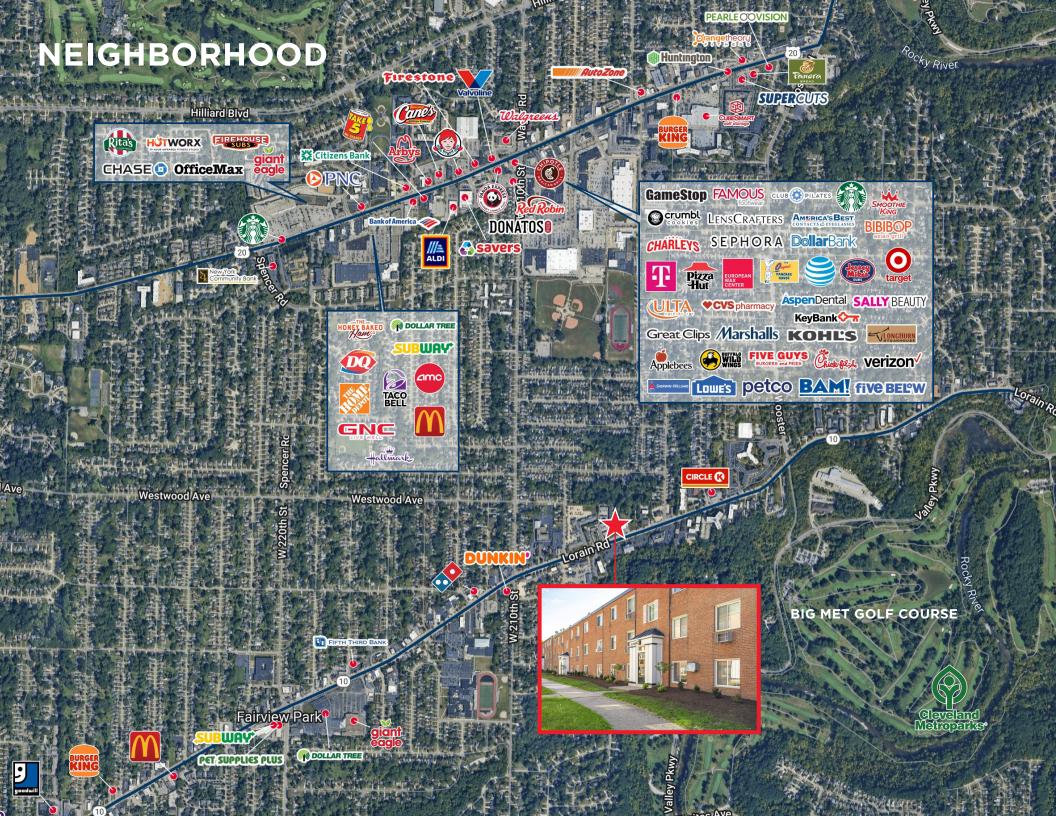
\$108,563

employees

105,142







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Offering Memorandum Teaser





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