

# CLEVELAND HEIGHTS APARTMENT PORTFOLIO

Cleveland Heights, Ohio

2450 Overlook Road

2374 Euclid Heights Boulevard

 CUSHMAN &  
WAKEFIELD

 CRESCO  
Real Estate





## Portfolio Summary

# PRIME VALUE-ADD MULTIFAMILY PORTFOLIO IN CLEVELAND HEIGHTS

This 70-unit apartment portfolio across two assets presents a prime investment opportunity in Cleveland Heights, offering significant value-add potential through strategic renovations and rent growth. Located in highly desirable, walkable neighborhoods near key employment centers such as Cleveland Clinic, University Hospitals, and Case Western Reserve University, these properties benefit from strong rental demand and long-term stability.

### Strategic Location & Tenant Appeal

Situated in established residential areas, the portfolio offers tenants convenient access to major healthcare, educational, and cultural institutions, as well as shopping, dining, and entertainment options. The properties combine historic charm with modern conveniences, attracting renters seeking both character and comfort.

### Rare On-Site Parking & Lifestyle Amenities

A standout feature of this portfolio is the inclusion of on-site and garage parking, a highly sought-after amenity in this market, enhancing tenant appeal and rental income potential. Additionally, residents enjoy proximity to Cleveland Heights' vibrant retail and dining scene, further solidifying the desirability of these units.

### Value-Add Opportunity

With classic architecture and timeless appeal, these properties provide an excellent foundation for value enhancement through interior upgrades, including modernized kitchens, bathrooms, and common areas. Strategic improvements will allow investors to capture higher market rents and maximize returns.

This well-located, historically appealing portfolio presents a rare opportunity for investors to acquire a value-add, in-demand asset with significant upside potential in one of Cleveland's most sought-after rental markets.

total buildings

**Two (2)**

total units

**70**

average occupancy

**53%**

sale price

**\$5,600,000**

proforma Year 1 NOI

**\$625,291**

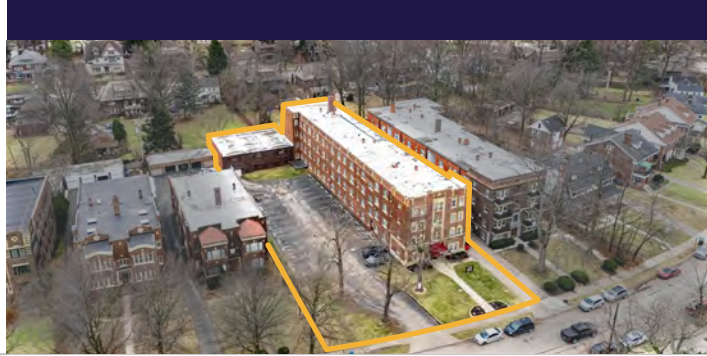
proforma cap rate

**11.2%**

*Properties can be purchased separately*

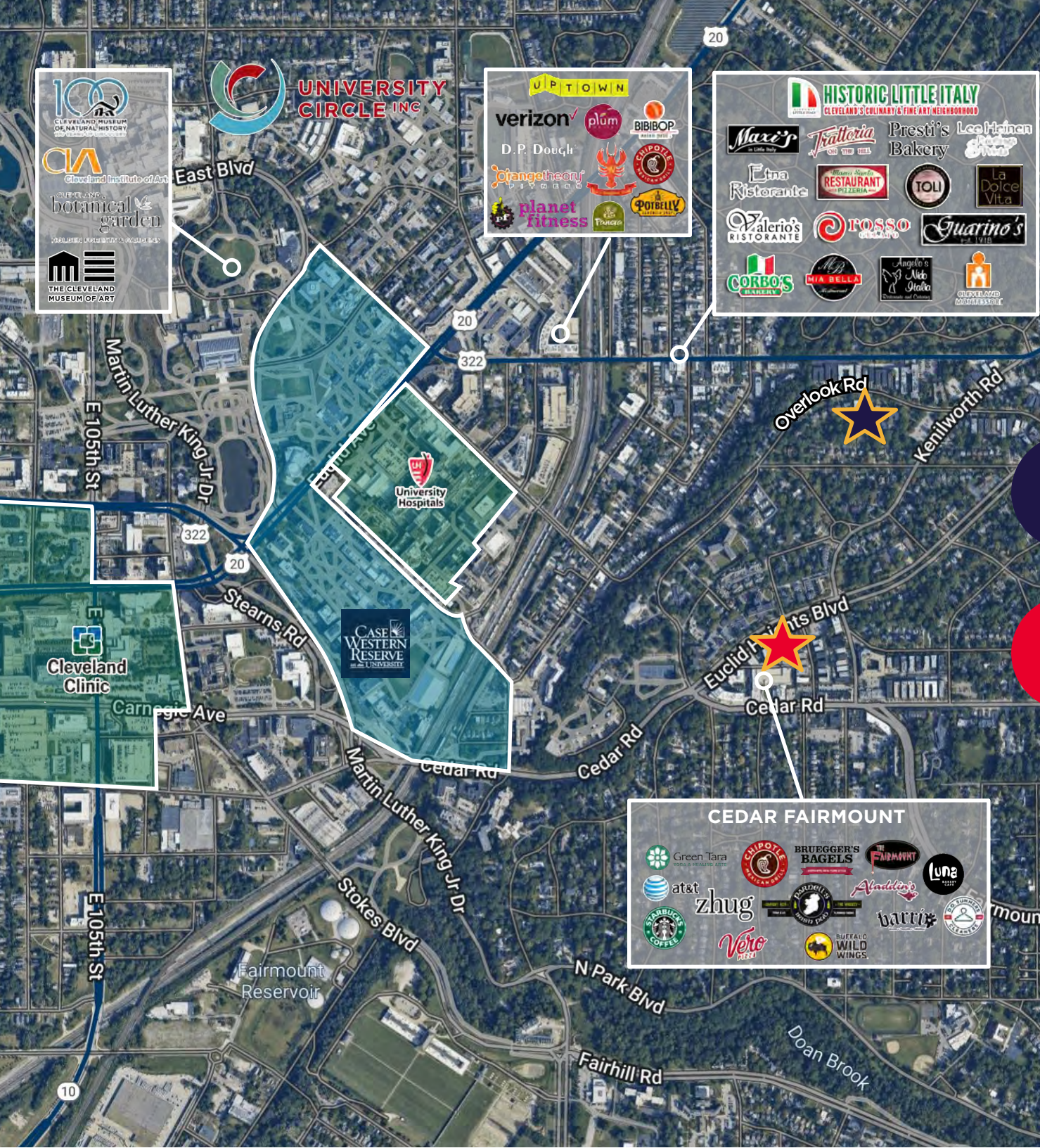
# Portfolio Summary

## CLEVELAND HEIGHTS MULTIFAMILY



<b>Address</b>	<b>2450 Overlook Road</b>	<b>2374 Euclid Heights Boulevard</b>
<b>City, State, Zip</b>	Cleveland Heights, Ohio 44106	Cleveland Heights, Ohio 44106
<b>Year Built</b>	1915	1930
<b>Building Size</b>	24,760 SF	22,855 SF
<b>Floors</b>	Four (4) Floors, Walk-Up Units	Four (4) Floors, Served Via Elevator
<b>Total Units</b>	40	30
<b>Unit Type</b>	34 (1 Bed/1 Bath) 6 (2 Bed/1 Bath)	16 (1 Bed/1 Bath) 10 (2 Bed/1 Bath) 4 (2 Bed/1.5 Bath)
<b>Parking</b>	28 Surface & 18 Garage	10 Surface & 26 Garage
<b>Average Monthly Rent</b>	\$1,030	\$997
<b>Current Occupancy</b>	33%	73%





## Portfolio Summary LOCATION MAP

2450 Overlook Rd  
Cleveland Heights, OH 44106

2374 Euclid Heights Blvd  
Cleveland Heights, OH 44106



Multifamily Portfolio

2450 OVERLOOK RD  
CLEVELAND HEIGHTS, OH



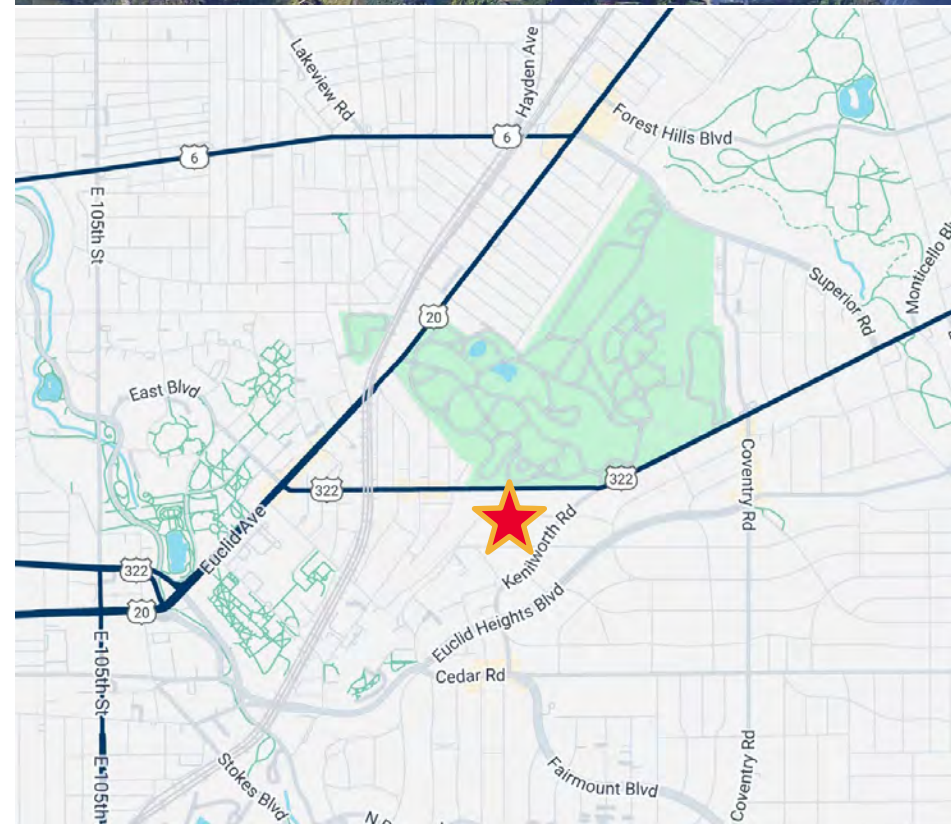
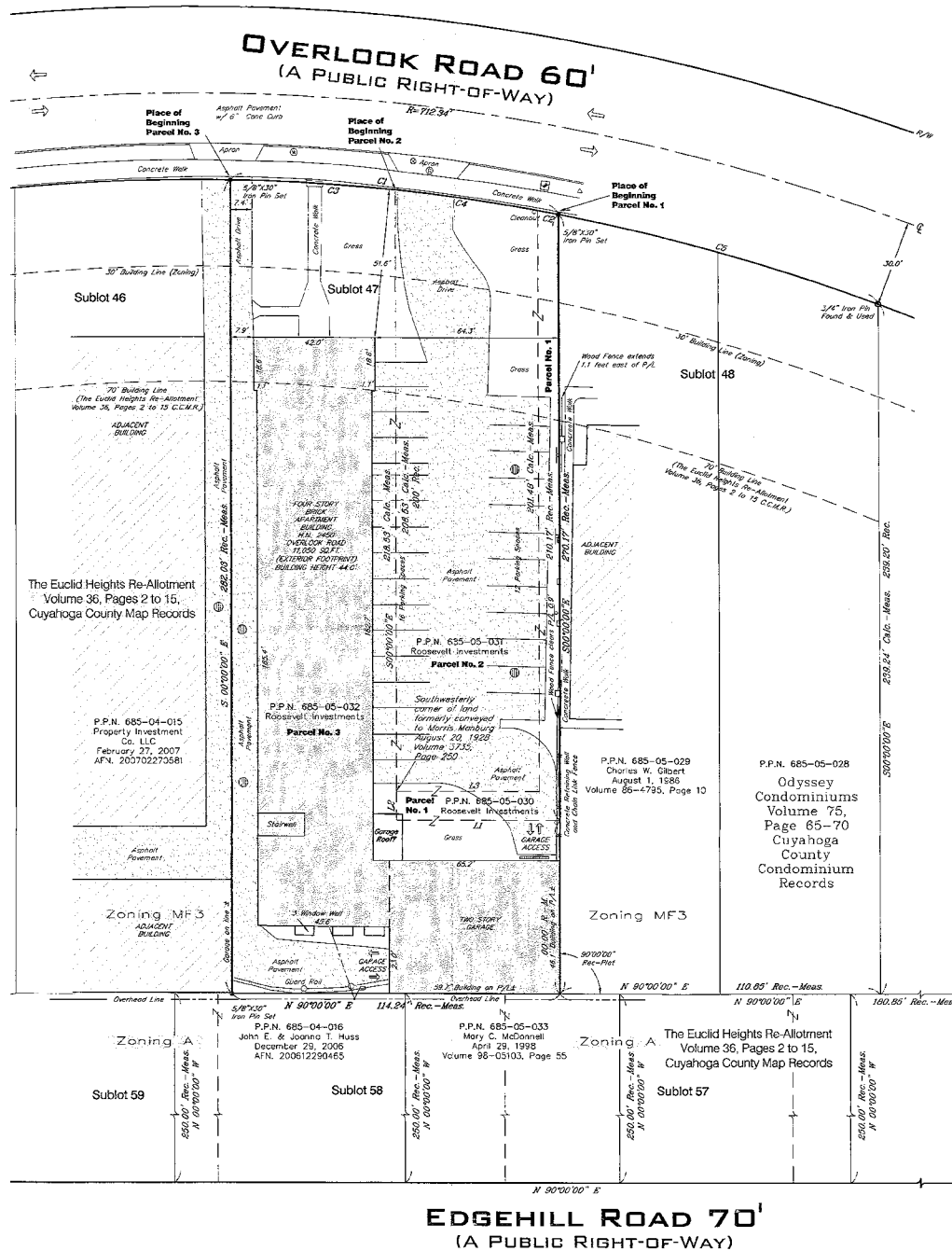


# 2450 OVERLOOK RD

## CLEVELAND HEIGHTS, OH

Year Built	1915
Parcel #'s	685-05-030, 685-05-031, 685-05-032
Building Size	24,760 SF
Unit Mix	34 (1 Bed/1 Bath) 6 (2 Bed/1 Bath)
Amenities	In-Unit Washer/Dryer, Building Wifi, Fitness Center
Occupancy	33%
Avg Monthly Rent	\$1,030
Owner Pays	Heat, Water, Sewer, Trash, Wifi
Tenant Pays	Cooking Gas (Stove), Electric (Lights & Plugs) All Units Separately Metered

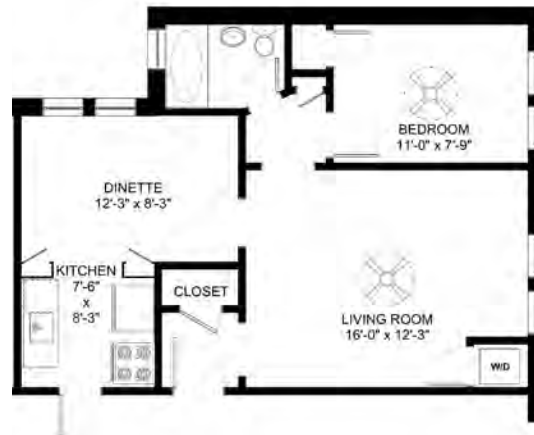




# 2450 OVERLOOK RD CLEVELAND HEIGHTS, OH



1 Bed/1 Bath | 525 SF



1 Bed/1 Bath | 615 SF



1 Bed/1 Bath | 660 SF



2 Bed/1 Bath | 800 SF



2 Bed/1 Bath | 880 SF



# 2450 OVERLOOK RD CLEVELAND HEIGHTS, OH





# 2450 OVERLOOK RD CLEVELAND HEIGHTS, OH





Multifamily Portfolio

2374 EUCLID  
HEIGHTS BLVD  
CLEVELAND HEIGHTS, OH



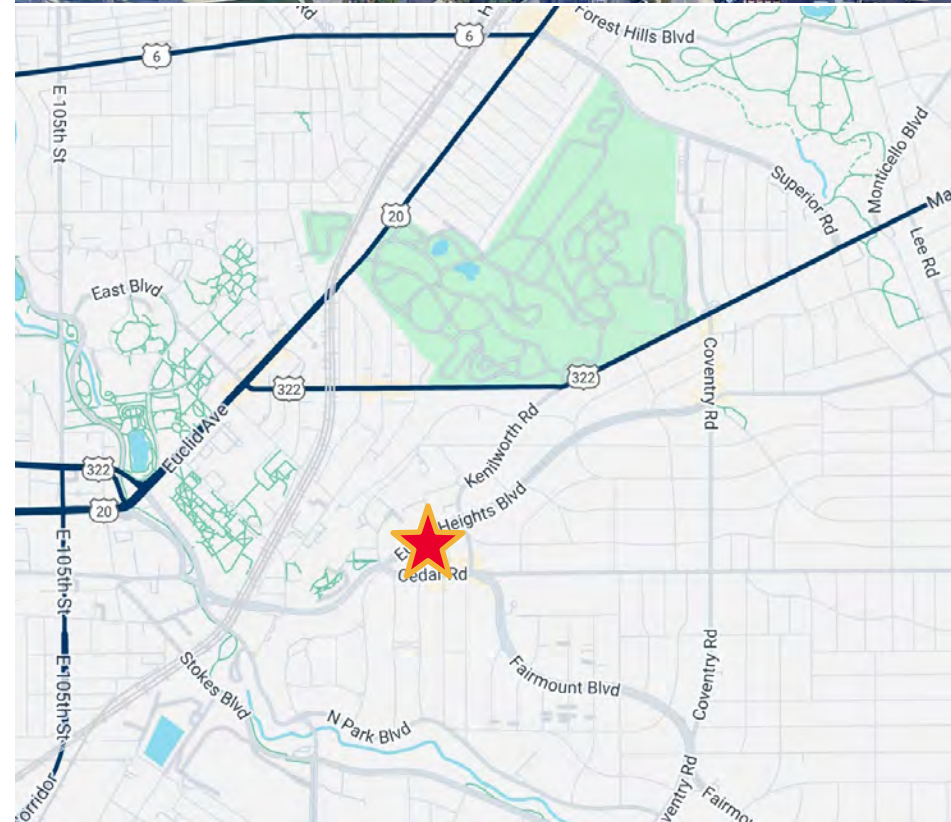
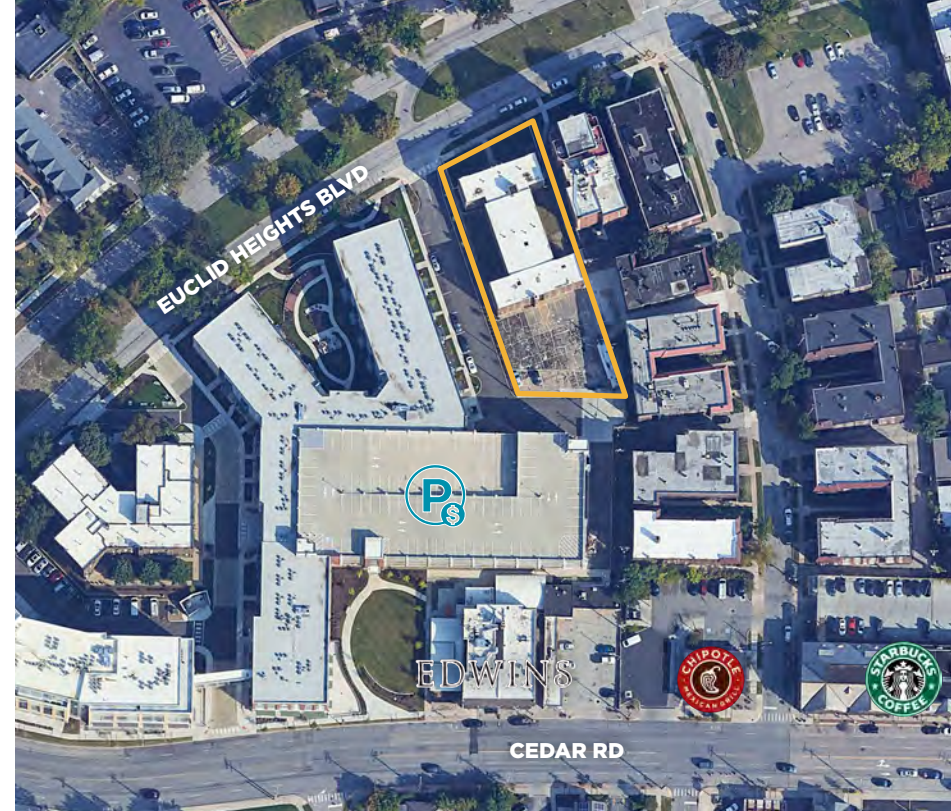
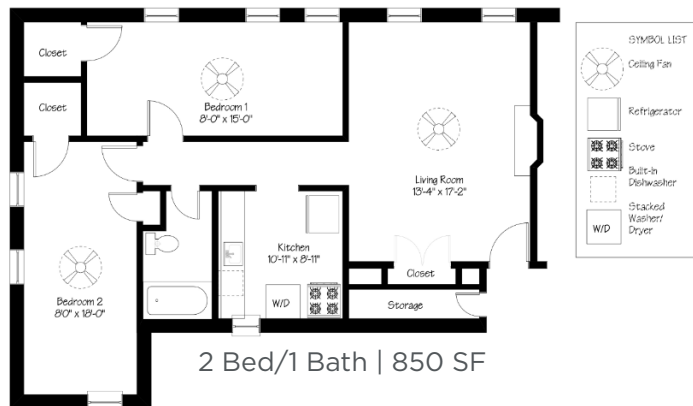
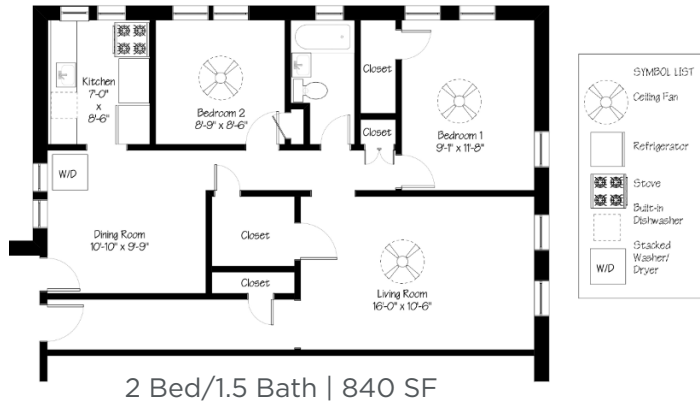
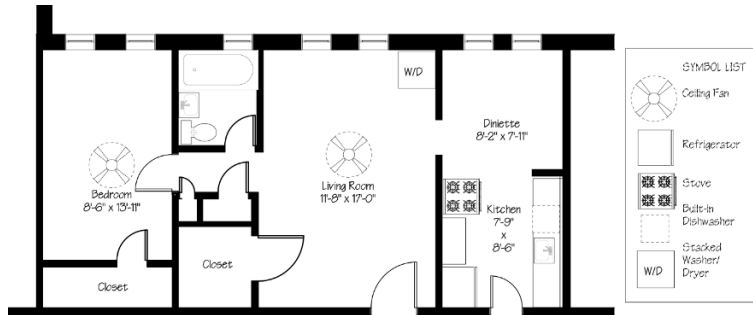


## 2374 EUCLID HEIGHTS BLVD CLEVELAND HEIGHTS, OH

<b>Year Built</b>	1930
<b>Parcel #'s</b>	685-18-007
<b>Building Size</b>	22,855 SF
<b>Unit Mix</b>	16 (1 Bed/1 Bath) 10 (2 Bed/1 Bath) 4 (2 Bed/1.5 Bath)
<b>Amenities</b>	In-Unit Washer/Dryer, Building Wifi, Fitness Center
<b>Occupancy</b>	73%
<b>Avg Monthly Rent</b>	\$997
<b>Owner Pays</b>	Water, Sewer, Trash, Wifi
<b>Tenant Pays</b>	Electric (Heat) & Cooking Gas All Units Separately Metered

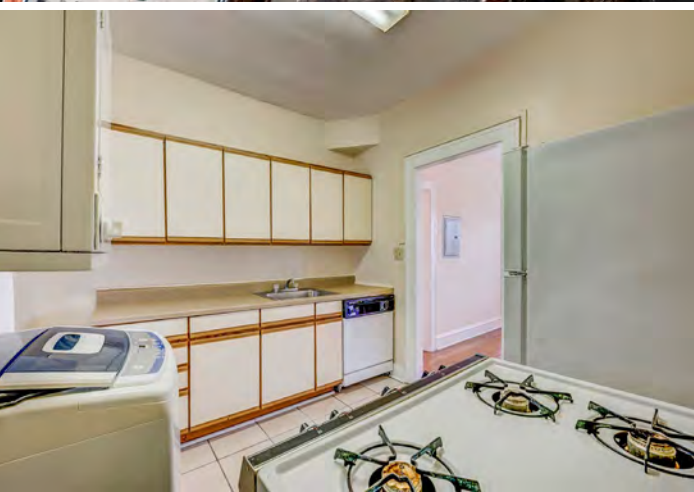
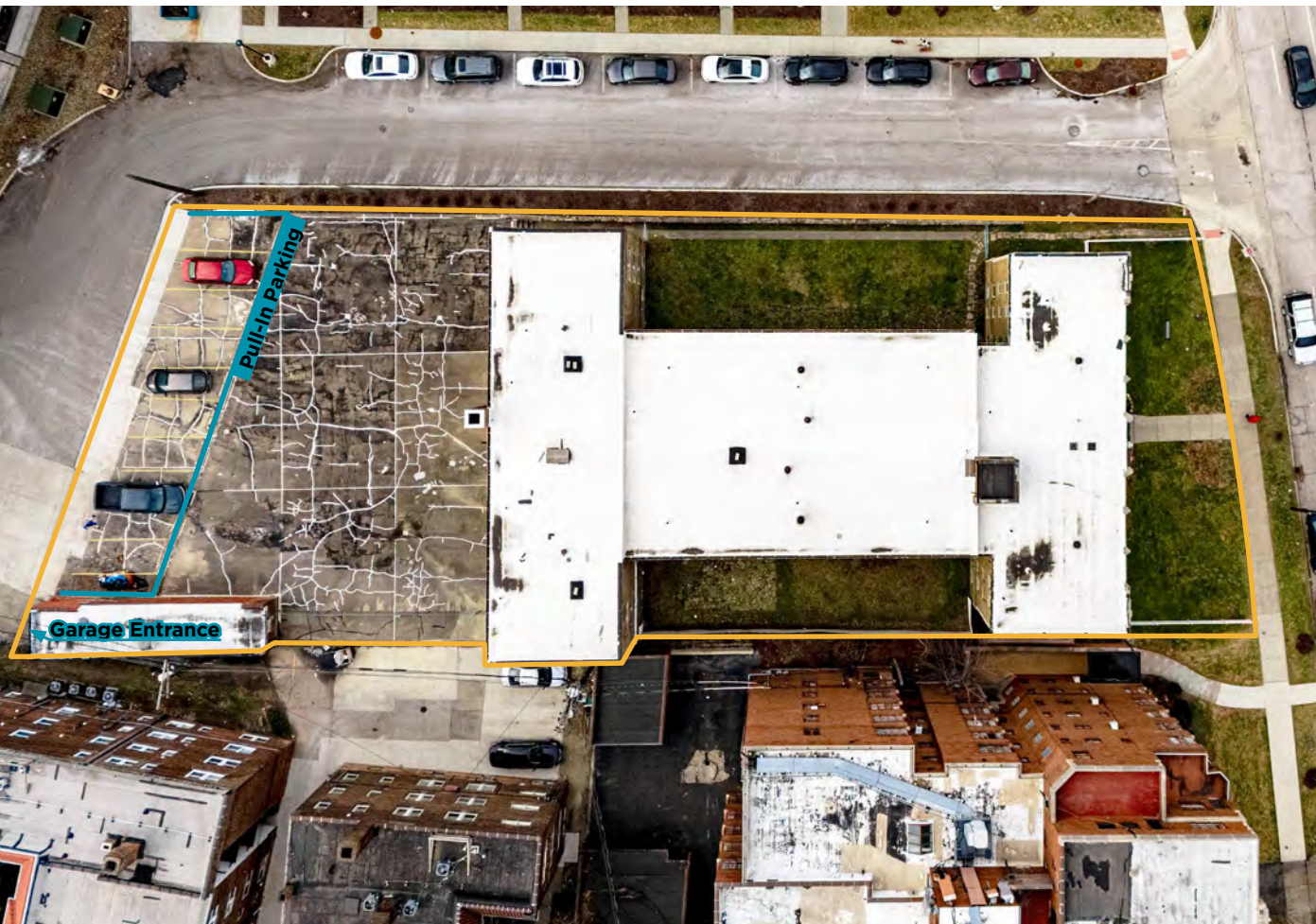


# SAMPLE FLOOR PLANS





# 2374 EUCLID HEIGHTS BLVD CLEVELAND HEIGHTS, OH





# 2374 EUCLID HEIGHTS BLVD CLEVELAND HEIGHTS, OH





# CLEVELAND HEIGHTS APARTMENT PORTFOLIO

Cleveland Heights, Ohio

## DAVID LEB

Vice President

+1 216 525 1488

dleb@crescorealestate.com

## JASON LAVER, SIOR

Senior Vice President

+1 216 525 1489

jlaver@crescorealestate.com



6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131  
[crescorealestate.com](http://crescorealestate.com)

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