

# Nathaniel Apartments

969 Nathaniel Rd, Cleveland, OH 44110

Chris Cox Auctioneer  
Ohio Real Estate Auctions LLC  
614-285-7273  
ChrisCoxAuctioneer@gmail.com

## ONLINE ONLY REAL ESTATE AUCTION

**AUCTION DATE : Tuesday January 14th @ NOON**

**Minimum Bid: \$200,000**





# Nathaniel Apartments

969 Nathaniel Rd, Cleveland, OH 44110

Chris Cox Auctioneer  
Ohio Real Estate Auctions LLC  
614-285-7273  
ChrisCoxAuctioneer@gmail.com

## Property Details

Five unit apartment building, four 3BR/1BA and one 2BR/1BA units. All the units were completely renovated recently. Individual gas furnaces and tenants pay their own gas and electric. Landlord is responsible only for water and trash. All the units have hardwood floors. Ample off-street parking. Close to I-90 and Collinwood High school is few steps away. Solid brick building.

There is a sixth unit which is currently used as storage. If renovated, this unit can be another 3BR unit.

Lead certified by city of Cleveland.

- Spacious 5 units ( Unit mix 1 – 2BR/1B, 4 – 3BR/1BA)
- Close to interstate I - 90
- Hard wood floors
- Off-street parking
- Few steps away from Collinwood High school
- Close to bus lane

No. Units:	5
Property Type:	Multifamily
Property Subtype:	Apartment
Sale Type:	Investment
Cap Rate:	10.18%
Building Size:	7,192SF
No. Stories:	3
Year Built:	1923
Parking Ratio:	0.83/1,000SF
Walk Score ®:	63(Somewhat Walkable)
Transit Score®:	45(Some Transit)

# Nathaniel Apartments

969 Nathaniel Rd, Cleveland, OH 44110

Chris Cox Auctioneer  
Ohio Real Estate Auctions LLC  
614-285-7273  
ChrisCoxAuctioneer@gmail.com

## In-place rent roll

Apt 1	3BR/1BA	\$1095
Apt 2	3BR/1BA	\$1095
Apt 3	3BR/1BA	\$895
Apt 4	2BR/1BA	\$950
Apt 5	3BR/1BA	\$1095

## In-place financials

### Income

Gross income: \$ 61,560

Vacancy loss: \$ 3,078

Operating income: \$ 58,482

### Expenses

Management: \$ 4,925

Maintenance: \$ 5,000

Utilities: \$ 3,600

Taxes: \$ 2,324

Insurance: \$ 3,060

Trash pickup \$ 2,400

Total Expenses \$ 21,309

**Net Operating Income: \$ 37,173**

# Nathaniel Apartments

969 Nathaniel Rd, Cleveland, OH 44110

Chris Cox Auctioneer  
Ohio Real Estate Auctions LLC  
614-285-7273  
ChrisCoxAuctioneer@gmail.com

## Location





# Nathaniel Apartments

969 Nathaniel Rd, Cleveland, OH 44110

Chris Cox Auctioneer  
Ohio Real Estate Auctions LLC  
614-285-7273  
ChrisCoxAuctioneer@gmail.com

## Property Photos



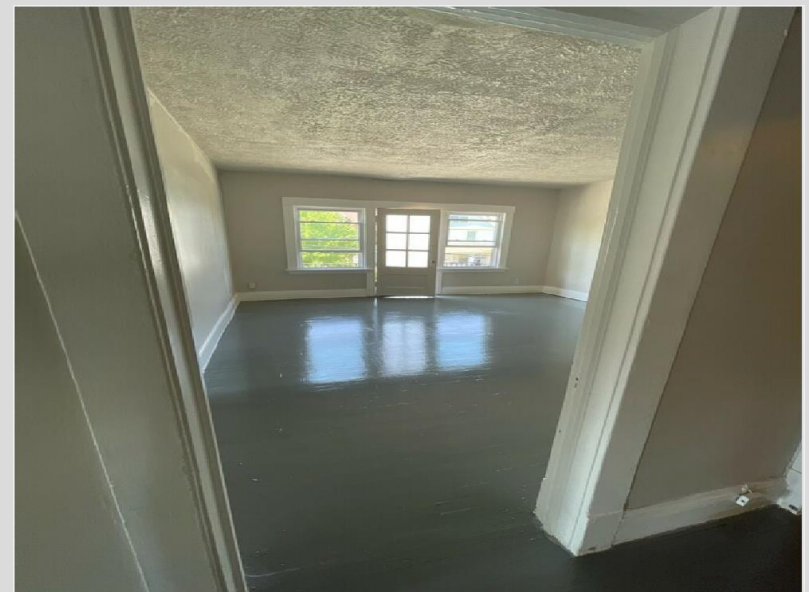


# Nathaniel Apartments

969 Nathaniel Rd, Cleveland, OH 44110

Chris Cox Auctioneer  
Ohio Real Estate Auctions LLC  
614-285-7273  
[ChrisCoxAuctioneer@gmail.com](mailto:ChrisCoxAuctioneer@gmail.com)

## Property Photos

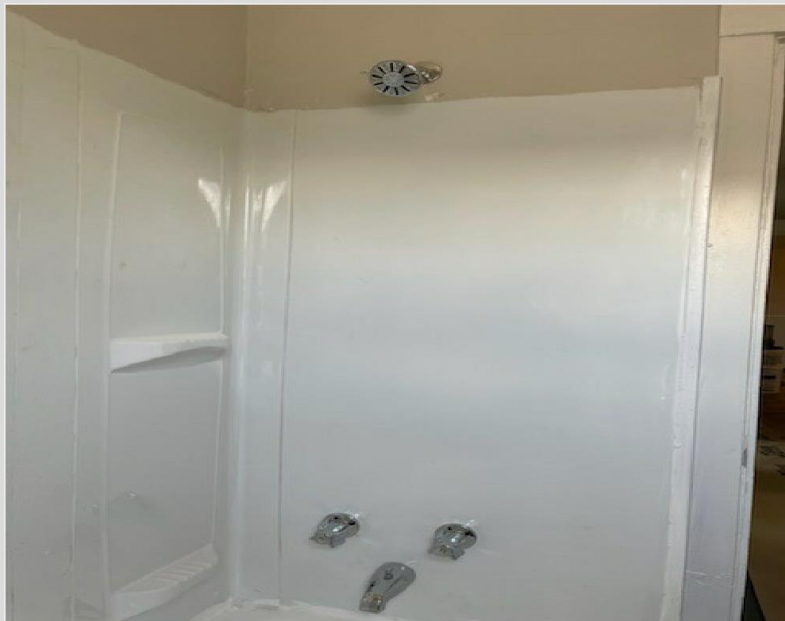


# Nathaniel Apartments

969 Nathaniel Rd, Cleveland, OH 44110

Chris Cox Auctioneer  
Ohio Real Estate Auctions LLC  
614-285-7273  
ChrisCoxAuctioneer@gmail.com

## Property Photos



# Nathaniel Apartments

969 Nathaniel Rd, Cleveland, OH 44110

Chris Cox Auctioneer  
Ohio Real Estate Auctions LLC  
614-285-7273  
ChrisCoxAuctioneer@gmail.com



**Chris Cox**  
**AMM, AARE**  
**Ohio Real Estate Auctions**

[✉ Email Chris](#)

W: 614-285-7273

Counties Covered:  
All of Ohio, All of Florida

Chris married into a four generation Auctioneering family. Chris specializes in all Real Estate types at Auction. Chris has a Bachelors in Business Administration from the prestigious Southeastern University in Lakeland, Florida. A graduate of The Ohio Auction School, member of The Ohio & National Auctioneers Association, and Licensee of Florida and Ohio. Currently studying at the Certified Auctioneers Institute. With a background in real estate finance, Mortgage lending, and fluent in the use of social media marketing, Chris understands and excels at the process of selling real estate at auction in todays market. Chris and his wife Emma live in Franklin Co. and have two children. Cell: 614-285-7273 Email: ChrisCoxAuctioneer@gmail.com