

MULTI-FAMILY INVESTMENT OPPORTUNITY



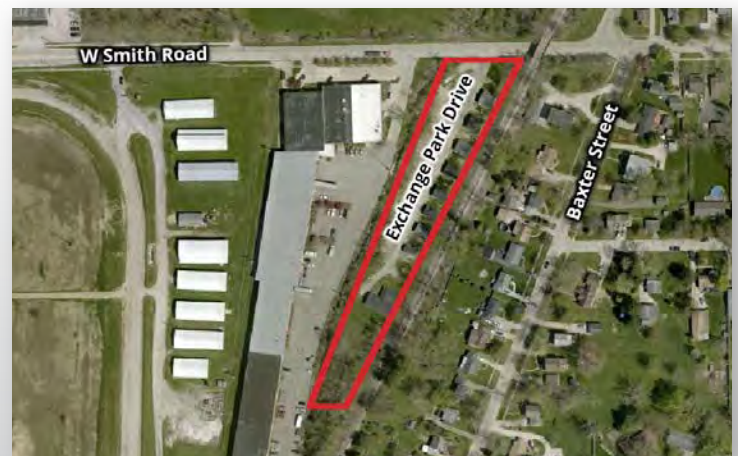
2-10 EXCHANGE PARK DRIVE
MEDINA, OH 44256
SALE PRICE: \$450,000



- Renovations Include:**
- All units down to the studs
 - Underground drainage around the property
 - 7 units with updated HVAC, electrical and plumbing
 - 3-4 units with brand new roofs
 - 75% new windows

PROPERTY HIGHLIGHTS

- 9 Total Rentals: 8 single-family homes and 1 large home (*City approval to retrofit home to 2 separate units*)
- Total Acreage: 1.96 AC
- 450 - 840 SF Single-Family Homes
- 2,160 SF Large Home
- Approximately 7,310 SF of total living space
- 100% Vacant | rehab ready
- 5 blocks from Medina's Historic Square
- Highway Access: 4 miles west of I-71
- Annual Taxes: \$3,768.86



LISTING AGENTS

Sam Tecca

Real Estate Agent & Consultant

Morgan Faunce

Real Estate Agent & Consultant

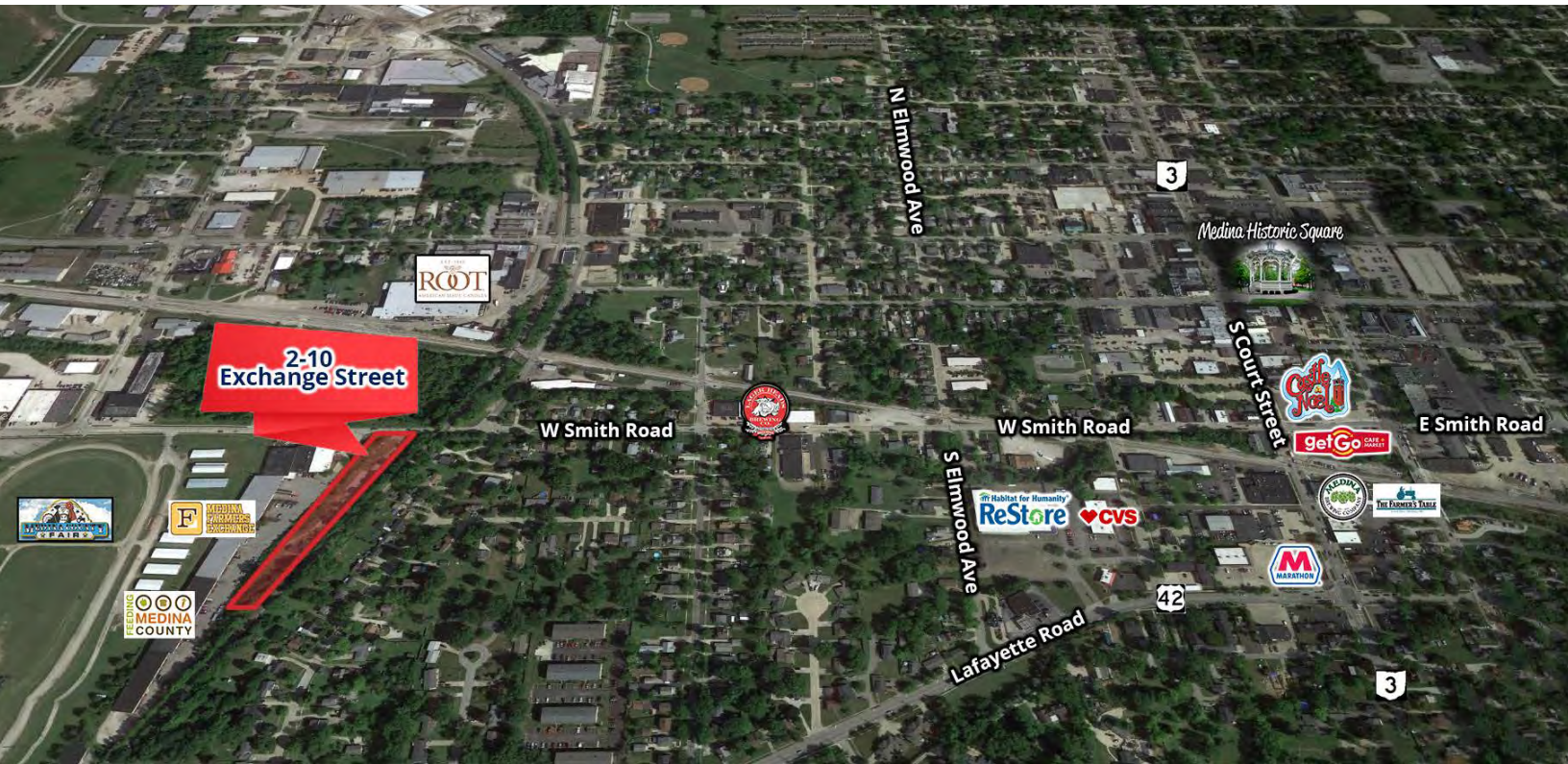
330.722.5002



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PROPERTY OVERVIEW

9 individual - completely vacant cottage style homes on 1.96 acres that consist of 1-4 bedrooms. City approval to retrofit the large 2,160 SF home in the back of the property to 2 separate units. Each unit is separately metered for gas & electric. Previous ownership paid water/trash, sewer, taxes, insurance, snow plowing.

LOCATION OVERVIEW

2-10 Exchange Park Drive is located near the Fairgrounds which is 5 blocks from Medina's Historic Square. The property is 4 miles West of I-71.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,734	23,066	59,769
Total Population	4,577	60,275	157,595
Average HH Income	\$69,691	\$80,611	\$79,437

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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