



### Cross Creek Condominiums Uniontown, Ohio 44685

**SALE PRICE \$1,500,000**

#### PROPERTY HIGHLIGHTS

- 12 total units across six duplexes built between 1980-1981.
- Strong occupancy with several long-term tenants 91.66% occupied.
- Tenant-paid utilities (gas & electric).
- Well & septic — no water or sewer expenses.
- HOA fee of \$200/month per unit covers snow, lawn, trash, exterior, and reserves.
- Many units recently updated (carpet, paint, flooring).
- Quiet, wooded, private setting — highly attractive to tenants.
- All units are two bed one bath with garage.
- Below market rents provide immediate value add potential.

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# Investment Overview

This offering presents a rare opportunity to acquire a well-maintained, low-expense multifamily asset with stable in-place income and clear upside. Located in a quiet, wooded, and highly desirable pocket of Uniontown, Ohio, many of the units have been refreshed and the buildings have minimal deferred maintenance. With tenant paid utilities and HOA-covered exterior services, operating expenses remain low, supporting strong cash flow. Several units at below market rent provide immediate upside value. With proximity to Lake local schools, the area boasts high household incomes, low rental supply, and steady long-term occupancy patterns.

*\*Contact broker for rent roll and financials.*



13626-13628 Mogadore



13634-13636 Mogadore



13654-13656 Mogadore



18-20 Pontius



24-26 Pontius



30-32 Pontius

## AS LEASED

Effective Gross Income	\$152,931
Operating Expenses	\$58,468
NOI	\$94,464

## STABILIZED MARKET RENT

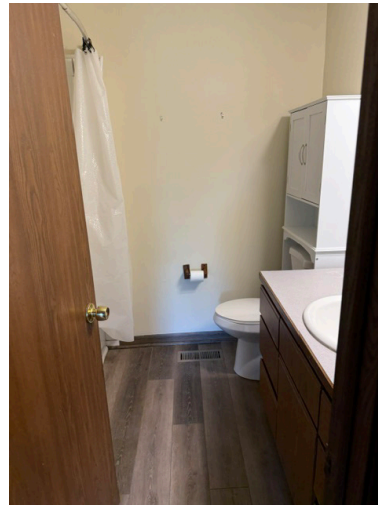
Effective Gross Income	\$174,420
Operating Expenses	\$60,164
NOI	\$114,256

*Disclaimer- Projected rental income presented in this marketing material are based on assumed market rental rates and are not representations or guarantees of current or future rental income. Actual rental rates and expenses may vary based on market conditions, tenant demand, property condition, lease terms, and other factors. Prospective purchasers should conduct their own independent investigation and due diligence regarding achievable rental rates, expenses, and projected income.*

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# INTERIOR PHOTOS

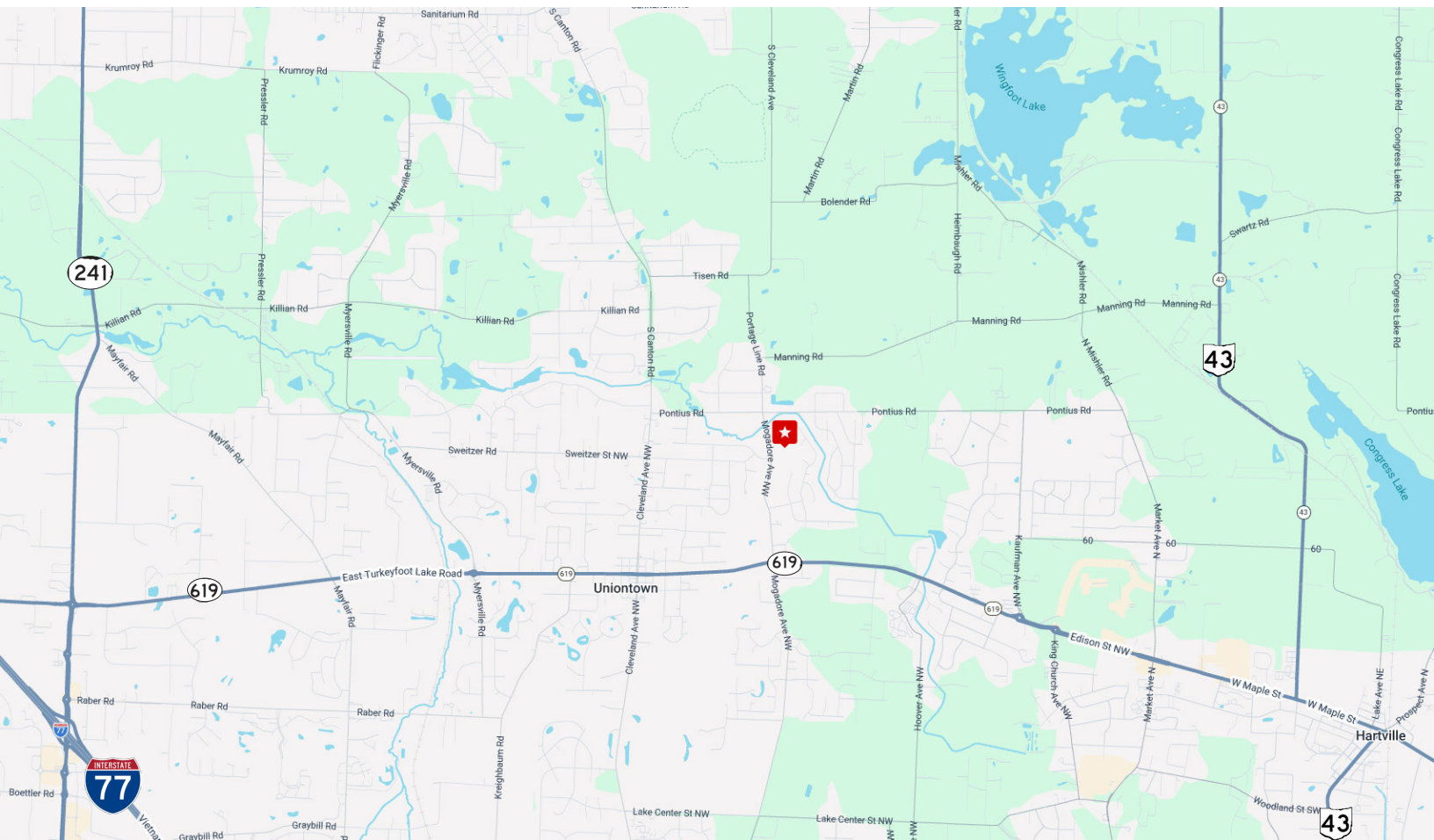


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## 2025 Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	3,630	25,799	68,535
Households	1,438	10,380	28,727
Families	1,036	7,255	19,062
Average Household Size	2.52	2.48	2.38
Owner Occupied Housing Units	1,254	8,770	22,609
Renter Occupied Housing Units	184	1,610	6,118
Median Age	44.5	44.5	44.2
Median Household Income	\$83,327	\$85,708	\$79,077
Average Household Income	\$101,655	\$104,726	\$103,582



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