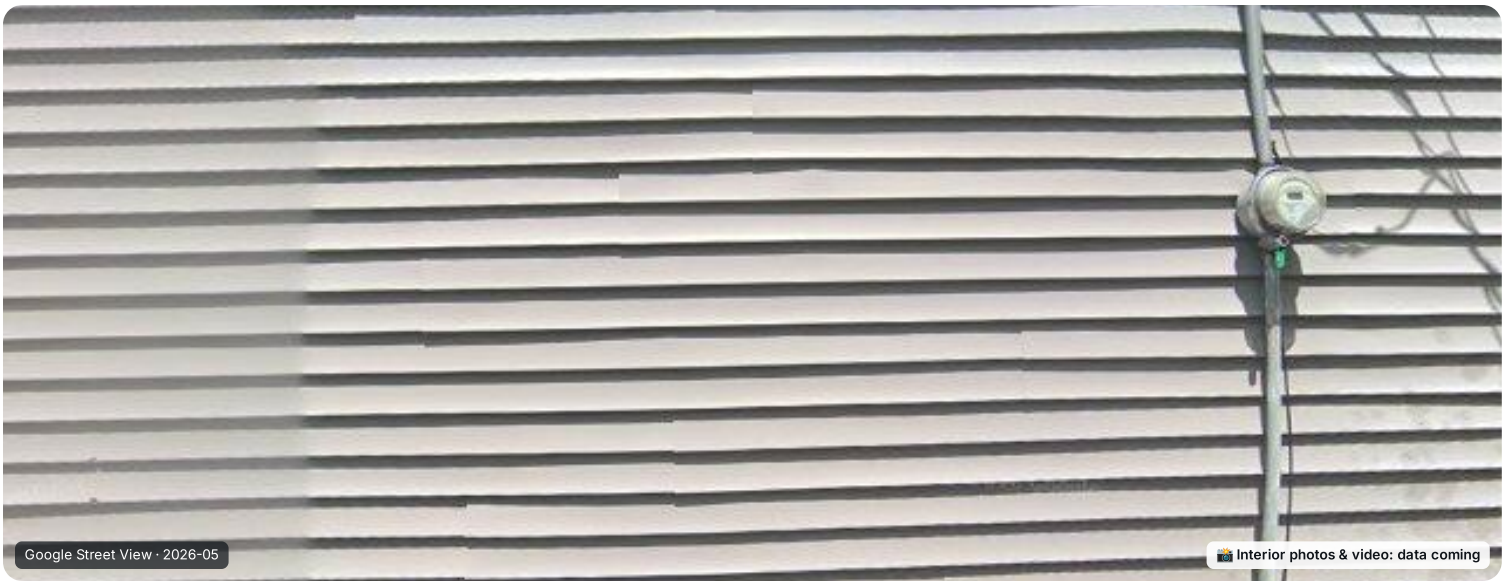


● Available · Two-family · Section 8 friendly · Off-market · assignment

7937 Lorain Ave, Cleveland, OH 44102

Cuyahoga County · 5 investors viewed this week

47 **Weak deal · D**
Deal score at the asking price

ASKING	ARV
$80,000	$125,000
REPAIRS	**EQUITY DAY ONE**
$30,000	$15,000

BEDS / BATHS	SQ FT	UNITS	BUILT	LOT	COUNTY VALUE	EST. RENT
4 / 2	1,217	2	DATA COMING	DATA COMING	$208,571	$1,800

✦ AI DEAL BRIEF

4-bed property in 44102 at $80K asking with $30K repairs ($110K all-in) generating strong rental returns: $1,800/month rent delivers 9.8% cap rate and 14.5% cash-on-cash with 25% down. Best exit is buy-and-hold rental or BRRRR ($256/month cash flow after refinance) since ARV of $125K leaves minimal flip margin after costs. Serious caution: violent crime runs 315% above US average in this police area and neighborhood vacancy is high at 21%, which may impact tenant quality and holding periods.

Pick your exit

Tap one to see its numbers

FLIP	✓ RENTAL · SECTION 8	RENTAL · MARKET RENT	BRRRR
−$6,800	$662/mo	$333/mo	$256/mo
-5% return · 6-mo hold · 8% to sell	2 × 2-bed voucher at $1,130 · 28.9% CoC	$1,800/mo · 9.8% cap · 14.5% CoC	Refi $94k · $16k left in

Voucher rent (2 units)	$2,260/mo
Operating costs + vacancy	$1,035/mo
Mortgage	$563/mo
Cash flow	$662/mo · $7,944/yr
Cash-on-cash	**28.9%**

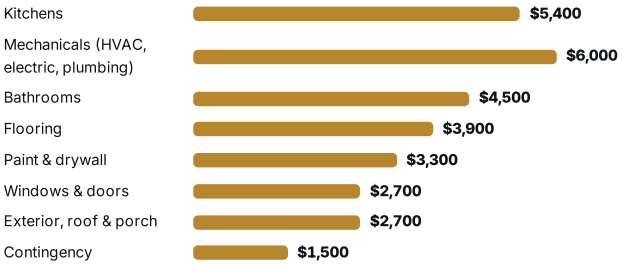
Deal score

How it stacks up, out of 100

● Day-one equity 12%	● Cash flow $333/mo	● Appreciation +2%/yr	● Schools 2.5★	● Crime High	● Flood risk Minimal	● Comp confidence Medium
● Investor demand High	● Voucher vs market rent +$460/mo					

Repair estimate

$30,000 total · $25/sq ft · typical split for this scope



Condition notes

- 🏠 Exterior from Street View looks **fair**: Industrial-style metal siding shows significant weathering and maintenance needs, suggesting deferred upkeep that would require exterior renovation investment.
- 🔑 Access and walkthrough times: book in the box on the right.

Upside & risks

Upside

- 🏘 **2 units:** one can carry the mortgage, or live in one and rent the other.
- 🎫 **Vouchers pay $460/mo more** than market rent here (HUD FY2026 rents for 44102).
- 🛏 **5 bedrooms:** Rents for about 50% more than the ZIP's typical home; a strong fit for families and Section 8 tenants.

Risks

- ⚠ Violent crime 315% above the US average in this police area.
- ⚠ High vacancy in this neighborhood (21.2% of homes).
- ℹ Two-family: check the city's rental registration and inspection rules before renting.
- ℹ Taxes are estimated from the school district and county levies; check the county treasurer for the exact bill.
- ✓ Flood zone X, taxes current.

Market rent vs Section 8 voucher

HUD FY2026 · ZIP 44102

MARKET TENANT

$1,800/mo

Cash flow at 25% down	**$333/mo**
Cash-on-cash	**14.5%**
Cap rate	**9.8%**

Our team's rent estimate · ZIP typical $1,356

✓ SECTION 8 · 2 × 2-BED

$2,260/mo

Cash flow at 25% down	**$662/mo**
Cash-on-cash	**28.9%**
Cap rate	**13.4%**

HUD FY2026 Small Area FMR. Housing authorities pay 90–110% ($2,034–$2,486). Confirm the payment standard with CMHA / AMHA before you buy.

Voucher rent by bedroom in 44102



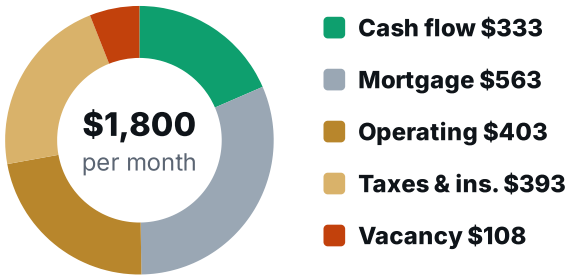
Cleveland, OH HUD Metro FMR Area. Price each unit by its bedroom count.

Rental pro forma

At market rent · all-in $110,000

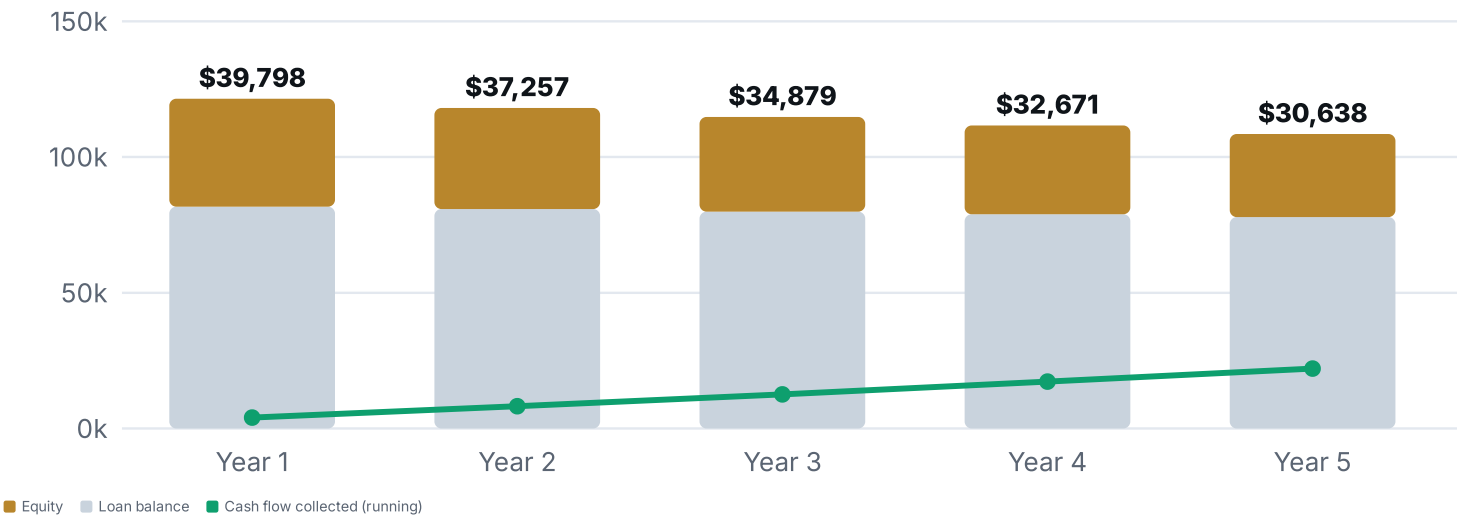
Year 1	
Gross rent ($1,800 × 12)	**$21,600**
Vacancy 6%	**– $1,296**
Property taxes (today)	**– $3,820**
Insurance (est.)	**– $900**
Repairs 8% · mgmt 10% · reserves 5%	**– $4,838**
Net operating income	**$10,746 · $896/mo**
Loan 25% down · 7.25% · 30 yr	**$563/mo**
Cash flow	**$333/mo**

Where each rent dollar goes



5-year wealth build

Equity = value – loan · market rent

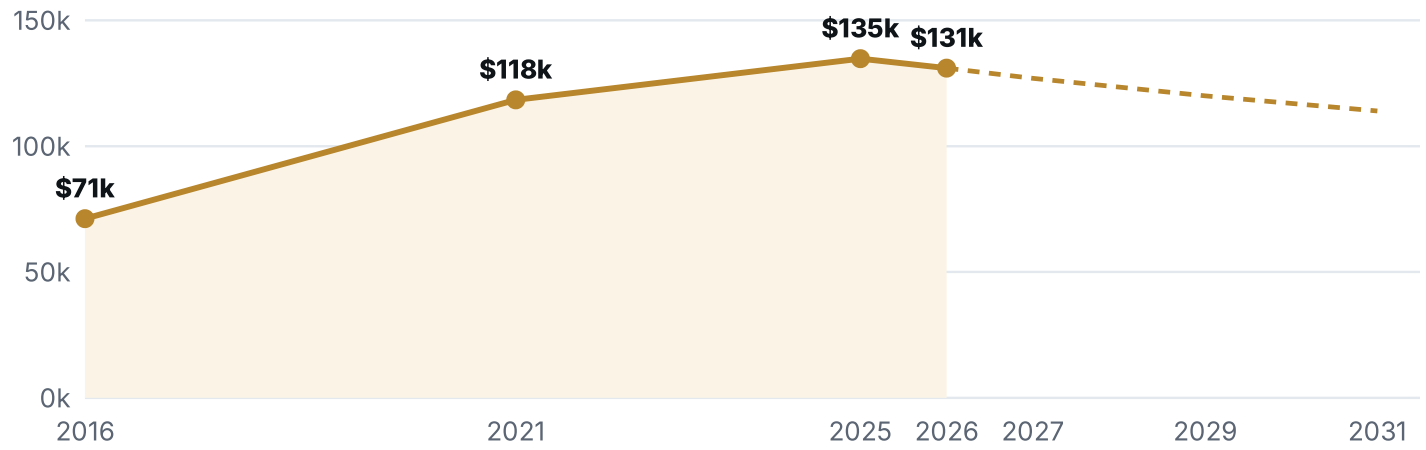


YEAR	GROSS RENT	NOI	CASH FLOW	LOAN BAL.	VALUE	EQUITY
1	$21,600	$10,746	$3,992	$81,702	$121,500	$39,798
2	$22,054	$10,952	$4,199	$80,843	$118,100	$37,257
3	$22,517	$11,163	$4,409	$79,921	$114,800	$34,879
4	$22,990	$11,378	$4,624	$78,929	$111,600	$32,671
5	$23,472	$11,596	$4,843	$77,862	$108,500	$30,638
5-yr		**$55,835**	**$22,067**			**$30,600**

Rent grows 2.1%/yr and value -2.8%/yr from ZIP 44102 trends. Expenses grow 2.5%/yr.

Appreciation · ZIP 44102

Typical home value (Zillow index) · dotted = our projection



LAST 12 MONTHS	5 YEARS	10 YEARS	RENTS, 12 MONTHS
-2.8%	10.6%	84%	2.1%

Neighborhood

Census Tract 1018

Who lives here

Owners	41%
Renters	60%
Vacant homes	21%
In poverty	31%
Median household income	$33,864
Median rent (census)	$753

Safety

Violent crime vs US	315% higher
Property crime vs US	156% higher

City-wide, Cleveland Police Department (FBI). Block-level crime DATA COMING

Flood & hazards

FEMA flood zone	Zone X · minimal

Schools

Cleveland Municipal	2.5★
Clark School · 0.4 mi	4.5★
Max S Hayes High School · 0.5 mi	2★
Graduation rate	76.5%

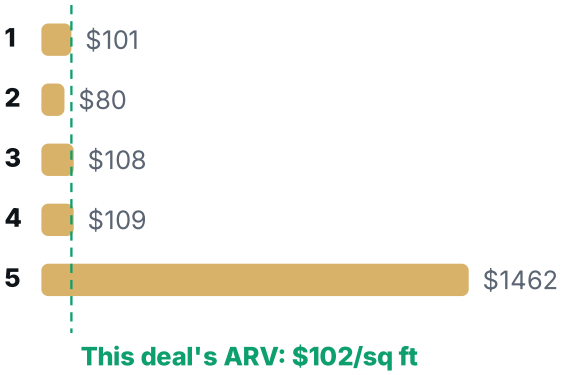
Investor market

Home sales, 12 mo	219
Bought by investors	49%
Likely flips resold	77
Typical $/sq ft	$108
Rent-to-value (monthly)	1.44%

Comparable sales

within 0.75 mi, last 18 months, size ±30%

Price per sq ft



Map of comps

Live map with comp pins DATA COMING

Comps used	5
Comp range	$123k–$133k
Confidence	Medium

#	ADDRESS	SOLD	PRICE	SQ FT	BEDS	$/SQ FT	MILES
1	2101 W 83 St	Feb 2026	$150,000	1,480	2	$101	0.23
2	7903 Neville Ave	Feb 2026	$121,000	1,518	7	$80	0.47
3	2117 W 81 St	Dec 2025	$150,000	1,386	6	$108	0.18
4	2069 W 98 St	Aug 2025	$170,000	1,558	5	$109	0.66
5	7128 Brinsmade Ave	Jun 2025	$2,104,695	1,440	6	$1462	0.34

Sources: county sale and tax records · Zillow ZIP indexes · HUD FY2026 Small Area Fair Market Rents · FEMA · Ohio report cards · FBI · US Census · Google Street View. All figures are estimates, not an appraisal; buyer does their own due diligence.