

● Available | Section 8 friendly | Off-market · assignment

20280 Lindbergh Ave, Euclid, OH 44119

4 investors viewed this week

ASKING	ARV
$102,000	$150,000
REPAIRS	**EQUITY DAY ONE**
$15,000	$33,000

BEDS / BATHS	SQ FT	UNITS	BUILT	LOT	EST. RENT
5 / 3	1,000	1	DATA COMING	DATA COMING	$1,500

✦ AI DEAL BRIEF

5-bed property in 44119 at $102K asking with $15K repairs creates $33K equity (22%) at a $150K ARV, though flip profit after costs is modest at $8,500. This works best as a rental producing $1,500/month with 7.2% cap rate and positive $100/month cash flow on 25% down conventional financing. Caution: Area data is limited in our records so ARV, repair, and rent estimates rely on team analysis rather than comprehensive local comps.

Pick your exit

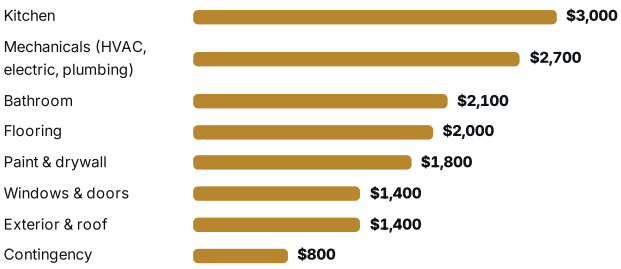
Tap one to see its numbers

FLIP	✓ RENTAL · SECTION 8	RENTAL · MARKET RENT	BRRRR
$8,500	$186/mo	$100/mo	−$68/mo
6% return · 6-mo hold · 8% to sell	4-bed voucher at $1,620 · 7.6% CoC	$1,500/mo · 7.2% cap · 4.1% CoC	Refi $113k · $5k left in

Voucher rent	$1,620/mo
Operating costs + vacancy	$835/mo
Mortgage	$599/mo
Cash flow	$186/mo · $2,236/yr
Cash-on-cash	**7.6%**

Repair estimate

$15,000 total · $15/sq ft · typical split for this scope



Condition notes

🏠 Line-item scope from our walkthrough DATA COMING

🔑 Access and walkthrough times: book in the box on the right.

Upside & risks

Upside

🎫 **Vouchers pay $120/mo more** than market rent here (HUD FY2026 rents for 44119).

Risks

⚠ Area data for this address is not in our county records yet; numbers use our team's ARV, repair and rent figures.

Market rent vs Section 8 voucher

HUD FY2026 · ZIP 44119

MARKET TENANT

$1,500/mo

Cash flow at 25% down	$100/mo
Cash-on-cash	4.1%
Cap rate	7.2%

Our team's rent estimate

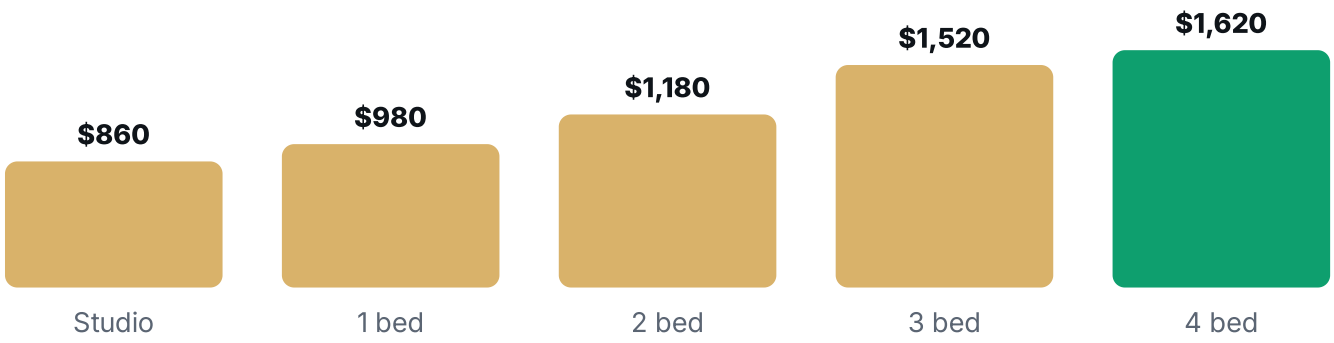
✓ SECTION 8 · 4-BED

$1,620/mo

Cash flow at 25% down	$186/mo
Cash-on-cash	7.6%
Cap rate	8.1%

HUD FY2026 Small Area FMR. Housing authorities pay 90–110% ($1,458–$1,782). Confirm the payment standard with CMHA / AMHA before you buy.

Voucher rent by bedroom in 44119



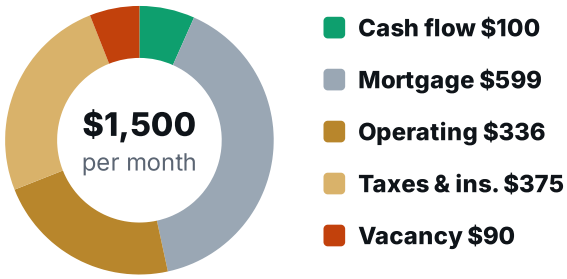
Cleveland, OH HUD Metro FMR Area. Price each unit by its bedroom count.

Rental pro forma

At market rent · all-in $117,000

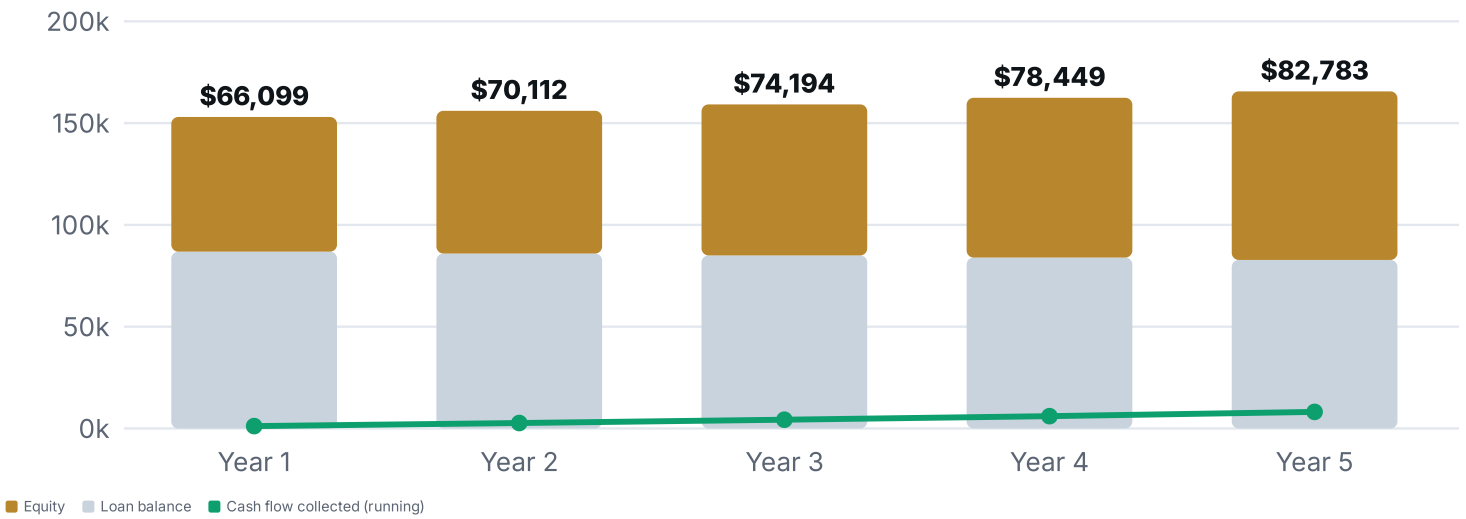
Year 1	
Gross rent ($1,500 × 12)	$18,000
Vacancy 6%	– $1,080
Property taxes (today)	– $3,600
Insurance (est.)	– $900
Repairs 8% · mgmt 10% · reserves 5%	– $4,032
Net operating income	**$8,388 · $699/mo**
Loan 25% down · 7.25% · 30 yr	$599/mo
Cash flow	**$100/mo**

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	$18,000	$8,388	$1,205	$86,901	$153,000	$66,099
2	$18,450	$8,598	$1,414	$85,988	$156,100	$70,112
3	$18,911	$8,813	$1,629	$85,006	$159,200	$74,194
4	$19,384	$9,033	$1,850	$83,951	$162,400	$78,449
5	$19,869	$9,259	$2,075	$82,817	$165,600	$82,783
5-yr		**$44,090**	**$8,174**			**$82,800**

Rent grows 2.5%/yr and value 2%/yr. Expenses grow 2.5%/yr.

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.