

Cleveland As An Investment Destination

Cleveland is gaining praise as an attractive real estate investment destination. What's the draw? What can investors expect?

OVERVIEW

Cleveland, OH currently offers an exciting combination of trending status, strong fundamentals, appealing opportunities, and a positive outlook for the future.

CLEVELAND RISING

- Ranked America's #1 hottest city
- Attracting top athletes and sports celebrities
- Ranked one of the best rental property markets for 2017
- Around \$20B invested in redeveloping downtown
- Multiple 8 and 9 figure developments underway
- 2nd largest theatre district after NYC
- Booming food and music scene

CLEVELAND NEWS

Forbes Names Cleveland "Hottest City in America"

[Check out the video here](#)

Cleveland Real Estate Annual Review

Check out the annual round up of Cleveland real estate market statistics [here...](#)

Green Building Trend Grows In Cleveland

Another historic Cleveland building gets [LEED Certification](#)

New 52 Acre Development Gains Approval

New \$132M real estate project in [Cleveland](#) with retail gets approved.

Additionally Cleveland becomes world headquarters for [home furnishing](#) store, a new [\\$13M](#) and [\\$62M tower](#) project are underway. Plus, new [affordable housing](#) partnership reaches \$513M in funding for local developments, and 3 Class A [office buildings in Independence](#) sell for \$50M.

East Cleveland Gets New Downtown

Pinecrest to get \$240M downtown [live-work-play development](#) with Whole Foods.

Ohio Records Best Year For Real Estate In 12 years

[Property market performance](#) hits 12 year high, but inventory supply remains tight.

\$1M+ Home Sales In East Cleveland

[Cleveland Heights](#) home sells for \$1.5M

[Shaker Heights](#) manor sells for \$1.4M

THE FUNDAMENTALS

- 98% rental occupancy rate
- 10+ Fortune 500 company headquarters
- 12% annual population growth
- 4.7% unemployment
- 139% rise in young residents with college degrees
- Properties available for 25% to 50% of nation average
- Home to first Global Center for Healthcare and Innovation

GREAT OPPORTUNITIES

- Attractively priced distressed properties
- Single family homes from \$40k
- Strong rents at \$800 to \$1,000 per month
- Motivated sellers in good neighborhoods
- Properties well below rebuild costs

TOP NEIGHBORHOODS FOR INVESTING

- Euclid
- Mayfield Heights
- Shaker Heights
- Garfield Heights
- Cleveland Heights
- Maple Heights
- University Heights
- Bedford Heights

WHY INVEST IN CLEVELAND

- Right-priced deals where the numbers really make sense
- Above average yields
- Steady cash flow
- Wealth building potential through growing equity
- Sustainability in returns

REMOTE REHABS