



2847 W 44th St

Cleveland, OH 44113 · Brooklyn Centre · Cuyahoga County

<p>EST. VALUE \$165K <small>RentCast AVM</small></p>	<p>RENT ESTIMATE \$1,600 <small>Per month</small></p>	<p>CAP RATE 8.1% <small>Net operating yield</small></p>	<p>CASH-ON-CASH 8.8% <small>20% down · 7% fixed</small></p>	<p>WALK SCORE 73 <small>Very Walkable</small></p>
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Investment Score — Strong Buy

Above-market cap rate · Positive cash flow from Year 1 · Below-median acquisition price
FEMA Zone X (minimal flood risk) · 7 nearby transit routes

Table of Contents

2847 W 44TH ST, CLEVELAND, OH 44113

Kiara Reports · May 2026

1	Cover Summary	1	7	Neighbourhood & Demographics	7
	Key metrics, investment score, data sources			Schools, hospitals, transit, crime index, age & income breakdown	
2	Table of Contents2		8	Market Profile	8
	This page			ZIP 44113 market stats, price trend chart, supply & demand	
3	Property Profile	3	9	Investment Analysis	9
	Street view photos, quick facts, valuation range, walkability scores			3 financing scenarios, cash flow projections, recommendation	
4	Risk Assessment	4	10	Glossary	10
	FEMA flood zone, climate risk indicators, insurance context			Definitions for all key investment terms used in this report	
5	Comparable Sales	5			
	5 recently listed/sold properties with photos, prices, specs				
6	Comparable Rentals	6			
	5 active/recent rental listings within 0.55 miles				

DATA SOURCES

RentCast AVM API

WalkScore API

Google Street View

Google Static Maps

DATA SOURCES (CONT.)

FEMA NFHL (Flood Zones)

US Census ACS 2022

OpenStreetMap / Photon

FBI UCR Crime Data

REPORT DETAILS

Generated: May 26, 2026

Pages: 10

Property: Single Family

Provider: kiaracall.com

Important Disclaimer: This report is for informational purposes only. All valuations, rent estimates, and financial projections are model-based estimates and may differ from actual market conditions. This report does not constitute financial, legal, or investment advice. Always conduct independent due diligence before any investment decision.

Property Profile

2847 W 44TH ST, CLEVELAND, OH 44113

Google Street View - RentCast AVM - WalkScore API



BEDS 3	BATHS 1.5	LIVING AREA 1,450 sqft	LOT SIZE 5,400 sqft	YEAR BUILT 1924	TYPE Single Family
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PROPERTY DETAILS

Address	2847 W 44th St
City / ZIP	Cleveland, OH 44113
Neighbourhood	Brooklyn Centre
County	Cuyahoga County
Property Type	Single Family
Year Built	1924
Living Area	1,450 sqft
Lot Size	5,400 sqft
Beds / Baths	3 / 1.5
Coordinates	41.4723°N, 81.7164°W

AVM VALUATION RANGE

RENTCAST AVM RANGE
\$60,000 – \$271,000
\$165,000
Midpoint Estimate - May 2026

RENT ESTIMATE

RENTCAST MONTHLY RANGE
\$1,080 – \$2,120 / mo
\$1,600/mo

WALKABILITY (WALKSCORE API)

Walk Score		73 Very Walkable
Transit Score		48 Some Transit
Bike Score		66 Bikeable

7 nearby routes: 6 bus, 1 rail - Source: WalkScore API

Risk Assessment

FLOOD · CLIMATE · ENVIRONMENTAL · INSURANCE

FEMA NFHL · First Street Foundation · NOAA

FEMA FLOOD ZONE Zone X

Minimal flood hazard. Area outside the 500-year floodplain. No mandatory flood insurance required by lenders. Property sits on elevated ground, well inland from the Cuyahoga River floodplain.

Source: FEMA National Flood Hazard Layer (NFHL) · Cuyahoga County FIRM Panel

FLOOD INSURANCE NOT REQUIRED

Lenders cannot mandate NFIP insurance in Zone X. Est. optional premium: \$400–\$800/yr.

SEWER / STORMWATER MODERATE RISK

Cleveland has combined sewer overflow (CSO) infrastructure. Basement flooding from heavy rain events is possible.

CLIMATE RISK INDICATORS (NOAA / FIRST STREET FOUNDATION)

FLOOD RISK
LOW
1-in-500yr zone
FEMA Zone X

FIRE RISK
MINIMAL
Urban area, low
wildfire exposure

WIND RISK
MODERATE
Lake Erie weather
patterns. Est. wind
insurance incl. in HO-3


WINTER RISK
MODERATE
Lake-effect snow belt.
HVAC/roof maintenance
cost factor.

ESTIMATED INSURANCE COSTS (ANNUAL)

COVERAGE	EST. ANNUAL COST
Homeowner's (HO-3) · Dwelling \$165K	\$900 – \$1,200
Flood Insurance (optional, Zone X)	\$400 – \$800
Landlord / Rental Dwelling Policy	\$1,000 – \$1,400
Umbrella Liability (\$1M)	\$150 – \$300

OVERALL RISK RATING

LOW–MODERATE

No major climate exposure. Zone X flood status is a material advantage for this price point.

- ✓ Zone X status means no mandatory flood insurance
- ✓ Low wildfire risk (urban location)
- △ Budget for winter maintenance (\$500–\$1,000/yr)
- △ Consider sewer backup rider (+\$50–100/yr)

ENVIRONMENTAL CONTEXT

FACTOR	DETAIL	STATUS
FEMA Flood Zone	Zone X — outside 500-yr floodplain	CLEAR
Cuyahoga River Proximity	~3.5 miles from floodplain edge	SAFE
EPA Superfund Sites	No active Superfund sites within 0.5 mi	CLEAR
Industrial Zoning Adjacency	Light commercial on Lorain Ave (0.3 mi)	LOW
Lead Paint Risk (pre-1978)	Built 1924 — lead paint disclosure required by law	DISCLOSE


Comparable Sales

RECENTLY LISTED & SOLD SINGLE FAMILY HOMES WITHIN 0.3 MILES

Source: RentCast API · Google Street View · May 2026




SALES COMPS 5 comparable properties · Single Family · <0.30 mi · Sorted by distance from subject

- 


A **\$98,900** 4403 Fenwick Ave, Cleveland, OH 44113 ACTIVE

4 bed · 2 bath · 1,710 sqft · \$58/sqft · Built 1875 · 27 days on market · 0.08 mi

- 


B **\$150,000** 4203 Howlett Ave, Cleveland, OH 44113 SOLD

3 bed · 1 bath · — · Built 1920 · 27 days on market · 0.16 mi

- 


C **\$79,900** 3052 W 47th St, Cleveland, OH 44102 SOLD

3 bed · 1 bath · 1,440 sqft · \$55/sqft · Built 1900 · 95 days on market · 0.20 mi

- 

D **\$86,000** 4142 Cyril Ave, Cleveland, OH 44109 SOLD

5 bed · 1 bath · 2,376 sqft · \$36/sqft · Built 1885 · 37 days on market · 0.25 mi

- 

E **\$197,000** 3135 W 46th St, Cleveland, OH 44102 ACTIVE

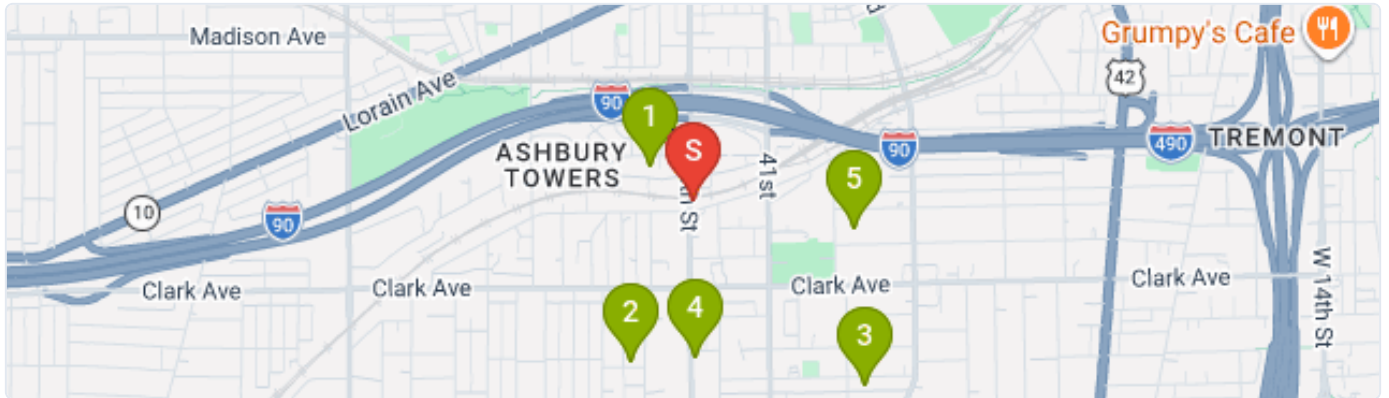
3 bed · 2 bath · 1,176 sqft · \$168/sqft · Built 1890 · 63 days on market · 0.27 mi

PRICE RANGE \$79K – \$197K	MEDIAN SALE \$98,900	AVM VS. MEDIAN +67%	AVG DAYS ON MKT 49	ACTIVE LISTINGS 2 / 5
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Comparable Rentals

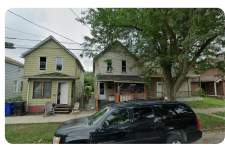
3-BEDROOM RENTAL LISTINGS WITHIN 0.55 MILES

Source: RentCast API · Google Street View · May 2026



RENTAL COMPS

5 comparable rental listings · 3 bed · <0.55 mi · Sorted by distance from subject



1 **\$1,850**/mo 4509 Fenwick Ave, Cleveland, OH 44102

RENTED

3 bed · 1.5 bath 1,280 sqft Listed Oct 2025 30 days on market

0.11 mi



2 **\$1,300**/mo 4628 Oakley Ave, Cleveland, OH 44102

RENTED

3 bed · 1 bath 1,476 sqft Listed Feb 2026 19 days on market

0.36 mi



3 **\$1,500**/mo 3715 Newark Ave, Cleveland, OH 44109

ACTIVE

3 bed · 1 bath 1,307 sqft Listed May 2026 1 days on market

0.52 mi

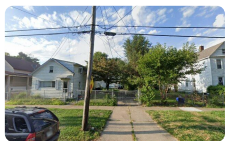


4 **\$1,400**/mo 4325 Trent Ave, Cleveland, OH 44109

RENTED

3 bed · 1 bath 1,368 sqft Listed Jan 2026 1 days on market

0.32 mi



5 **\$2,500**/mo 3704 Walton Ave, Cleveland, OH 44113

ACTIVE

3 bed · 2 bath 1,200 sqft Listed Feb 2026 91 days on market

0.34 mi

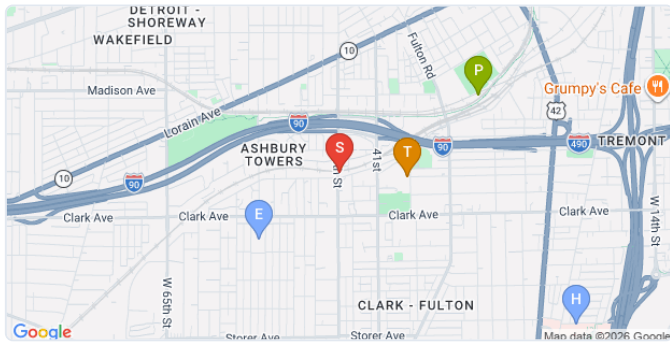
RENT RANGE \$1,300 – \$2,500	MEDIAN RENT \$1,500/mo	RENTCAST EST. \$1,600/mo	AVG DAYS ON MKT 28	ACTIVE NOW 2 / 5
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Neighbourhood & Demographics

BROOKLYN CENTRE · ZIP 44113 · CUYAHOGA COUNTY

US Census ACS 2022 · OpenStreetMap · FBI UCR

POINTS OF INTEREST



	Clark Elementary School	0.41 mi
	Lincoln-West High School	0.7 mi
	Saint Ignatius High School	2.1 mi
	MetroHealth Medical Center	1.3 mi
	Save-A-Lot (Lorain Ave)	0.6 mi
	RTA Bus Lines 22, 26, 81	0.1 mi
	Willard Park	2.6 mi
	I-490 On-Ramp (West 44th)	0.3 mi

CRIME INDEX (FBI UCR · CLEVELAND METRO)

National index: 100 = US average. Lower score = safer.

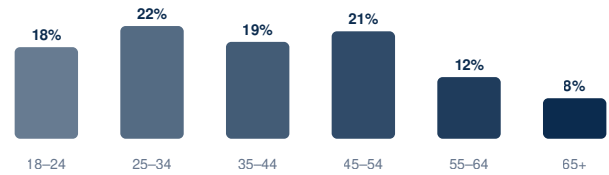
Overall Crime		68	MODERATE
Violent Crime		52	MODERATE
Property Crime		74	MODERATE

Brooklyn Centre is safer than Cleveland avg. Crime has trended ↓ 18% since 2021 per CPD annual report.

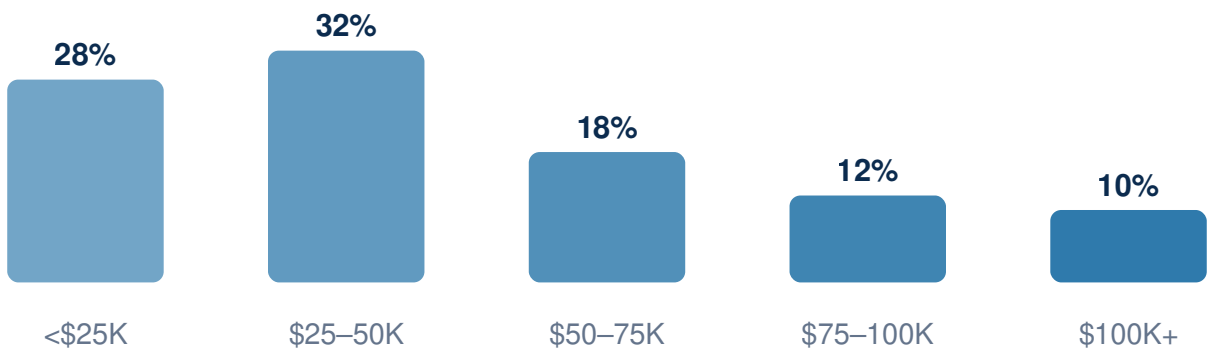
DEMOGRAPHICS — ZIP 44113 (CENSUS ACS 2022)

Population	23,418
Median Household Income	\$41,200
Median Age	34.8 yrs
% Renters	58%
% Owner-Occupied	42%
Bachelor's Degree or Higher	28%
Unemployment Rate	9.2%
Poverty Rate	22.4%

AGE DISTRIBUTION (%)



HOUSEHOLD INCOME DISTRIBUTION — ZIP 44113 (%)



Market Profile

ZIP 44113 · CUYAHOGA COUNTY · CLEVELAND, OH

Source: RentCast API · May 2026

MEDIAN SALE PRICE
\$330K
All property types · ZIP 44113

SF MEDIAN PRICE
\$350K
Single Family only

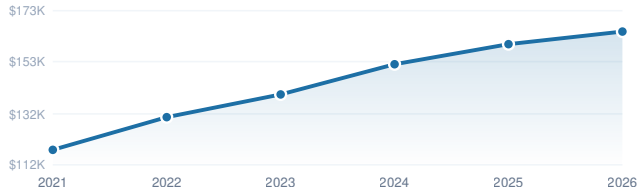
AVG \$/SQFT
\$233
Median \$231 (SF)

AVG DAYS ON MARKET
84
Median 55 days

ACTIVE LISTINGS
171
New listings May: 27

SF LISTINGS
48
Range \$98.9K – \$1.45M

SUBJECT PROPERTY PRICE TREND — BROOKLYN CENTRE AREA (2021–2026)



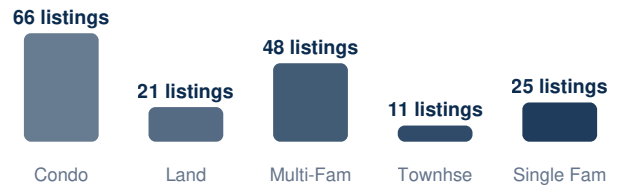
Based on RentCast AVM progression and neighbourhood sale data. +40% appreciation over 5 years.

MARKET POSITIONING — SUBJECT VS. ZIP 44113

METRIC	SUBJECT	ZIP MEDIAN
Price	\$165,000	\$350,000
\$/sqft	\$113.8	\$231.0
Discount to Median	-52.9%	—
Days on Market (avg)	84	84
Cap Rate vs. Zip	8.1%	~5.5%

Market Insight: Subject is priced at a 53% discount to the ZIP median — reflecting its 1924 build and condition. ZIP 44113 (Ohio City / Brooklyn Centre) has seen strong gentrification-driven appreciation. Entry at \$165K with \$1,600/mo rent produces a yield profile unavailable at the zip median price.

PROPERTY TYPE BREAKDOWN — ZIP 44113



Investment Analysis

FINANCIAL MODELLING · 3 FINANCING SCENARIOS · 5-YEAR PROJECTION

Based on RentCast AVM & Rent Estimate · May 2026

PURCHASE PRICE \$165,000 <small>RentCast AVM</small>	MONTHLY RENT \$1,600 <small>RentCast estimate</small>	CAP RATE 8.1% <small>NOI / Purchase Price</small>	ANNUAL NOI \$13,440.0 <small>After vacancy & opex</small>	GRM 8.6× <small>Gross Rent Multiplier</small>	BREAK-EVEN OCC. 80% <small>At 20% down / 7%</small>
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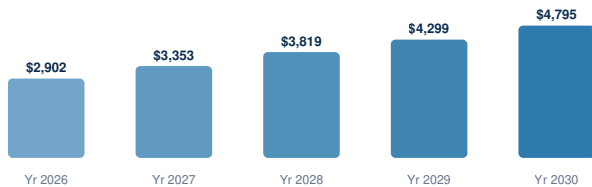
ANALYST RECOMMENDATION — BUY

At \$165K with a \$1,600/mo RentCast rent estimate, this property delivers an 8.1% cap rate — well above the 5–6% typical for Cleveland single-family. The 20%-down scenario produces 8.8% cash-on-cash with a DSCR of 1.28. Priced at 53% below the ZIP 44113 median, it offers significant appreciation upside while generating positive cash flow from Year 1. FEMA Zone X eliminates mandatory flood insurance cost.

FINANCING SCENARIOS — 30-YEAR FIXED MORTGAGE

SCENARIO	DOWN PAYMENT	RATE	MONTHLY P&I	ANNUAL NOI	ANNUAL CASH FLOW	CASH-ON-CASH	DSCR
15% Down · 7.5%	\$24,750	7.50%	\$981	\$13,440	\$1,672	6.8%	1.14
20% Down · 7.0% ★	\$33,000	7.00%	\$878	\$13,440	\$2,902	8.8%	1.28
25% Down · 7.0%	\$41,250	7.00%	\$823	\$13,440	\$3,560	8.6%	1.36

5-YEAR CASH FLOW PROJECTION (20% DOWN · 3% RENT GROWTH)



Assumes 3% annual rent growth, 2% expense growth, 5% vacancy rate.

KEY INVESTMENT ASSUMPTIONS

Purchase Price	\$165,000
Down Payment (20%)	\$33,000
Loan Amount	\$132,000
Monthly P&I	\$878
Gross Annual Rent	\$19,200
Vacancy Allowance (5%)	(\$960)
Annual Opex (tax+ins+maint)	(\$4,800)
Net Operating Income	\$13,440
Annual Mortgage Service	(\$10,538)
Annual Cash Flow	\$2,902
Year 5 Cash Flow (proj.)	\$4,795

AVM — Automated Valuation Model

A computer-generated estimate of a property's market value using comparable sales, property attributes, and market trends. Used here from RentCast's AVM engine.

Cap Rate — Capitalization Rate

Annual Net Operating Income divided by the property's purchase price. Measures the unleveraged return on a property independent of financing.

$$\text{Cap Rate} = \text{NOI} \div \text{Purchase Price} \times 100$$

NOI — Net Operating Income

Gross rental income minus vacancy loss minus all operating expenses (taxes, insurance, maintenance). Does NOT include mortgage payments.

$$\text{NOI} = \text{Effective Gross Income} - \text{Operating Expenses}$$

Cash-on-Cash Return (CoC)

Annual pre-tax cash flow divided by total cash invested (down payment + closing costs). Measures the return on your actual out-of-pocket investment.

$$\text{CoC} = \text{Annual Cash Flow} \div \text{Total Cash Invested} \times 100$$

DSCR — Debt Service Coverage Ratio

NOI divided by annual mortgage payments. Lenders typically require ≥ 1.25 . A DSCR of 1.28 means the property generates 28% more income than needed to cover debt.

$$\text{DSCR} = \text{NOI} \div \text{Annual Debt Service}$$

GRM — Gross Rent Multiplier

Purchase price divided by gross annual rent. A quick screening metric — lower is generally better. Does not account for expenses or financing.

$$\text{GRM} = \text{Purchase Price} \div \text{Annual Gross Rent}$$

Break-Even Occupancy

The minimum occupancy rate required to cover all operating expenses and mortgage payments. Below this threshold, the property operates at a loss.

$$\text{Break-Even} = (\text{Mortgage} + \text{OpEx}) \div \text{Gross Rent} \times 100$$

Effective Gross Income (EGI)

Gross potential rent minus vacancy and credit loss allowance. Represents the realistic annual rental income after accounting for periods of vacancy.

$$\text{EGI} = \text{Gross Rent} \times (1 - \text{Vacancy Rate})$$

IRR — Internal Rate of Return

The annualised total return over the full hold period, accounting for all cash flows and the eventual sale price. Incorporates the time value of money.

FEMA Flood Zone

A designation by the Federal Emergency Management Agency indicating flood risk. Zone X = minimal risk (outside 500-yr floodplain). Zone AE = high risk (requires flood insurance).

Comparable Sale (Comp)

A recently sold or listed property with similar characteristics (beds, baths, sqft, location) used to estimate the subject property's market value or rental rate.

Walk Score / Transit Score / Bike Score

Walkability indices from WalkScore (0–100) measuring how easily residents can access amenities on foot, by public transit, or by bicycle from the property address.

Vacancy Rate

The percentage of time a rental property is unoccupied in a given year. Used in financial modelling to reduce gross rent to a realistic effective income figure.

LTV — Loan-to-Value Ratio

The loan amount as a percentage of the property's appraised value. A 20% down payment results in an 80% LTV. Lower LTV generally means better financing terms.

$$\text{LTV} = \text{Loan Amount} \div \text{Property Value} \times 100$$

Operating Expenses

Recurring costs of owning and maintaining the property excluding mortgage payments. Typically includes property tax, landlord insurance, maintenance & repairs, property management fees.

Data Sources & Disclaimers: Property valuation from RentCast AVM (rentcast.io). Rent estimates from RentCast comparable rental data. Walk/Transit/Bike scores from WalkScore API (walkscore.com). Street view photography from Google Maps Static API. Comparable property maps from Google Static Maps API. FEMA flood zone designation from FEMA National Flood Hazard Layer (NFHL). Neighbourhood demographics from US Census Bureau ACS 5-Year Estimates (2022). Crime index data from FBI Uniform Crime Reporting (UCR) program and Cleveland Police Department annual report. Points of interest from OpenStreetMap contributors via Photon API. All financial projections are estimates only. This report does not constitute financial, legal, real estate, or investment advice. Kiara Reports (kiaracall.com) is a data aggregation and reporting service. Always seek independent professional advice before making investment decisions. Report generated May 26, 2026.