



OFFERING MEMORANDUM • SEPTEMBER 2026

910 Stevenson Rd

Cleveland, OH 44110

\$49,900

OFFERING PRICE

[Watch the video tour](https://youtu.be/tz_hQgvLQhQ) • https://youtu.be/tz_hQgvLQhQ

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CTM Organization LLC

A four-bedroom, two-bath Colonial in Collinwood with a finished third floor, offered as-is by an estate at \$49,900.

\$49,900

LIST PRICE

4 / 2

BEDS / FULL BATHS

1,144

SQ FT ABOVE GRADE

1922

YEAR BUILT

649

BASEMENT SQ FT

Gas

HEAT AND HOT WATER

Month to month

TENANCY

0.10 ac

LOT

► Watch the video tour · https://youtu.be/tz_hQgvLQhQ

910 Stevenson Rd is a 1922 Colonial with four bedrooms, two full baths, a full basement, a covered front porch, and a detached garage on a 0.10 acre lot. Three bedrooms are on the second floor and the fourth is the finished third floor under the roofline. The basement carries a gas forced-air furnace, a gas water heater, and a breaker panel.

The property is occupied under a month-to-month tenancy. The tenant has indicated they are relocating. A buyer should underwrite this offering as a near-term vacancy and set their own rent, rather than as an income property with a tenancy in place.

The property is offered by an estate and is sold as-is, for cash. The seller will make no repairs. This is one of four Cleveland east side rental properties the estate is bringing to market at the same time. Each is priced and sold individually, and the seller will also consider an offer on the full portfolio. The portfolio page that follows lists the other three properties with links to their offering pages.

Four properties, one estate

This offering is one of four Cleveland east side rental properties being sold by the same estate. Each property is listed and priced individually and can be purchased on its own. The seller will also consider an offer on the full portfolio in a single closing.

The four properties were acquired between 2022 and 2025 as a rental portfolio. The owner died before the portfolio was stabilized, and the estate is selling to close the administration. That is the reason for the sale and the reason for the pricing: fair value for occupied and as-is product, sold promptly, with no repairs by the seller.

The offering memorandum for each property, with its photographs, tenancy facts, and offer process, is available from the offering page linked below.

PROPERTY	TYPE	OCCUPANCY	PRICE	OFFERING PAGE
910 Stevenson Rd Cleveland, OH 44110	Colonial, 4 BR / 2 BA	Occupied, tenant relocating	\$49,900	This memorandum
473 E 149th St Cleveland, OH 44110	Cape Cod, 3 BR / 1.5 BA	Occupied, month to month, \$1,150	\$59,900	murphypropertiesohio.com/offering/e149th
18402 Melville Rd Cleveland, OH 44110	Two-family, 5 BR / 2 BA	Vacant	\$70,320	murphypropertiesohio.com/offering/melville
3232 E 117th St Cleveland, OH 44120	Colonial, 3 BR / 1 BA	Vacant, condemned	\$27,600	murphypropertiesohio.com/offering/e117th

Portfolio offers. A portfolio offer should name all four properties, state one purchase price with an allocation by property, and use a single closing date. Individual offers are reviewed on their own merits and are not held back for a package.

Terms common to all four. Each property is a cash sale, sold as-is by fiduciary deed. The estate makes no repairs. On the two occupied properties the tenancy transfers to the buyer at closing.

910 Stevenson Rd

A two-story Colonial with vinyl siding, a full-width covered front porch on brick piers with a painted stone foundation, and a concrete driveway running to a detached garage at the rear. The first floor holds the living room with a tiled fireplace surround, the dining room through a wide cased opening, the kitchen with a gas range, and a full bath with a shower stall. Paneled wainscot runs through the living and dining rooms. The second floor holds three bedrooms, a full bath with a tub, and a hall with a built-in linen cabinet and original five-panel doors. A separate stair leads to the finished third floor, a fourth bedroom under the roofline with knotty pine and paneling. The full basement carries a gas forced-air furnace, a gas water heater, a breaker panel, a laundry tub, and washer and dryer hookups. The garage has an overhead door with an opener and a side entry door.

Parcel	115-28-044	Garage	Detached, overhead door with opener
Style	Colonial, 2 story plus finished third floor	Lot	0.10 acre
Year built	1922	Heat	Gas forced air
Bedrooms	4	Water heater	Gas
Baths	2 full	Electrical	Breaker panel
Above grade	1,144 sq ft	Exterior	Vinyl siding, covered front porch
Basement	Full, 649 sq ft	Roof	Asphalt shingle

Sold as-is. The property is offered by an estate and conveys in its present condition. The seller will make no repairs and makes no representation about the condition of any system or component. Buyers should complete their own inspections during the inspection period. The photographs in this memorandum show the property as it is.

Exterior



Front elevation from Stevenson Rd



Front and side elevation from the driveway



Side elevation, driveway, and garage at the rear



Rear and side elevation



Detached garage at the rear of the drive



Covered front porch

First floor



Living room with tiled fireplace surround, looking to the dining room



Dining room



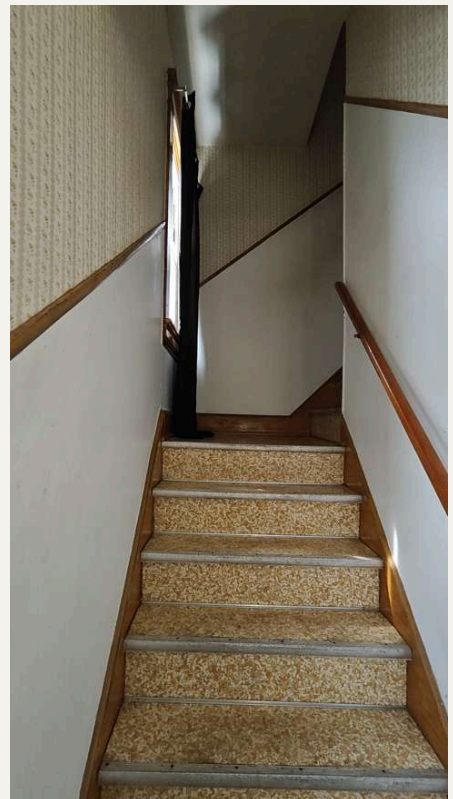
Kitchen



Kitchen looking toward the dining room



First-floor full bath with shower stall



Stair to the second floor

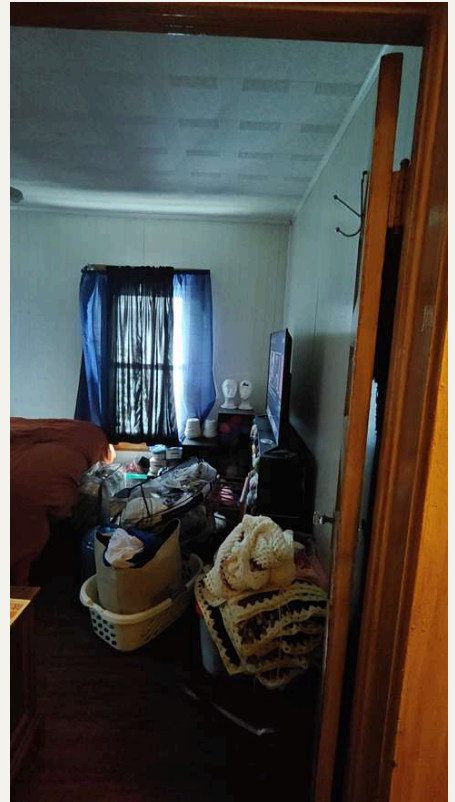
Second and third floors



Second-floor bedroom



Second-floor bedroom



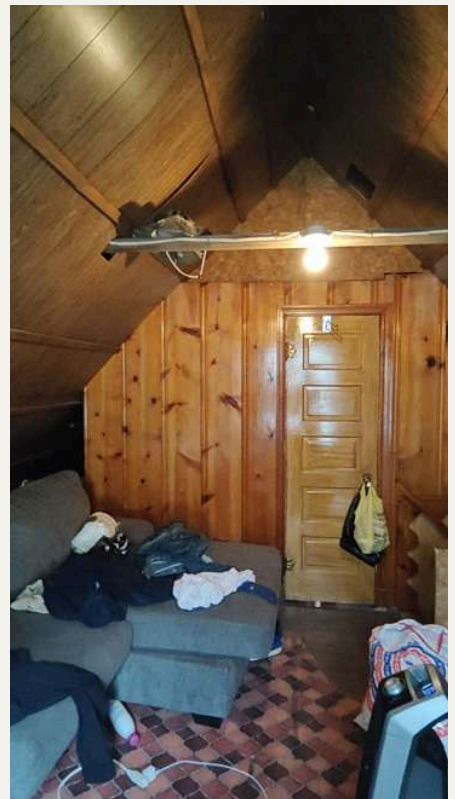
Second-floor bedroom



Second-floor full bath with tub



Finished third floor



Finished third floor, stair side

Basement, systems, and garage



Basement, laundry tub and washer and dryer hookups



Gas forced-air furnace



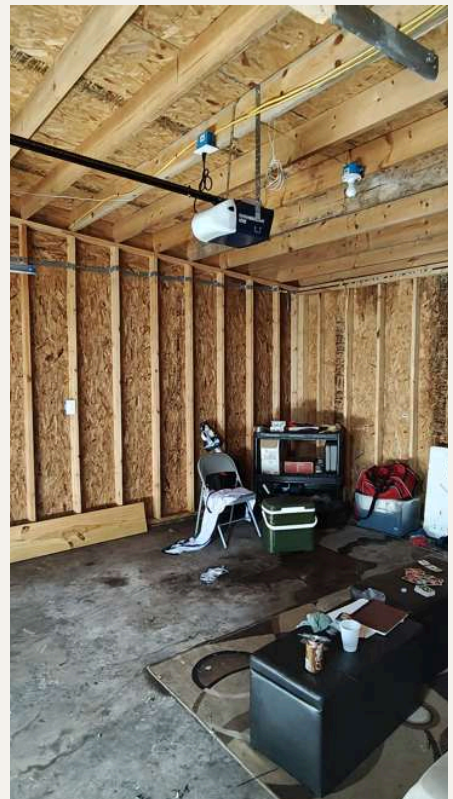
Gas water heater



Breaker panel



Basement, block foundation walls



Garage interior with overhead door opener

Tenancy summary

The property is occupied under a month-to-month tenancy that began in November 2024. The tenant has indicated they are relocating. Possession transfers subject to the tenancy, and a buyer should underwrite the offering as a near-term vacancy rather than as an income property with a tenancy in place.

LEASE TERMS

Tenancy start	November 2024
Term	Month to month
Tenant intent	Has indicated they are relocating

EXPENSE RESPONSIBILITY

Property taxes	Owner
Insurance	Owner
Water and sewer	Owner
Gas	Tenant
Electric	Tenant

Possession. A month-to-month tenancy can be ended by either party on statutory notice. With the tenant relocating, a buyer should plan on taking possession of a vacant house on the buyer's own timeline and setting a new rent for the four-bedroom, two-bath layout.

LOCATION

The neighborhood

910 Stevenson Rd sits in Cleveland's Collinwood neighborhood on the city's northeast side, on a residential block of similar-era two-story homes south of St. Clair Avenue and a short drive from Interstate 90 at E 152nd St.

The surrounding blocks are a long-established rental market. Tenant-occupied single-family homes sold as-is to investors and vacant homes sold for renovation have both closed on Stevenson Rd and the adjoining streets in the past twelve months, so a buyer has a visible path from acquisition to either a hold or a resale.

Interstate 90 connects to downtown Cleveland and the eastern suburbs. The Waterloo Arts District, Euclid Beach Park, and Euclid Hospital are a few minutes away by car.

NEARBY ANCHORS

Interstate 90 at E 152nd St	about 1 mi
Waterloo Arts District	about 1 mi
Euclid Beach Park and the Lake Erie shoreline	about 1.5 mi
Euclid Hospital	about 2.5 mi
Downtown Cleveland	about 9 mi

How to proceed

- 1 Submit offers by email to tim@murphypropertiesohio.com as a single PDF on the current Ohio purchase agreement, with proof of funds.
 - 2 State that the property is purchased as-is and that the estate makes no repairs.
 - 3 The seller is an estate acting through its fiduciary. Allow for fiduciary review before a response.
 - 4 This is a cash sale. Include proof of funds with the offer.
 - 5 The tenancy transfers with the property at closing.
 - 6 The seller conveys by fiduciary deed.
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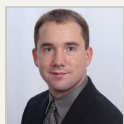
Showings. The home is occupied. Interior access is after contract, for the buyer's inspection and appraisal, scheduled through the listing broker with notice to the tenant. There is no lockbox. The photographs in this memorandum are the pre-offer walkthrough.



Get the next offering the day it releases

CTM Organization LLC brings Northeast Ohio investment properties to market on a regular basis. Join the investor buyer list to receive each offering memorandum on release, set your buy box, and hear about offer deadlines directly. Scan the code or visit the link.

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