



OFFERING MEMORANDUM • SEPTEMBER 2026

473 E 149th St

Cleveland, OH 44110

\$59,900

OFFERING PRICE

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CTM Organization LLC

A tenant-occupied three-bedroom Cape Cod in Collinwood, offered as-is by an estate at \$59,900.

\$59,900

LIST PRICE

\$1,150

MONTHLY RENT

\$13,800

ANNUAL GROSS RENT

Month to month

TENANCY

3 / 1.5

BEDS / BATHS

1,118

SQ FT ABOVE GRADE

1941

YEAR BUILT

0.10 ac

LOT

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473 E 149th St is a 1941 Cape Cod with three bedrooms, a full bath, a half bath, a full basement, and a detached two-car garage on a 0.10 acre lot. The property is occupied on a month-to-month tenancy at \$1,150 per month, in place since June 2024.

The property is offered by an estate and is sold as-is. The seller will make no repairs. The tenants have indicated they would like to remain under a new owner who addresses repairs, which gives a buyer the choice of keeping the income in place through a renovation plan or recovering possession on statutory notice.

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	murphypropertiesohio.com/offerings/stevenson
473 E 149th St Cleveland, OH 44110	Cape Cod, 3 BR / 1.5 BA	Occupied, month to month, \$1,150	\$59,900	This memorandum
18402 Melville Rd Cleveland, OH 44110	Two-family, 5 BR / 2 BA	Vacant	\$70,320	murphypropertiesohio.com/offerings/melville
3232 E 117th St Cleveland, OH 44120	Colonial, 3 BR / 1 BA	Vacant, condemned	\$27,600	murphypropertiesohio.com/offerings/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 sold as-is by fiduciary deed, for cash. The estate makes no repairs. On the two occupied properties the tenancy transfers to the buyer at closing.

THE PROPERTY

473 E 149th St

A one-and-a-half story Cape Cod with a stone-faced front entry, vinyl siding, and metal awnings on a residential block. The first floor holds the living room with a stone fireplace surround, the dining room with arched openings, the kitchen, a full bath, a half bath, a bedroom, and an enclosed porch with a beadboard ceiling. The second floor holds two bedrooms under the roofline. The full basement carries a gas forced-air furnace, an electric water heater, and a breaker panel, with glass block windows. A detached two-car garage sits at the rear off the driveway; the garage has no overhead door in place.

Parcel	112-22-007	Garage	Detached 2-car, built 1947
Style	Cape Cod, 1.5 story	Lot	0.10 acre
Year built	1941	Heat	Gas forced air
Bedrooms	3	Water heater	Electric
Baths	1 full, 1 half	Cooling	Window units
Above grade	1,118 sq ft	Exterior	Vinyl siding, stone entry
Basement	Full, 724 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.

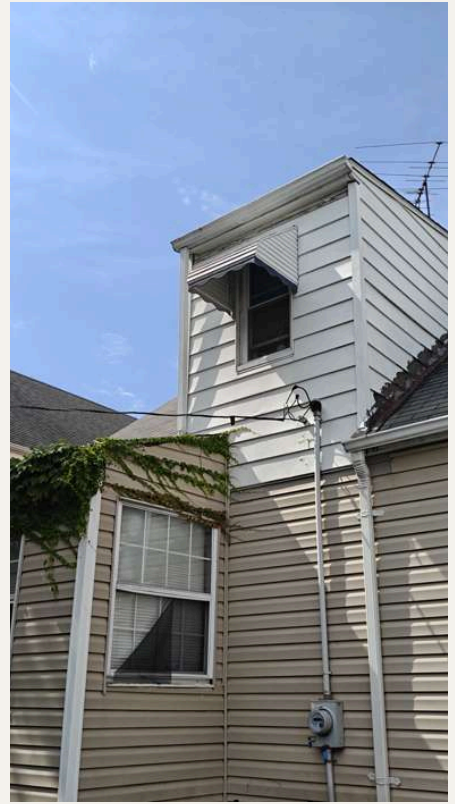
Exterior



Front elevation from E 149th St



Stone-faced entry and side elevation from the driveway



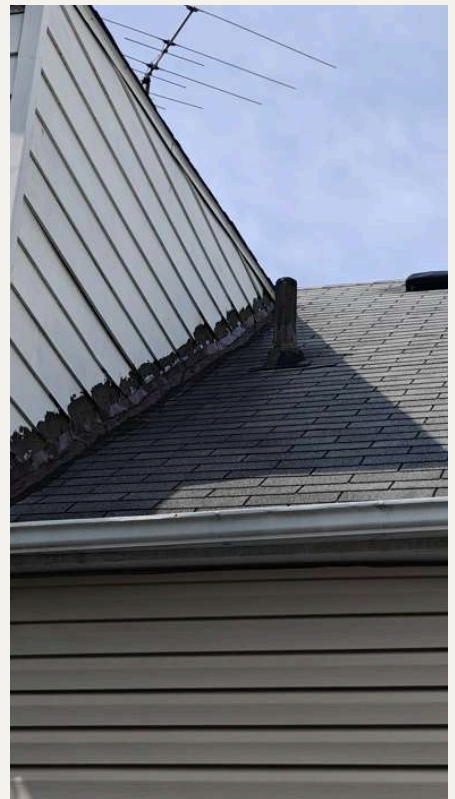
Rear elevation and second-floor dormer



Detached two-car garage at the rear of the drive



Roof, chimney, and front awnings



Dormer and roof junction at the rear

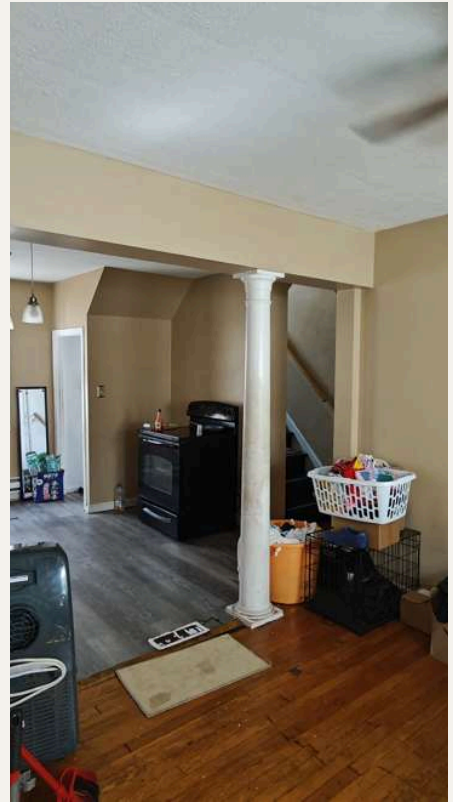
First floor



Living room with stone fireplace surround



Dining room with arched opening



Dining room looking toward the kitchen



Kitchen



Full bath with tub and tile surround

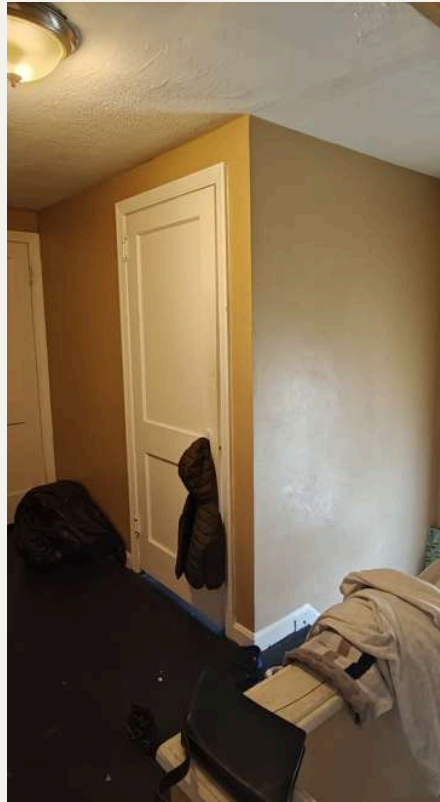


Half bath

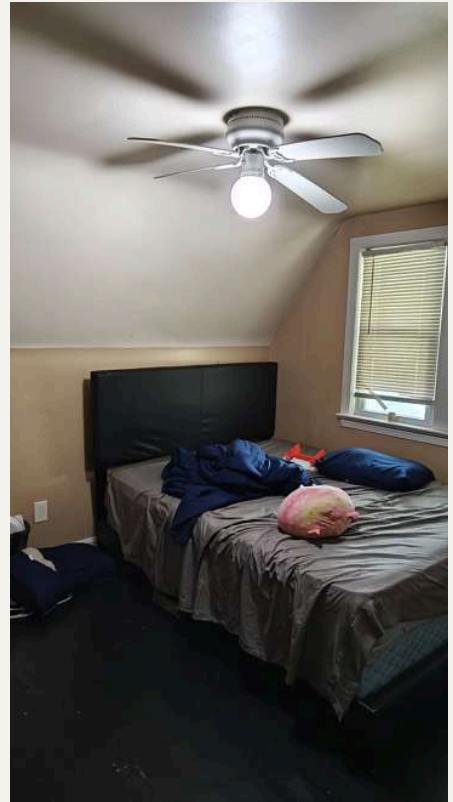
Bedrooms and basement



First-floor bedroom



Second-floor bedroom



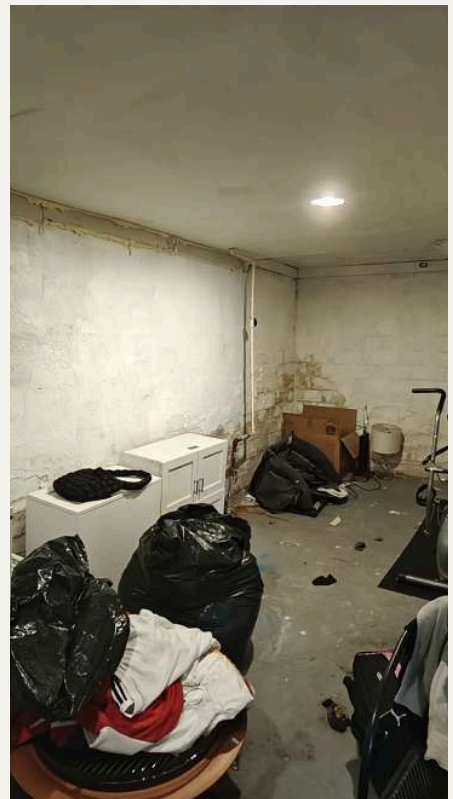
Second-floor bedroom with ceiling fan



Basement, gas furnace and electric water heater



Breaker panel



Basement, gas meter and glass block windows

Tenancy summary

The tenancy is month to month and has been in place since June 1, 2024 at \$1,150 per month. The lease and the payment ledger are delivered to the buyer during the inspection period as the tenancy documentation.

LEASE TERMS		EXPENSE RESPONSIBILITY	
Monthly rent	\$1,150	Property taxes	Owner
Annual gross rent	\$13,800	Insurance	Owner
Tenancy start	June 1, 2024	Water and sewer	Owner
Term	Month to month	Gas	Tenant
Tenant intent	Have indicated interest in remaining	Electric	Tenant

Possession. A month-to-month tenancy can be ended by either party on statutory notice. A buyer can keep the income in place or plan a vacancy on the buyer's own timeline.

LOCATION

The neighborhood

473 E 149th St sits in Cleveland's Collinwood neighborhood on the city's northeast side, on a residential block of similar-era single-family homes north of Interstate 90 and a short drive from Lakeshore Boulevard and the Lake Erie shoreline.

The surrounding blocks are a long-established rental market. Tenant-occupied single-family homes sold as-is to investors and renovated owner-occupant resales have both closed within a half mile in the past six months, so a buyer has a visible path from acquisition to either a hold or a resale.

Interstate 90 at E 152nd St connects to downtown Cleveland and the eastern suburbs. Euclid Hospital and the Waterloo Arts District are a few minutes away by car.

NEARBY ANCHORS

Euclid Beach Park and the Lake Erie shoreline	about 0.7 mi
Interstate 90 at E 152nd St	about 0.7 mi
Waterloo Arts District	about 1 mi
Euclid Hospital	about 2 mi
Downtown Cleveland	about 10 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. The lease and payment ledger are delivered during the inspection period.
 - 6 The seller conveys by fiduciary deed.
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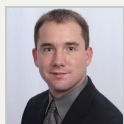
Showings. The home is occupied. Interior access is after contract, for the buyer's inspection and appraisal, scheduled through the listing broker with notice to the tenants. There is no lockbox. The photographs in this memorandum are the pre-offer walkthrough.



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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EQUAL HOUSING OPPORTUNITY