

Operating ROI
635 West Lakeside Cloak Factory, LLC
635 W Lakeside, Cleveland

Total SF			6,450	Current	
Total Units			5	2026	\$/Month
Income:					
Residential Units		Lease Exp.	Sq Ft	Annual Rent	Monthly Rent
100 A-1	2 BR 2.1 BA	10/31/2026	2,115	\$ 24,000.00	\$ 2,000.00
100 A-2	2 BR 1BA	03/31/2026	884	\$ 14,400.00	\$ 1,200.00
100 B-1	2 BR 1BA	03/31/2026	1,237	\$ 18,600.00	\$ 1,550.00
100 B-2	1 BR 1 BA	04/30/2026	1,112	\$ 19,800.00	\$ 1,650.00
100 C	1 BR 1 BA	01/31/2026	1,102	\$ 18,600.00	\$ 1,550.00
Parking Income					
100 A-2				\$ 2,100.00	\$ 175.00
100 B-1				\$ 2,100.00	\$ 175.00
100 B-2				\$ 2,100.00	\$ 175.00
100 C				\$ 2,100.00	\$ 175.00
Effective Net Income				\$ 103,800.00	\$ 8,650.00
Operating Expenses:					
Condo Association Fees				\$ 37,165.68	\$ 3,097.14
Insurance				\$ 2,511.00	\$ 241.33
Repairs/Maintance				\$ 2,134.08	\$ 177.84
Parking Lease				\$ 8,280.00	\$ 690.00
Property Taxes				\$ 13,106.26	\$ 1,092.19
Utilites- Electric				\$ 6,510.24	\$ 700.00
Total Operating Expenses				\$ 69,707.26	\$ 5,998.50
Total Operating Expenses Per SF					
Net Operating Income				\$ 34,092.74	\$ 2,651.50
ROI				5.25%	

Sale Price
Price Per Unit

\$ 650,000.00
130,000.00