



SHAKER SQUARE 308

14 PROPERTIES | 308 UNITS
CLEVELAND, OH

FORECLOSURE JUDGEMENT AUCTION SALE

STARTING BID: \$1,500,000

AUCTION DATE: December 15-17, 2025

<https://rimarketplace.com/auction/2902/>

Marcus & Millichap

SHAKER SQUARE 308

EXCLUSIVELY
LISTED BY

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Marcus & Millichap

ONLINE AUCTION



Starting Bid: \$1,500,000

Auction Date: December 15, 2025

<https://rimarketplace.com/auction/2902/>

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction. Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for December 17, 2025.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

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SHEFFIELD
COURT

COURT AT
WALES

THE
LARCHMERE

N. MORELAND BLVD

LARCHMERE BLVD



KEMPER ROAD

“
EXECUTIVE
SUMMARY

PORTFOLIO SUMMARY

\$1,500,000
OPENING BID

December 15, 2025
AUCTION START DATE

December 17, 2025
AUCTION END DATE

308
UNITS

1920 - 1952
YEARS BUILT

1,021 SF
AVERAGE UNIT SIZE

\$1,072 (\$1.05/SF)
MARKET IN-PLACE RENT

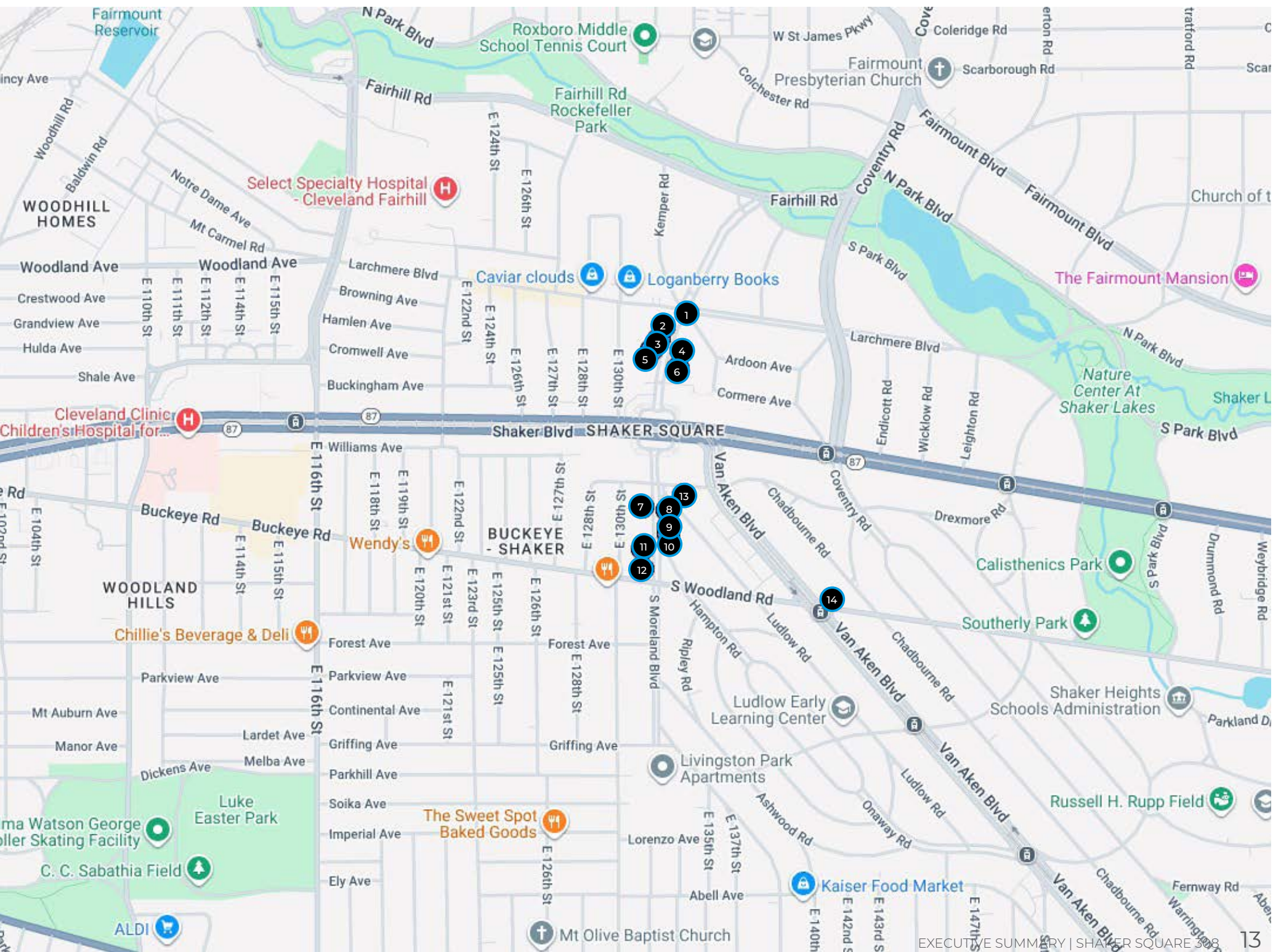
0%
OCCUPANCY



UNIT MIX SUMMARY

UNIT TYPE	UNITS	UNIT SF	MARKET RENT	MARKET RENT/SF
STUDIO	5	435	\$700	\$1.61
1 BD / 1 BA	174	944	\$1,006	\$1.07
2 BD / 1 BA	79	1,094	\$1,097	\$1.00
2 BD / 1.5 BA	25	1,100	\$1,175	\$1.07
2 BD / 2 BA	7	1,189	\$1,225	\$1.03
3 BD / 1 BA	2	1,290	\$1,350	\$1.05
3 BD / 1.5 BA	2	1,200	\$1,400	\$1.17
3 BD / 2 BA	14	1,487	\$1,550	\$1.04
TOTALS/AVERAGES	308	1,021	\$1,072	\$1.05

	PROPERTY NAME	# OF UNITS	ADDRESS
1	The Larchmere	40 Units	2621 N Moreland Blvd
2	The Court of Wales	24 Units	2622 N Moreland Blvd
3	Sheffield Court	42 Units	2630 N Moreland Blvd
4	The Lucy	16 Units	2635 N Moreland Blvd
5	The Stratford	8 Units	2642 N Moreland Blvd
6	Oliver Manor	16 Units	2653 N Moreland Blvd
7	The Granby	14 Units	2822 S Moreland Blvd
8	Ludlow Castle	15 Units	2825 S Moreland Blvd
9	Arbourview	7 Units	2843 S Moreland Blvd
10	Hampton Court	24 Units	2851 Hampton Rd
11	The Galloway	37 Units	2870 S Moreland Blvd
12	Weatherwood Estates	35 Units	2880 S Moreland Blvd
13	Drexmore Mansion	18 Units	2805 Ludlow Rd
14	The Woodlands	12 Units	14101 S Woodland Rd



PROPERTY & PORTFOLIO SUMMARY

	PORTFOLIO SUMMARY	THE LARCHMERE	THE COURT AT WALES	SHEFFIELD COURT	THE LUCY	THE STRATFORD	OLIVER MANOR
Address	14 PROPERTIES	2621 N Moreland Blvd	2622 N Moreland Blvd	2630 N Moreland Blvd	2635 N Moreland Blvd	2642 N Moreland Blvd	2653 N Moreland Blvd
City	Cleveland & Shaker Heights	Cleveland	Cleveland	Cleveland	Cleveland	Cleveland	Cleveland
Year Built	1920 - 1953	1936	1920	1920	1936	1922	1937
Units	308	40	24	42	16	8	16
Estimated Total Rentable SF	314,131	40,922	23,530	42,018	18,270	10,566	17,859
Estimated Average Unit SF	1,021	1,023	980	1,000	1,142	1,321	1,116
EOY 1 Market Rent	\$1,072	\$1,082	\$1,069	\$1,082	\$1,195	\$1,338	\$1,177
Rent Per SF	\$1.05	\$1.06	\$1.09	\$1.08	\$1.05	\$1.01	\$1.05

●North P
●South P

THE GRANBY	LUDLOW CASTLE	ARBOURVIEW	HAMPTON COURT	THE GALLOWAY	WEATHERWOOD ESTATES	DREXMORE MANSION	THE WOODLANDS
2822 S Moreland Blvd	2825 S Moreland Blvd	2843 S Moreland Blvd	2851 Hampton Rd	2870 S Moreland Blvd	2880 S Moreland Blvd	2805 Ludlow Rd	14101 S Woodland Rd
Cleveland	Cleveland	Cleveland	Cleveland	Cleveland	Cleveland	Cleveland	Shaker Heights
1928	1928	1930	1942	1950	1953	1932	1952
14	15	7	24	37	35	18	12
12,850	17,039	7,200	22,778	37,775	30,125	18,969	14,230
918	1,136	1,029	949	1,021	861	1,054	1,186
\$970	\$1,080	\$1,107	\$969	\$1,080	\$966	\$1,036	\$1,013
\$1.06	\$0.95	\$1.08	\$1.02	\$1.06	\$1.12	\$0.98	\$0.85

Portfolio (162 Units)

Portfolio (146 Units)

INVESTMENT HIGHLIGHTS

An aerial photograph of a city, likely Shaker Square, showing a mix of brick buildings, parking lots, and streets. The trees are in full autumn foliage, with shades of orange, yellow, and red. The city extends to the horizon under a clear sky.

- 
- ◆ Purchaser to receive title to the asset free and clear through assignment of foreclosure judgment estimated for January/February 2026.
 - ◆ Significant repositioning opportunity MAI appraisal for \$32,350,000 (\$105,032/unit) in 2020
 - ◆ Adjacent properties sold in the \$60,000s/unit in 2022 lightly renovated
 - ◆ Adjacent properties renting for \$1,150 for 2BDs and \$1,500 for 3BDs
 - ◆ New construction in Shaker Square neighborhood renting 2BDs for \$2,050 - \$2,585
 - ◆ Located only minutes away from NE Ohio's two largest employers: Cleveland Clinic and University Hospitals main campuses, along with Case Western Reserve University
 - ◆ One block from RTA train to Downtown and Airport
 - ◆ Over 70% of units were nicely renovated (granite counters, gutted bathrooms) by previous owner, many still in good condition
 - ◆ Current borrower passed away and buildings fell into disrepair
 - ◆ All vacant units have been cleaned out and buildings boarded up, and winterized
 - ◆ The City of Cleveland offers a tax abatement program covering 13 of the 14 properties potentially offering a 100% tax abatement on the improved value for 15 years

<https://www.clevelandohio.gov/city-hall/departments/community-development/programs-services/tax-abatement>

VIBRANT, TRANSIT ORIENTED LOCATION

shaker SQUARE

13224
Oldest retail district in Ohio &
second oldest in the U.S.
Restaurants, farmers market,
Shaker Square Cinema,
bookstores and more



edwins too

SHAKER SQUARE
ANIMAL HOSPITAL

edwins too



- 1 MUSEUM OF CONTEMPORARY ART
- 2 UNIVERSITY HOSPITALS MAIN CAMPUS
- 3 SEVERANCE HALL
- 4 CLEVELAND CLINIC MAIN CAMPUS
- 5 WADE LAGOON

- 6 CLEVELAND MUSEUM OF ART
- 7 CLEVELAND MUSEUM OF NATURAL HISTORY
- 8 THE BOTANICAL GARDENS
- 9 CASE WESTERN WEATHERHEAD SCHOOL OF BUSINESS
- 10 CLEVELAND STATE UNIVERSITY



UNIVERSITY CIRCLE

2.5 MILES FROM PROPERTY

11,000+
STUDENTS

15
HOSPITALS &
MEDICAL CENTERS

50+
RESTAURANTS

30+
SHOPS/RETAILERS

10
MUSEUMS

- 11 DOWNTOWN CLEVELAND
- 12 CASE WESTERN RESERVE SCHOOL OF LAW
- 13 LOUIS STOKES VA MEDICAL CENTER
- 14 CLEVELAND INSTITUTE OF MUSIC
- 15 UPTOWN DISTRICT



3.7 MILES FROM PROPERTY

- Premier lifestyle center occupied by a long list of popular high-end retailers and restaurants
- \$100M+ development started in 2019 and completed in 2025
- 300,000+ SF of mixed-use business, entertainment, and living space





POINTS OF INTEREST

MAJOR EMPLOYERS

- 1 EATON CORP
- 2 PROGRESSIVE
- 3 PARKER HANNIFIN
- 4 SITE CENTERS
- 5 AMAZON

MEDICAL

- 1 UH AHUJA
- 2 UNIVERSITY HOSPITALS MAIN CAMPUS
- 3 CLEVELAND CLINIC MAIN CAMPUS
- 4 LOUIS STOKES VA MEDICAL CENTER
- 5 CLEVELAND CLINIC CHILDREN'S HOSPITAL
- 6 SOUTHPOINTE HOSPITAL

COLLEGES / UNIVERSITIES

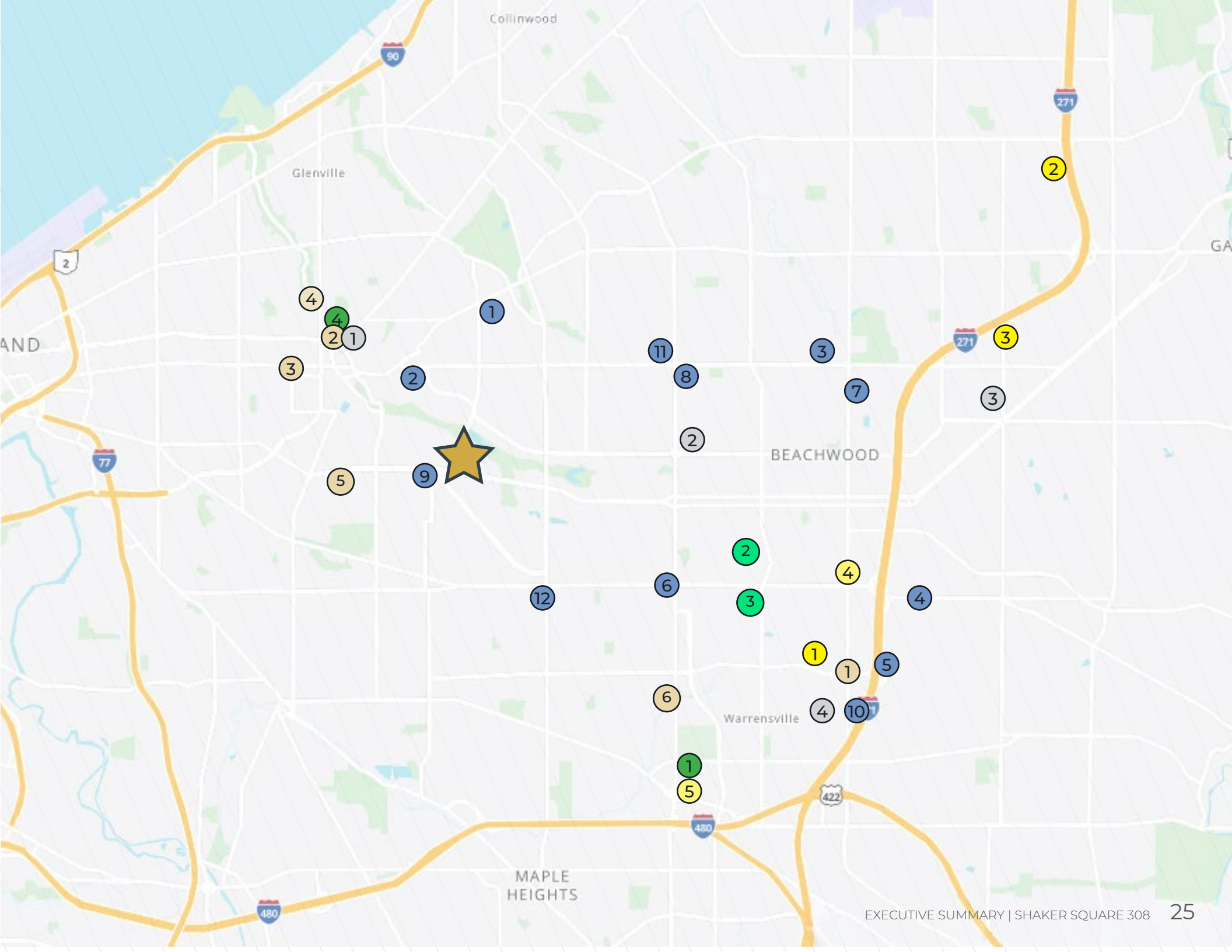
- 1 CASE WESTERN
- 2 JOHN CARROLL
- 3 URSULINE COLLEGE
- 4 CUYAHOGA COMMUNITY COLLEGE EAST

ENTERTAINMENT / CULTURAL

- 1 JACK THISTLEDOWN
- 2 CANTERBURY GOLF CLUB
- 3 HIGHLAND PARK GOLF COURSE
- 4 UNIVERSITY CIRCLE: Cleveland Museum of Natural History; Museum of Art; Botanical Gardens; Wade Circle

SHOPPING / ENTERTAINMENT DISTRICTS

- 1 **COVENTRY VILLAGE:** Blick Art Materials; Escape Room; Pacific East, Pho and Rice, High Tehi'd Cafe, Tree Country Bistro, Coventry Food Market, Utrecht Art Supplies, Uncover Vintage, Passport to Peru, Tommy's, Mac's Backs-Books, One Pot-Hot Pot, Soba
- 2 **CEDAR-FAIRMOUNT DISTRICT:** Starbucks, Zhug, Parnelli 's Pub, Pour Wine Shop, Bruegger's Bagels, Chipotle, Chase, Luna Bakery & Cafe, Fairmont Cocktail Bar, Green Tara Yoga, Barrio, Aladdin's, Buffalo Wild Wings
- 3 **LEGACY VILLAGE:** Dick's Sporting Goods, J Crew, Crate & Barrel, Arhaus, Cheesecake Factory, Jos A. Bank, Giant Eagle, Nordstrom Rack, LL Bean, LA Fitness, The Capital Grille, Lovesac, Chipotle, Starbucks, Barre3, Basil & Rex, Melting Pot, Chico's, Black Box Fix, Talbots, Wild Mango, Brio, Soma, Huntington Bank
- 4 **ETON / VILLAGE SQUARE:** Trader Joe's, Bluemercury, Barnes & Noble, Sur La Table, Original Pancake House, Jersey Mike's, Alson Jewelers, Cafe Honeycomb, Texas de Brazil, Starbucks, Eriebank, Kilgore Trout, Gingle Spa, White Fever Cake Shoppe, Agav & Rye, Tiffany & Co, Apple, Brooks Brothers, lululemon, Evereve, Target, Malley's, Bowl of Pho
- 5 **PINE CREST:** Whole Foods, First Watch, Color Me Mine, Heartwood Coffee Roasters, REI, Charles Schwab, Fount, RH Rooftop Restaurant, Woodhouse Spa, Pottery Barn, Fidelity Investments, Urban Outfitters, Club Pilates, Kitchen Social, Sephora, Firebirds, ALO, Orangetheory, Athleta, Williams-Sonoma, Firebirds Grill, Pinstripes, The Last Page, Lao Sze Chyan, Condado Tacos, Te'Amo Boba, Graeter's Ice Cream, Silverspot Cinema
- 6 **VAN AKEN DISTRICT:** Northstar Cafe, Well Stocked, Mitchell's Ice Cream, Ladder, Brassica, Cilantro Taqueria, Around the Table Yarns, Walgreens, Cleveland Clothing, Xhibition, Room Service, Woof Gang Bakery & Grooming, BarNone Wine Cafe, Saffron Patch, Mendel's BBQ, Midnight Owl Brewing
- 7 **BEACHWOOD PLACE:** Dillard's, James Avery Jewelry, Hollister, KAY jewelers, JD Sports, Express, Claire's, The White Barn Candle Co, Cleve Seamoss, Visionworks, Perfume Palace, ZARA, Lilli & Pops, Avedo Store, Ann Taylor, Nordstrom, NEXT, Coach, Comfort Zone, Ann Taylor, Silver Mountain Jeweler, TUMI, The Lego Store, Sephora
- 8 **UNIVERSITY SQUARE:** CVS, Target, Huntington Bank, Macy's, KeyBank, Citizens, PNC, Qdoba, Smoothie King
- 9 **SHAKER SQUARE:** Michael's Diner, Cafe Indigo, CVS, Zanzibar, Cleveland Breakfast Club, Captain Toney's Pizza, Dave's Market, Atlas Cinema, U.S Bank, PNC, Coyoacan Taqueria
- 10 **HARVARD PARK:** Olive Garden, Buffalo Wild Wings, Chick-fil-A, Ulta, Robeks, Five Guys, Five Below, Golf Galaxy, Aldi, Famous Footwear, Value City Furniture, Panera Bread
- 11 **CEDAR CENTER:** Starbucks, Panera, Pulp, Bob Evans, Bibibop, Dollar Tree, Whole Foods Market, First Watch, Chicken Ranch, Five Guys, Gordon Food Service, Planet Fitness, Arova, PetSmart, GNC, Piada Italian
- 12 **SHAKER TOWNE CENTRE:** Heinen's, Rainbow Shops, Ace Hardware, Chai Tea, Huntington Bank, CVS, A Touch of Italy, Intro, Dollar Tree, Chagrin Wine & Beverage, Pizza Hut, Domino's Pizza, Africa Art & Clothes, Lizzie's Bakery, Ashley Stewart



4 FORTUNE 500 UNITED STATES OR WORLD HEADQUARTERS

WITHIN 6 MILES OF PROPERTIES



New World Headquarters

- 6.1 Miles from property
- 4,600+ Employees
- 1,000,000 SF HQ building
- 2025 Estimated completion
- \$300M+ investment
- Fortune 500 #191



Headquarters

- 15.6 Miles from property
- 5,600+ Employees
- Fortune 500 #436



- 13 Miles from property
- 11,000+ Employees
- Fortune 500 #57



North American
Headquarters

- 6.8 Miles from property
- 700+ Employees
- 580,000 SF facility



3 MAJOR UNIVERSITIES

WITHIN 5.2 MILES



CASE WESTERN RESERVE
UNIVERSITY

- 11,800+ Graduates & undergrads
- 3,500+ Employees
- 2.1 Miles



Cleveland State University

- 14,200+ Enrollment
- 5.2 Miles

John Carroll University

- 3,000+ Enrollment
- 3.2 Miles



2 OF THE LARGEST HEALTHCARE SYSTEMS

WITHIN 3 MILES



- 2.9 Miles from property
- Northeast Ohio's & Ohio's #1 employer
- 44,000+ full time employees (main campus)
- 1,300 Beds - main campus





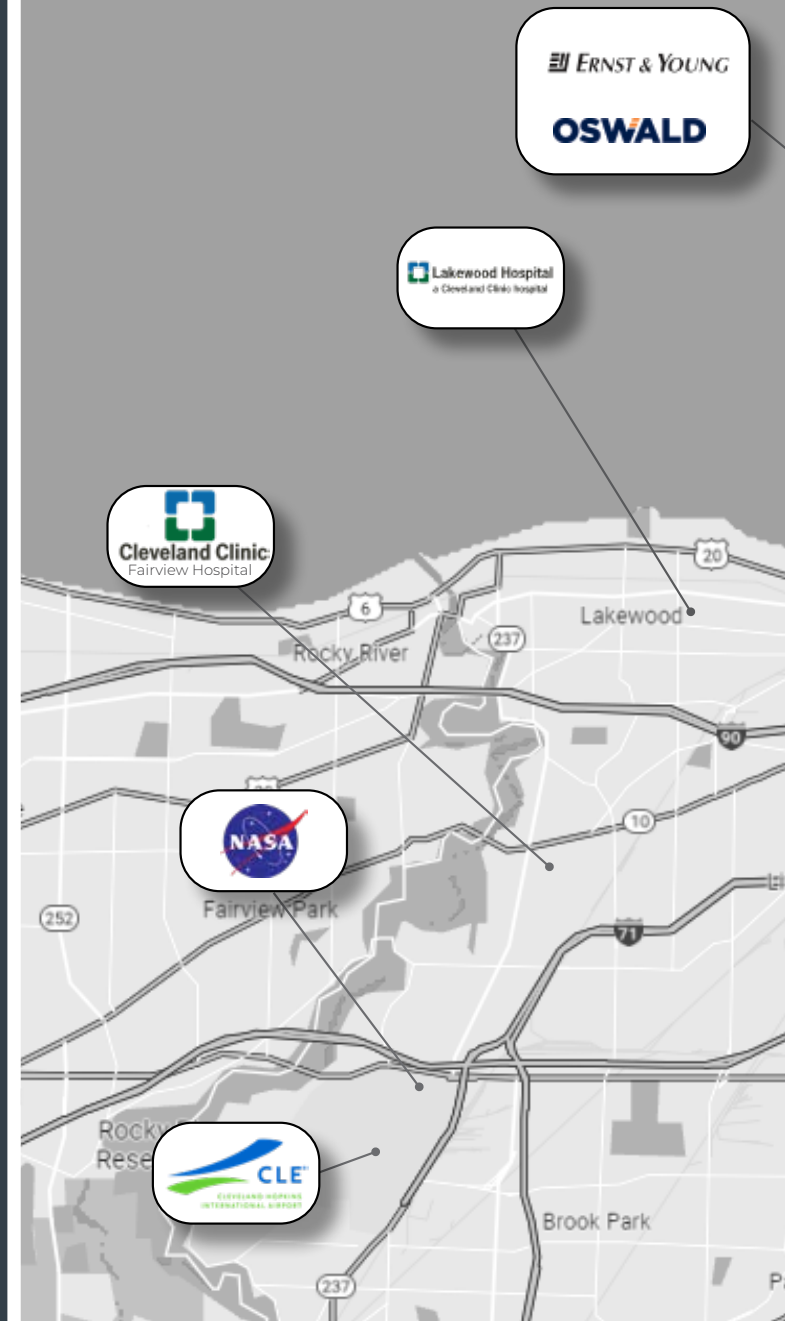
- Northeast Ohio's #2 Employer
- #2 Hospital System in Ohio
- 28,000 Doctors & Physicians
- 1,032 Beds
- 2.5 Miles

NORTHEAST OHIO MAJOR EMPLOYERS

10 FORTUNE 500 COMPANIES

&

10 FORTUNE 1000
COMPANIES





Huntington Rocket Mortgage
pwc SHERWIN WILLIAMS KeyBank
CLIFFS BakerHostetler

LINCOLN ELECTRIC

Lubrizol

GOODYEAR

PROGRESSIVE

University Hospitals

JONES DAY

FirstEnergy

Cargill

CASE WESTERN RESERVE
UNIVERSITY

University Hospitals
Ahuja Hospital

Cleveland State University

Parker

amazon

MetroHealth

Cleveland Clinic
South Pointe

EAT-ON
Powering Business Worldwide

Nestle

CBIZ

Cleveland Clinic
Marymount Hospital

amazon

Caseohaga Community College

“
PROPERTY
DESCRIPTION”

THE LARCHMERE





THE LARCHMERE



DESCRIPTION

Address 2621 N Moreland Blvd
City, State, Zip Cleveland, OH
Units 40
Year Built 1936
Buildings 1
Stories 4
Site Size +/- 0.88 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Pitched, Shingles
Exterior Brick

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-13-011
Current Market Value	\$1,706,500.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$79,592.02

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



THE LARCHMERE





THE COURT AT WALES





THE COURT AT WALES



DESCRIPTION

Address 2622 N Moreland Blvd
City, State, Zip Cleveland, OH
Units 24
Year Built 1920
Buildings 1
Stories 4
Site Size +/- 0.33 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Flat, EPDM
Exterior Brick & Masonry

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-13-010
Current Market Value	\$907,400.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$42,322.58

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



THE COURT AT WALES





SHEFFIELD COURT





SHEFFIELD COURT



DESCRIPTION

Address2630 N Moreland Blvd
City, State, ZipCleveland, OH
Units 42
Year Built1920
Buildings 1
Stories4
Site Size +/- 0.76 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Flat, EPDM
Exterior Brick & Masonry

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcels.....	144-13-007, 144-13-008
Current Market Value	\$1,944,400.00
Millage	133.261018
Effective Tax Rate.....	4.66%
Current Taxes	\$90,689.72

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



SHEFFIELD COURT





THE LUCY





THE LUCY



DESCRIPTION

Address 2635 N Moreland Blvd
City, State, Zip Cleveland, OH
Units 16
Year Built 1936
Buildings 1
Stories 4
Site Size +/- 0.37 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Flat, EPDM
Exterior Brick

MECHANICAL

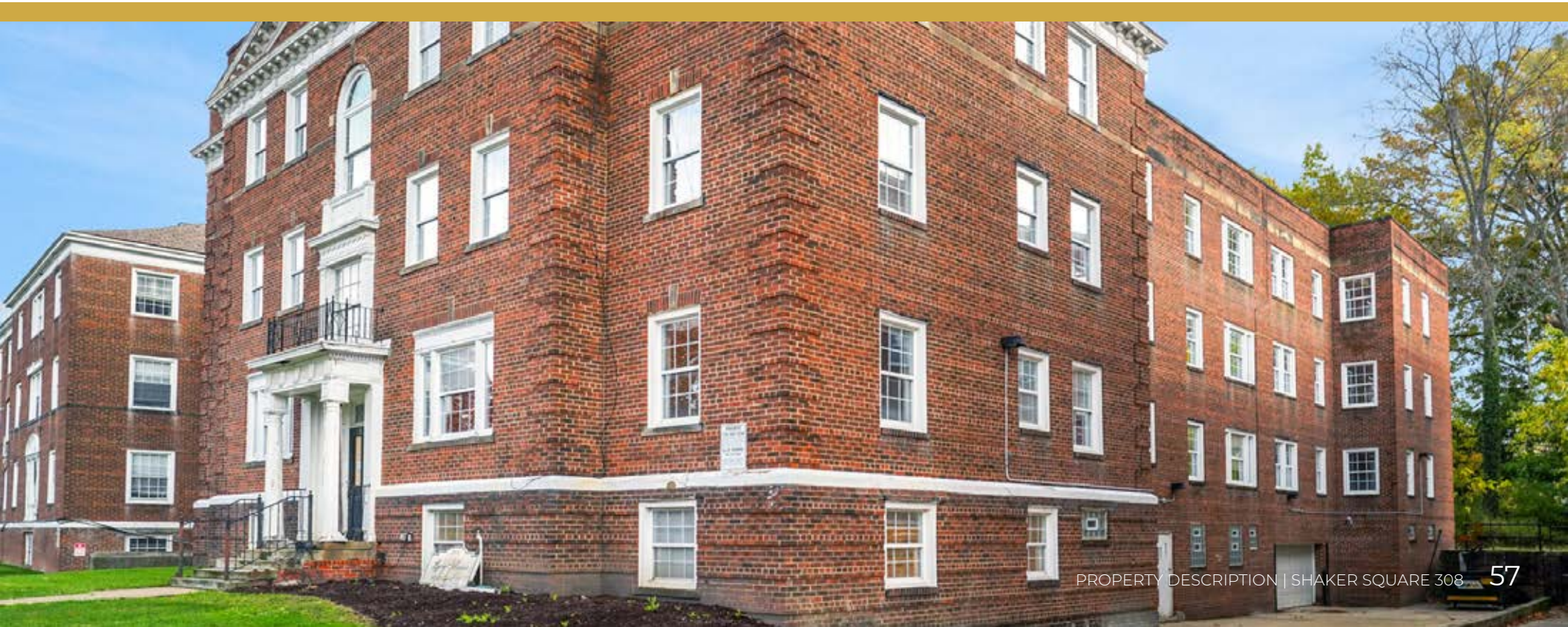
HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-13-012
Current Market Value	\$1,093,300.00
Millage	133.2610180
Effective Tax Rate.....	3.09%
Current Taxes	\$50,992.30

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



THE LUCY





THE STRATFORD





2612
The Stratford
SHAKER SQUARE
STRATFORD, CT

THE STRATFORD



DESCRIPTION

Address2642 N Moreland Blvd
City, State, ZipCleveland, OH
Units8
Year Built1922
Buildings1
Stories4
Site Size +/- 0.34 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Flat, EPDM
Exterior Brick

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-13-006
Current Market Value	\$525,100.00
Millage	133.2610180
Effective Tax Rate.....	3.09%
Current Taxes	\$24,491.40

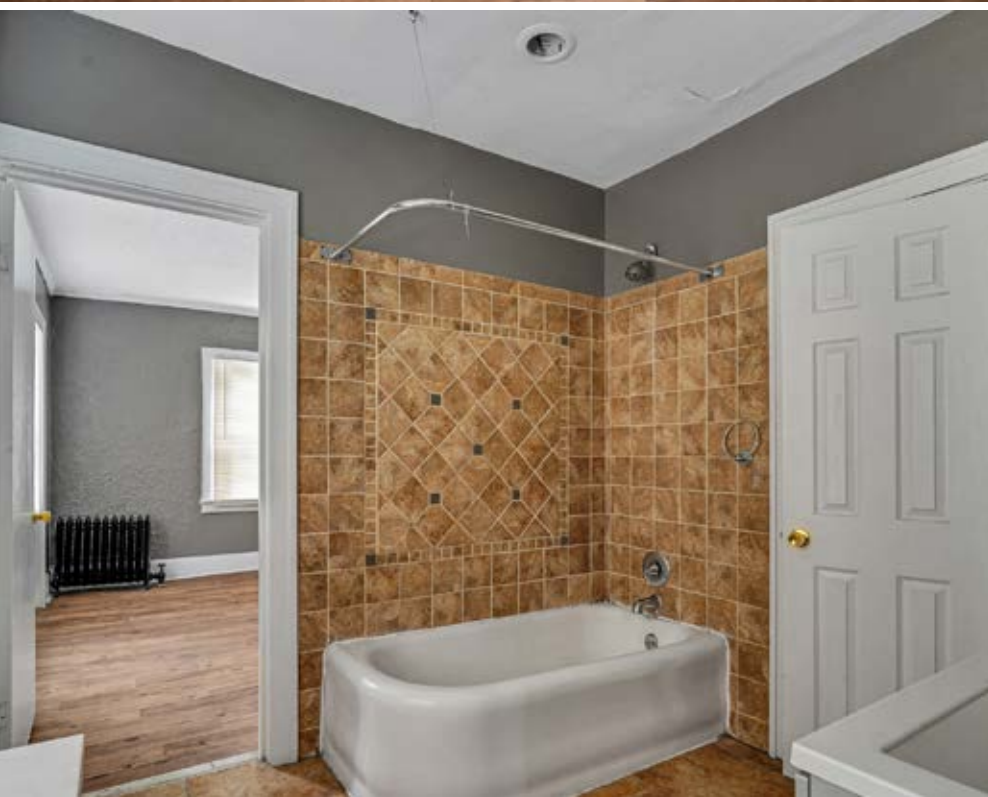
UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



THE STRATFORD





OLIVER MANOR





OLIVER MANOR



DESCRIPTION

Address 2653 N Moreland Blvd
City, State, Zip Cleveland, OH
Units 16
Year Built 1937
Buildings 1
Stories 4
Site Size +/- 0.45 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Flat, EPDM
Exterior Brick

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-13-014
Current Market Value	\$957,700.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$44,667.92

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



OLIVER MANOR





THE GRANBY





THE GRANBY



DESCRIPTION

Address 2822 S Moreland Blvd
City, State, Zip Cleveland, OH
Units 14
Year Built 1928
Buildings 1
Stories 4
Site Size +/- 0.19 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Flat, EPDM
Exterior Brick & Masonry

MECHANICAL

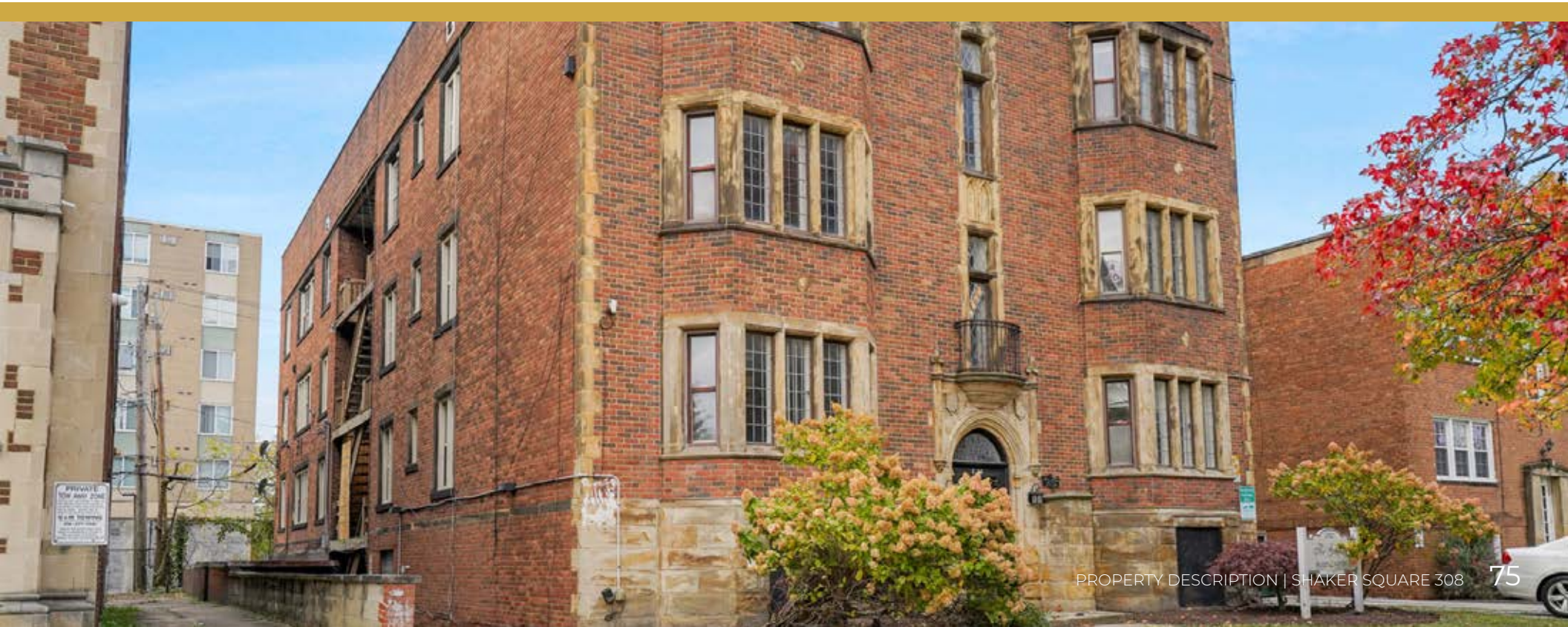
HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-10-008
Current Market Value	\$588,900.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$27,467.02

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



THE GRANBY





LUDLOW CASTLE





LUDLOW CASTLE



DESCRIPTION

Address 2825 S Moreland Blvd
City, State, Zip Cleveland, OH
Units 15
Year Built 1928
Buildings 1
Stories 3
Site Size +/- 0.64 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Pitched, Slate Tile
Exterior Brick & Tudor

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-10-011
Current Market Value	\$865,300.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$40,358.36

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



LUDLOW CASTLE





ARBOURVIEW







DESCRIPTION

Address2843 S Moreland Blvd
 City, State, ZipCleveland, OH
 Units 7
 Year Built1930
 Buildings 1
 Stories 3
 Site Size +/- 0.21 Acres

CONSTRUCTION

Foundation Concrete
 Framing Wood
 Roof Type / Material Pitched, Shingles
 Exterior Brick & Tudor

MECHANICAL

HVAC Gas Fired Central Boilers
 Hot Water Central Hot Water Tanks
 Electrical Fuses
 Plumbing (Water) Copper
 Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-10-012
Current Market Value	\$351,900.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$16,413.32

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner







HAMPTON COURT





2851
npton Court
KER & SQUARE
HARTMAN

HAMPTON COURT



DESCRIPTION

Address 2851 Hampton Rd
City, State, Zip Cleveland, OH
Units 24
Year Built 1942
Buildings 1
Stories 3
Site Size +/- 0.50 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Pitched, Shingles
Exterior Brick & Tudor

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-10-013
Current Market Value	\$948,200.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$44,224.16

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



HAMPTON COURT





THE GALLOWAY





THE GALLOWAY



DESCRIPTION

Address2870 S Moreland Blvd
City, State, ZipCleveland, OH
Units37
Year Built1950
Buildings1
Stories4
Site Size +/- 0.58 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Flat, EPDM
Exterior Brick

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-10-004
Current Market Value	\$1,567,300.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$73,099.72

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



THE GALLOWAY





WEATHERWOOD ESTATES





WEATHERWOOD ESTATES



DESCRIPTION

Address 2880 S Moreland Blvd
City, State, Zip Cleveland, OH
Units 404
Year Built 1953
Buildings 1
Stories 4
Site Size +/- 0.64 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Flat, EPDM
Exterior Brick

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcels.....	144-10-001, 144-10-002, 144-10-003
Current Market Value	\$1,424,500.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$66,439.66

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



WEATHERWOOD ESTATES





DREXMORE MANSION





DREXMORE MANSION



DESCRIPTION

Address	2805 Ludlow Rd
City, State, Zip	Cleveland, OH
Units	404
Year Built	1932
Buildings	1
Stories	3
Site Size	+/- 1.93 Acres

CONSTRUCTION

Foundation	Concrete
Framing	Wood
Roof Type / Material	Pitched, Shingles
Exterior	Masonry, Brick & Tudor

MECHANICAL

HVAC	Gas Fired Central Boilers
Hot Water	Central Hot Water Tanks
Electrical	Fuses
Plumbing (Water)	Copper
Plumbing (Sanitary)	Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Cleveland
Parcel	144-09-013
Current Market Value	\$750,000.00
Millage	133.2610180
Effective Tax Rate.....	4.66%
Current Taxes	\$34,980.10

UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



DREXMORE MANSION





THE WOODLANDS





THE WOODLANDS



DESCRIPTION

Address 14101 S Woodland Rd
City, State, Zip Shaker Heights, OH
Units 12
Year Built 1952
Buildings 1
Stories 3
Site Size +/- 0.46 Acres

CONSTRUCTION

Foundation Concrete
Framing Wood
Roof Type / Material Pitched Shingles
Exterior Brick & Siding

MECHANICAL

HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

REAL ESTATE TAXES

County.....	Cuyahoga
School District	Shaker Heights
Municipality.....	Shaker Heights
Parcel	731-14-012
Current Market Value	\$701,000.00
Millage	130.4610180
Effective Tax Rate.....	4.57%
Current Taxes	\$32,007.74

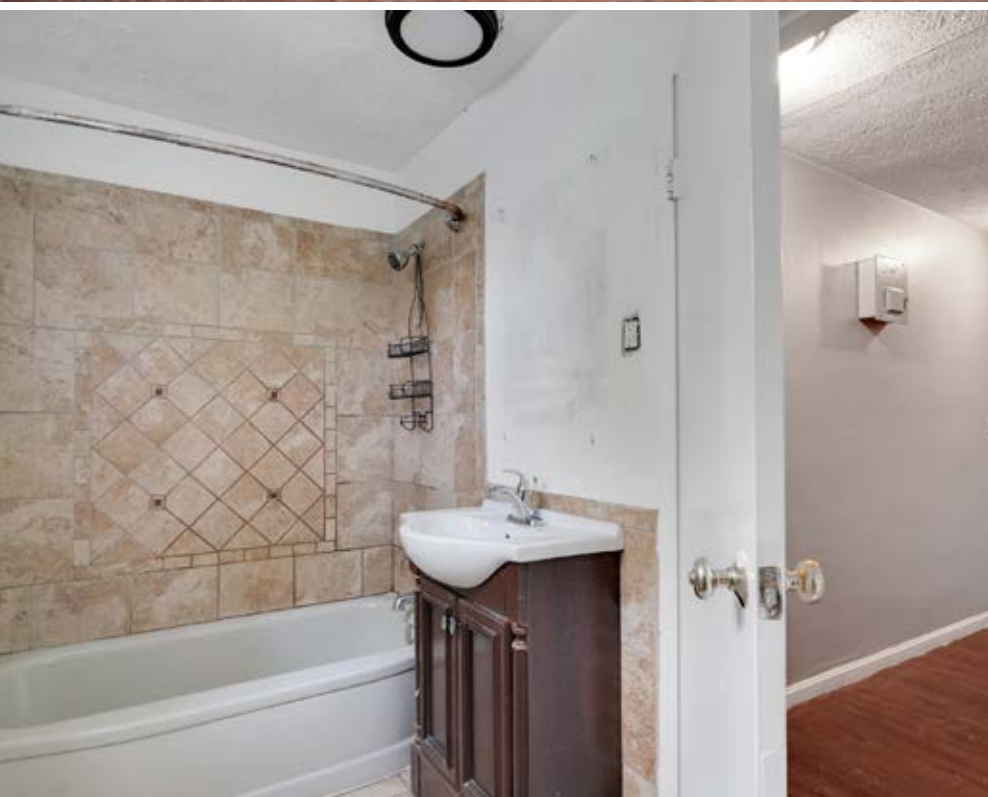
UTILITIES

Gas.....	Owner
Electric.....	Tenant
Water & Sewer	Owner
Trash Removal.....	Owner



THE WOODLANDS

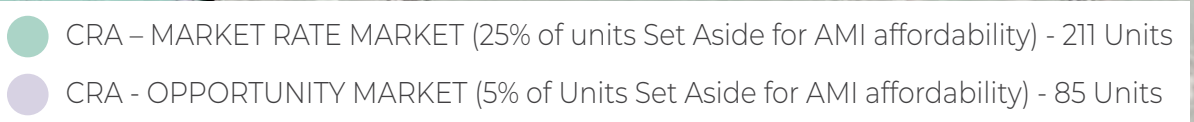




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FINANCIAL
ANALYSIS

Effective Jan 1, 2024	Single-Family		Multi-Family	
	New Construction	Rehabilitation (Remodel)	New Construction	Rehabilitation (Remodel)
CRA 1- Market Rate	Abatement 85% Term 15 Years Unit Cap \$350,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 85% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 25% Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 25% Contracting Req. Yes Green Building Req. Yes
CRA 2- Middle Market	Abatement 100% Term 15 Years Unit Cap \$400,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 90% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 15% Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 15% Contracting Req. Yes Green Building Req. Yes
CRA 3- Opportunity Market	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 5% Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 5% Contracting Req. Yes Green Building Req. Yes
Restricted Affordable Single Family - All units 80% AMi or less Multi-Family - All units 100% AMI or less	Abatement 100% Term 15 Years CRA 1 Unit Cap NA CRA 2 Unit Cap NA CRA 3 Unit Cap NA CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years CRA 1 Unit Cap NA CRA 2 Unit Cap NA CRA 3 Unit Cap NA CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years CRA 1 Unit Cap NA CRA 2 Unit Cap NA CRA 3 Unit Cap NA CBA Req. Yes Set-Aside NA Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years CRA 1 Unit Cap NA CRA 2 Unit Cap NA CRA 3 Unit Cap NA CBA Req. Yes Set-Aside NA Contracting Req. Yes Green Building Req. Yes
Aging-In-Place Standard	Abatement 100% Term 15 Years CRA 1 Unit Cap \$450,000 CRA 2 Unit Cap \$450,000 CRA 3 Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes			

	PROPERTY NAME	# OF UNITS	ADDRESS
1	The Larchmere	40 Units	2621 N Moreland Blvd
2	The Court of Wales	24 Units	2622 N Moreland Blvd
3	Sheffield Court	42 Units	2630 N Moreland Blvd
4	The Lucy	16 Units	2635 N Moreland Blvd
5	The Stratford	8 Units	2642 N Moreland Blvd
6	Oliver Manor	16 Units	2653 N Moreland Blvd
7	The Granby	14 Units	2822 S Moreland Blvd
8	Ludlow Castle	15 Units	2825 S Moreland Blvd
9	Arbourview	7 Units	2843 S Moreland Blvd
10	Hampton Court	24 Units	2851 Hampton Rd
11	The Galloway	37 Units	2870 S Moreland Blvd
12	Weatherwood Estates	35 Units	2880 S Moreland Blvd
13	Drexmore Mansion	18 Units	2805 Ludlow Rd
14	The Woodlands	12 Units	14101 S Woodland Rd



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MARKET
OVERVIEW

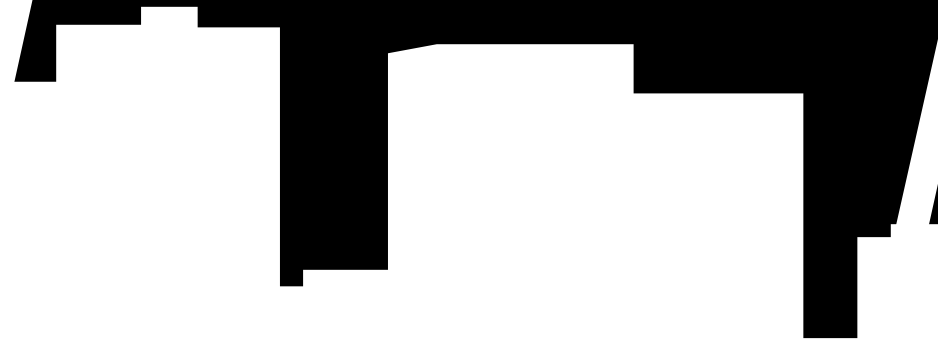


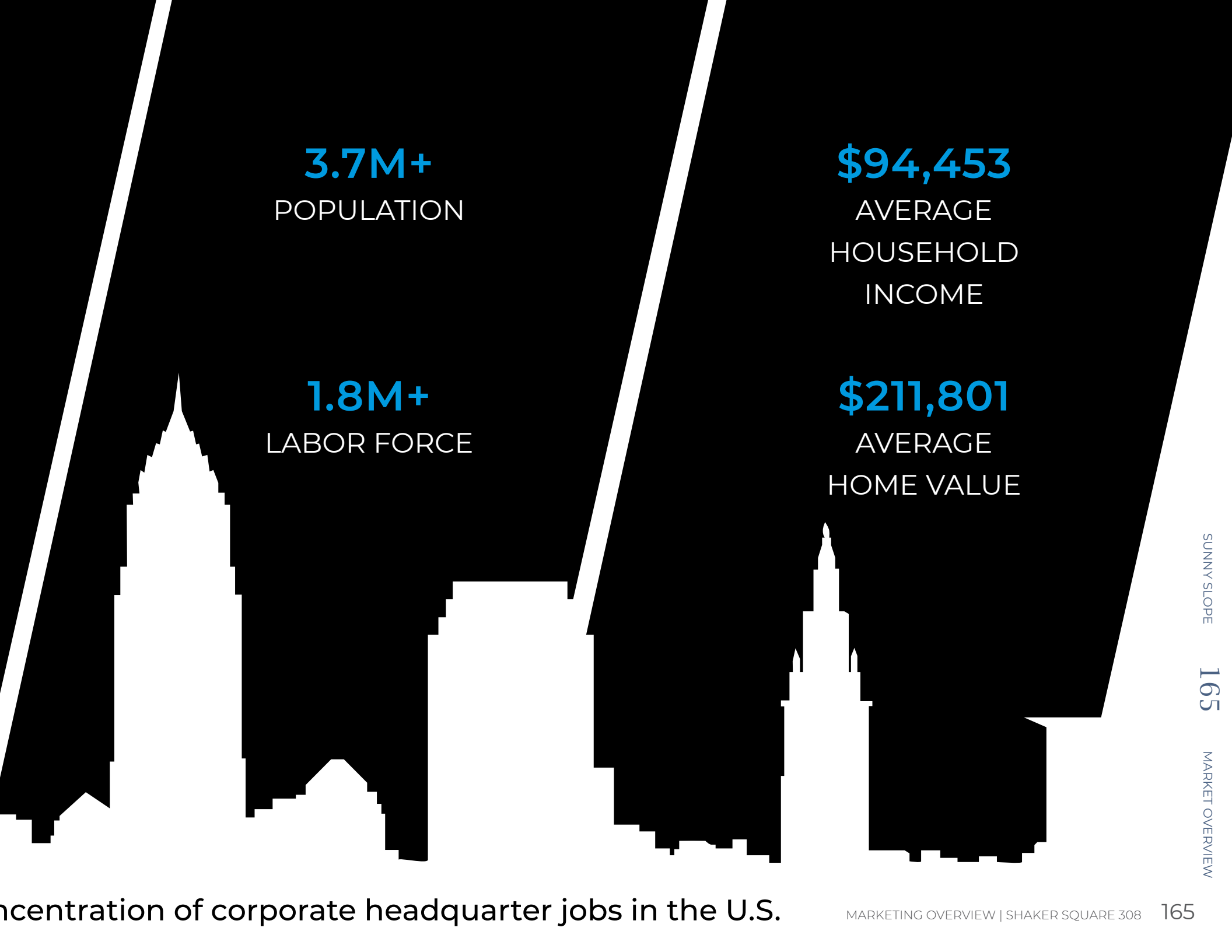


NORTHEAST OHIO

WELL-POPULATED REGION
WITH A DIVERSE ECONOMY,
SUBSTANTIAL WORKFORCE,
AND AN ABUNDANCE
OF ENTERTAINMENT &
ATTRACTIONS

17
CSA RANK





3.7M+
POPULATION

1.8M+
LABOR FORCE

\$94,453
AVERAGE
HOUSEHOLD
INCOME

\$211,801
AVERAGE
HOME VALUE

CLEVELAND'S WORLD RENOWNED HOSPITAL SYSTEMS

15.4%
OF NE OHIO'S TOTAL
EMPLOYMENT IS
IN THE MEDICAL &
EDUCATION SECTORS

\$3B
TOTAL INVESTED
IN CLEVELAND'S
INNOVATION DISTRICT

140,000+
HEALTH SERVICE EMPLOYEES

72,000+
EDUCATIONAL SERVICE
EMPLOYEES



Ranked #2 hospital in the world

\$1.3B Construction - main campus

Over 45,900+ full-time employees



\$236M Ahuja Center expansion

Over 22,700+ employees



Investing over \$100M in new construction

Over 10,000+ employees



\$759M New hospital completed 2022

Over 6,900+ employees



\$270M Planned renovations

Over 5,200+ employees



\$6.8M Grant to expand school healthcare

Over 4,900+ employees

FINANCIAL SERVICES

A LEADING U.S. FINANCIAL
SERVICES SECTOR INVESTED IN
STABILITY & GROWTH

\$16.2B
TOTAL GDP

5TH LARGEST
FINANCIAL SERVICES
REGION IN THE U.S.

\$16.5B+
ECONOMIC IMPACT

60,000+
PEOPLE WORKING IN
FINANCIAL SERVICES IN NE OHIO

4,000+
FINANCIAL SERVICES COMPANIES



HEADQUARTERS

PROGRESSIVE

HEADQUARTERS



ROCKET
Companies, Inc.



A DESTINATION FOR HIGHER EDUCATION

23
INSTITUTIONS

\$146,000+
TOTAL ENROLLMENT

40,000+
ANNUAL GRADUATES

42%
OF DOWNTOWN CLEVELAND
RESIDENTS HOLD A 4-YEAR
OR ADVANCED DEGREE



Cleveland State
University

The
University
of Akron

B·W
BALDWIN
WALLACE
COLLEGE


KENT
STATE
UNIVERSITY

 John Carroll
UNIVERSITY

OBERLIN

COLLEGE & CONSERVATORY

Ursuline 




*Lorain County
Community College*

GAME CHANGERS FOR FUN, ENTERTAINMENT & CULTURE



Playhouse Square

LARGEST PERFORMING ARTS DISTRICT
IN THE UNITED STATES
OUTSIDE OF NEW YORK CITY

**SHORES &
ISLANDS
OHIO**



WORLD-RENOWNED
NATIONAL PARK SYSTEM



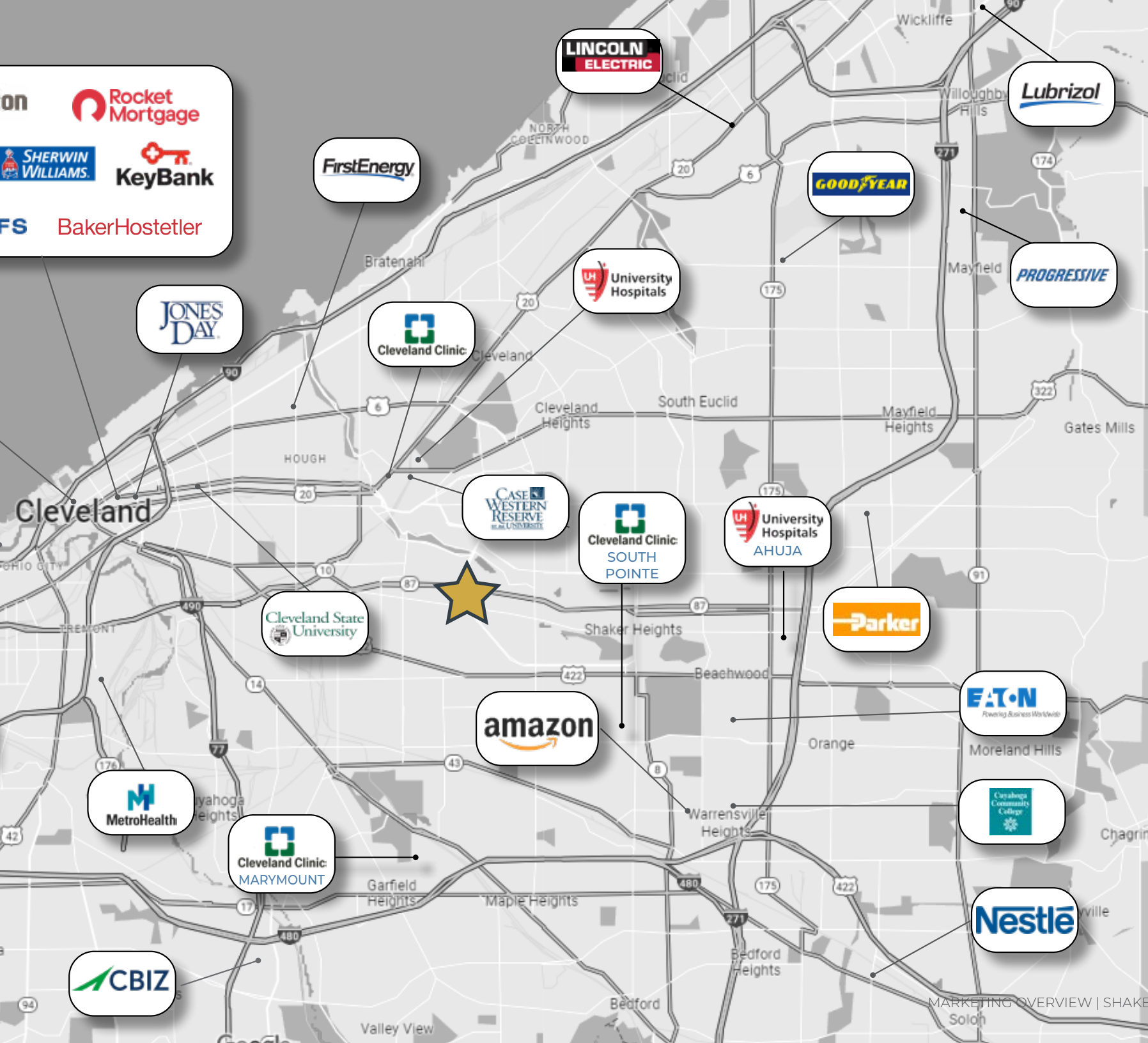
TOP NORTHEAST OHIO EMPLOYERS INCLUDING

10 FORTUNE 500 COMPANIES

&

10 FORTUNE 1000 COMPANIES





SHAKER SQUARE 308

EXCLUSIVELY
LISTED BY

“

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