



SHAKER SQUARE 308

14 PROPERTIES | 308 UNITS
CLEVELAND, OH

FORECLOSURE JUDGMENT AUCTION SALE

STARTING BID: \$1,500,000

AUCTION DATE: March 23-25, 2026

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

Marcus & Millichap

SHAKER SQUARE 308

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Marcus & Millichap

ONLINE AUCTION



Starting Bid: \$1,500,000

Auction Date: March 23-25, 2026

<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 March 25, 2026

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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LARCHMERE BLVD

SHEFFIELD COURT

COURT AT WALES

THE LARCHMERE

N. MORELAND BLVD



KEMPER ROAD

“

**EXECUTIVE
SUMMARY**

PORTFOLIO SUMMARY

\$1,500,000
OPENING BID

March 23, 2026
AUCTION START DATE

March 25, 2026
AUCTION END DATE

308
UNITS

1920 - 1952
YEARS BUILT

1,021 SF
AVERAGE UNIT SIZE

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

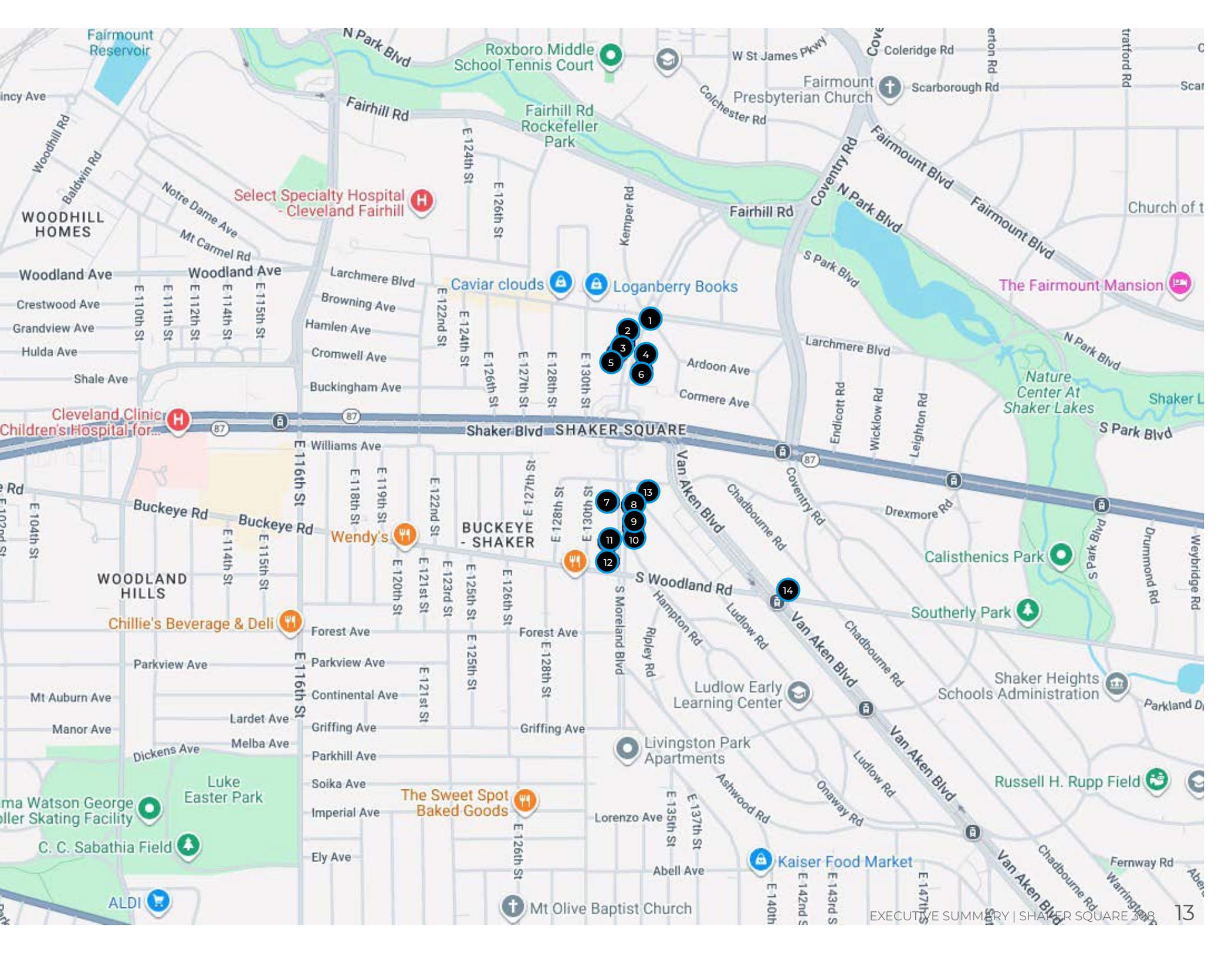
0%
OCCUPANCY



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



- 
- ◆ Purchaser to receive title to the asset free and clear through assignment of foreclosure judgment estimated for April/May 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

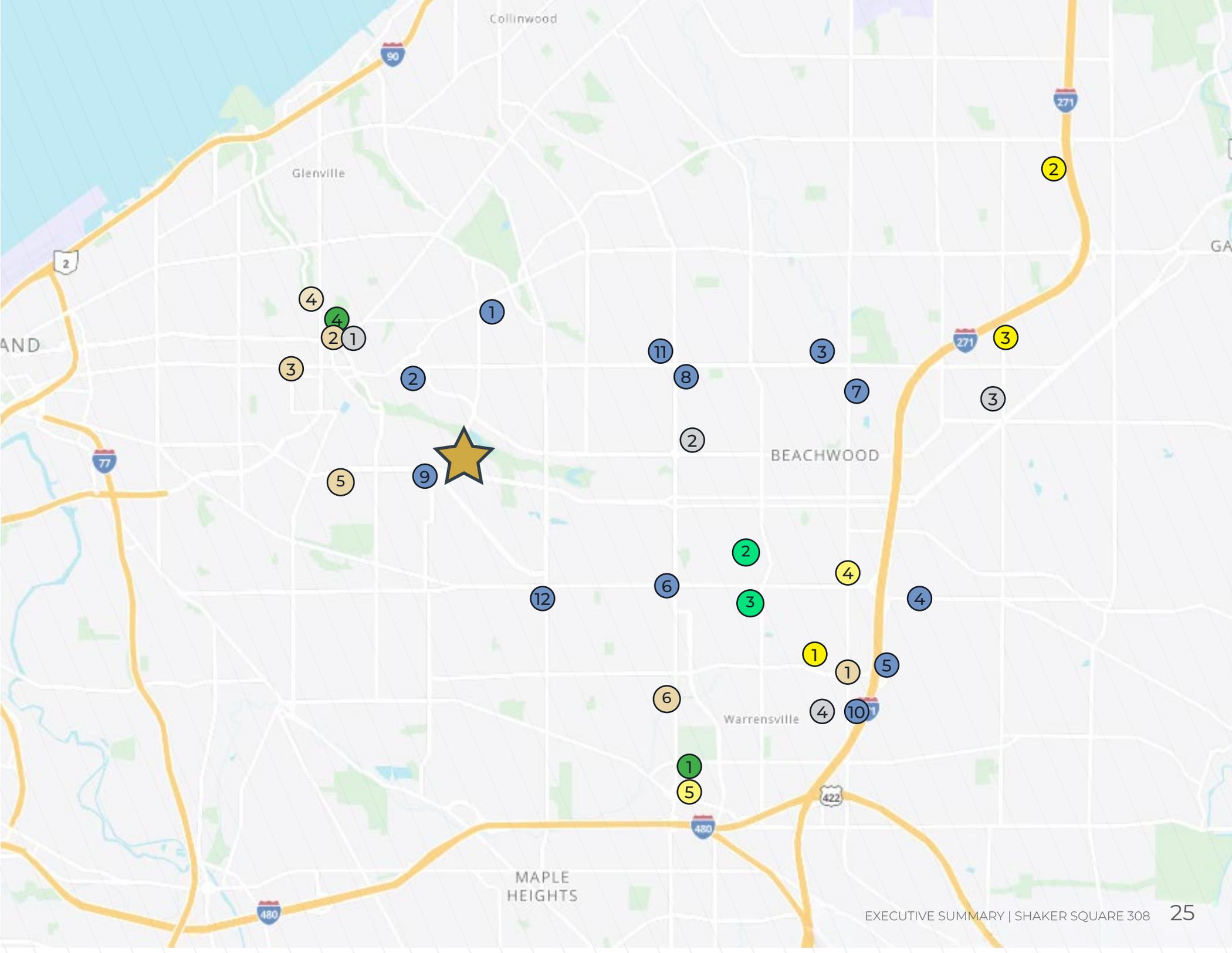
- 1 CASE WESTERN
- 2 JOHN CARROLL
- 3 URSULINE COLLEGE
- 4 CUYAHOGA COMMUNITY COLLEGE EAST

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



Headquarters

- 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



Cleveland Clinic

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





**University
Hospitals**

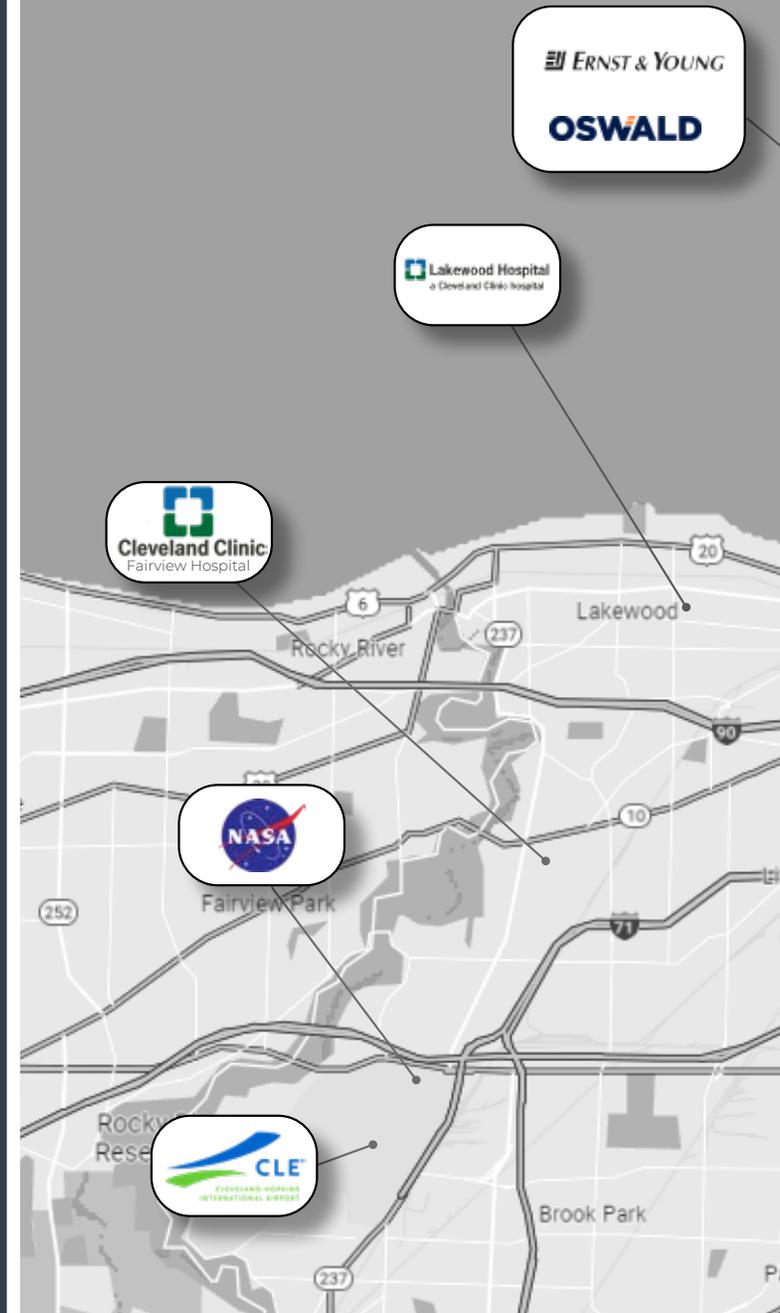
- Northeast Ohio's #2 Employer
- #2 Hospital System in Ohio
- 28,000 Doctors & Physicians
- 1,032 Beds
- 2.5 Miles

NORTHEAST OHIO MAJOR EMPLOYERS

10 FORTUNE 500
COMPANIES

&

10 FORTUNE 1000
COMPANIES



Huntington Rocket Mortgage
 pwc SHERWIN WILLIAMS KeyBank
 CLIFFS BakerHostetler



“

**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



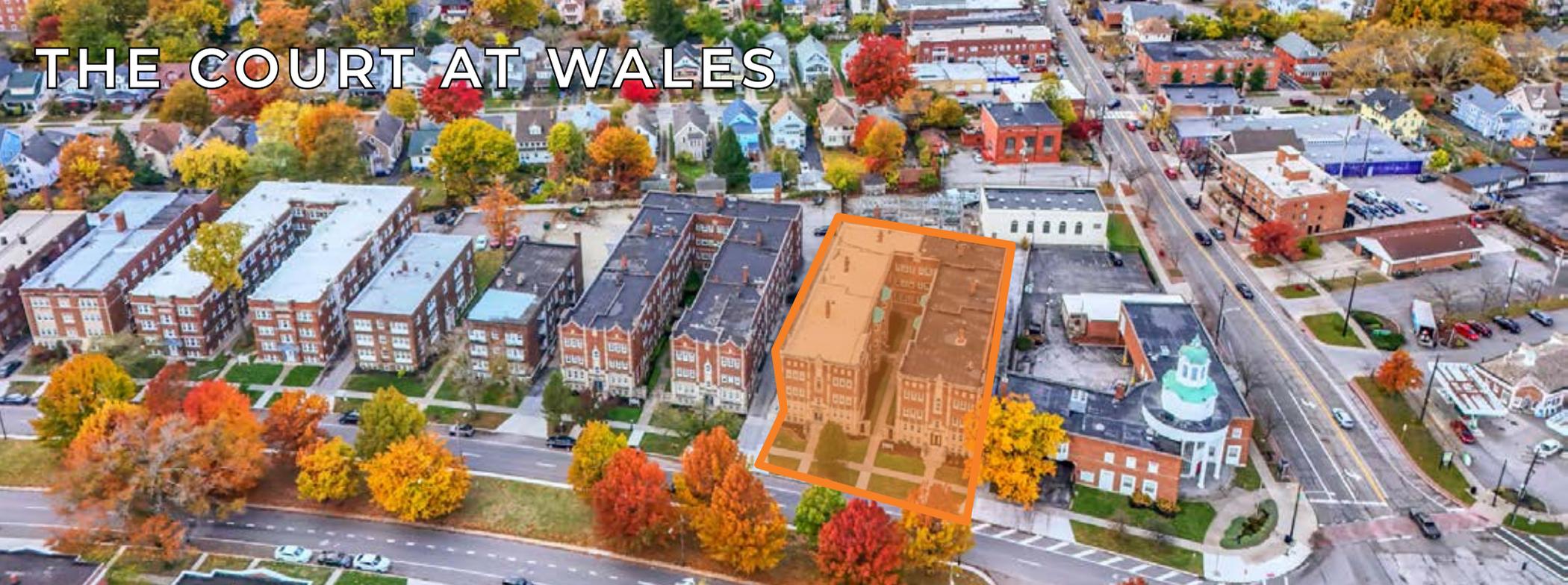


THE COURT AT WALES





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

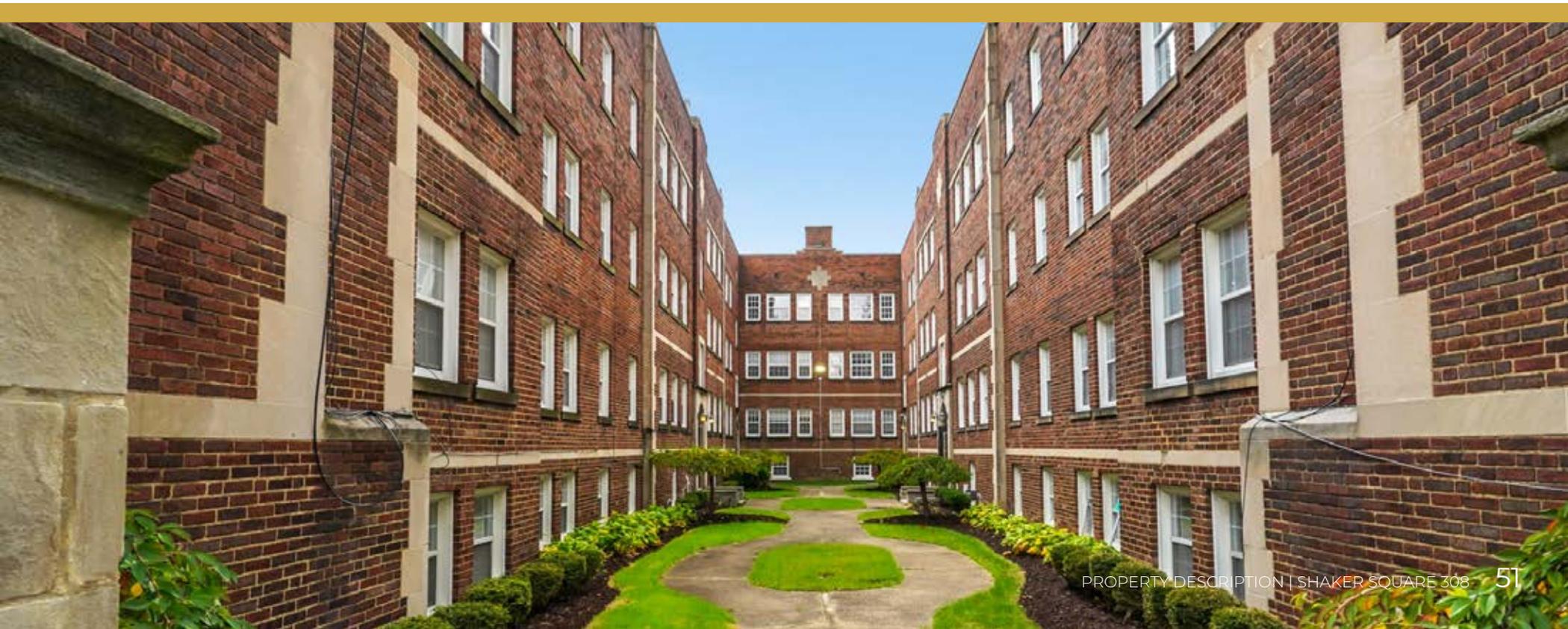
HVAC Gas Fired Central Boilers
 Hot Water Central Hot Water Tanks
 Electrical Fuses
 Plumbing (Water)Copper
 Plumbing (Sanitary) Cast Iron & PVC

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





2635

2635
Lucy Manor
WALKER & SONS

APPROXIMATE
FOR INFO ONLY
SEE US THROUGHOUT
THE DAY

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





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

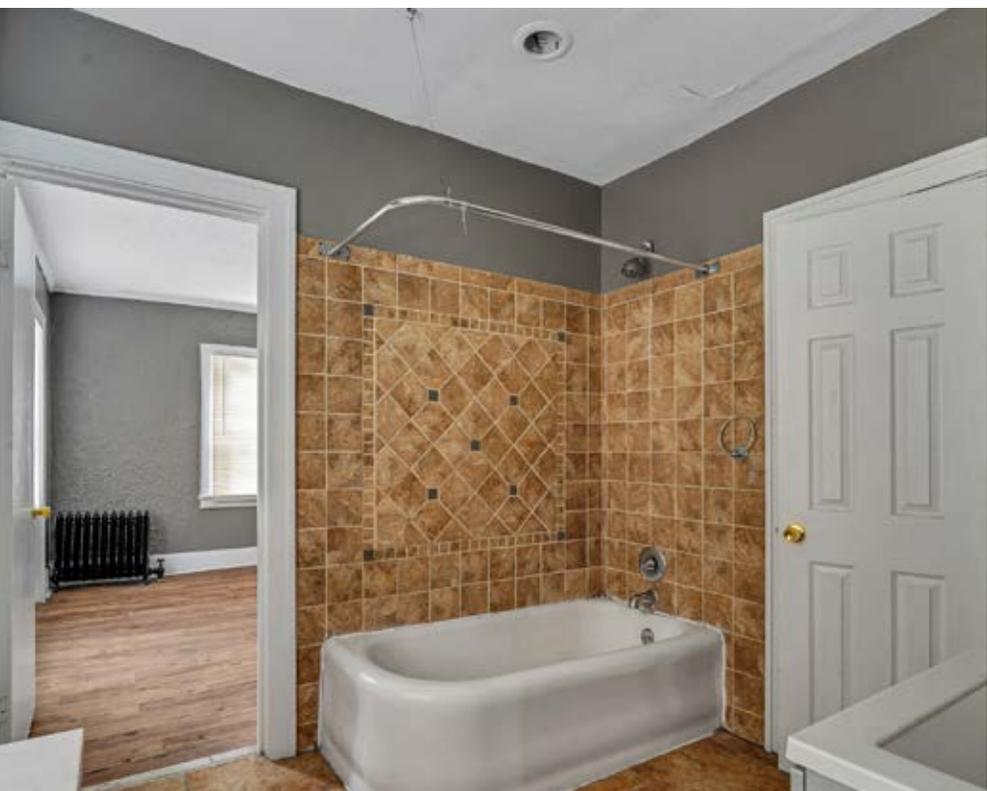
UTILITIES

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



THE STRATFORD





OLIVER MANOR





2003
Oliver Manor
SHAKER SQUARE
PROPERTY

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





2022
The Green
SHAKER & SHAKER

NO PARKING
ANYTIME

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

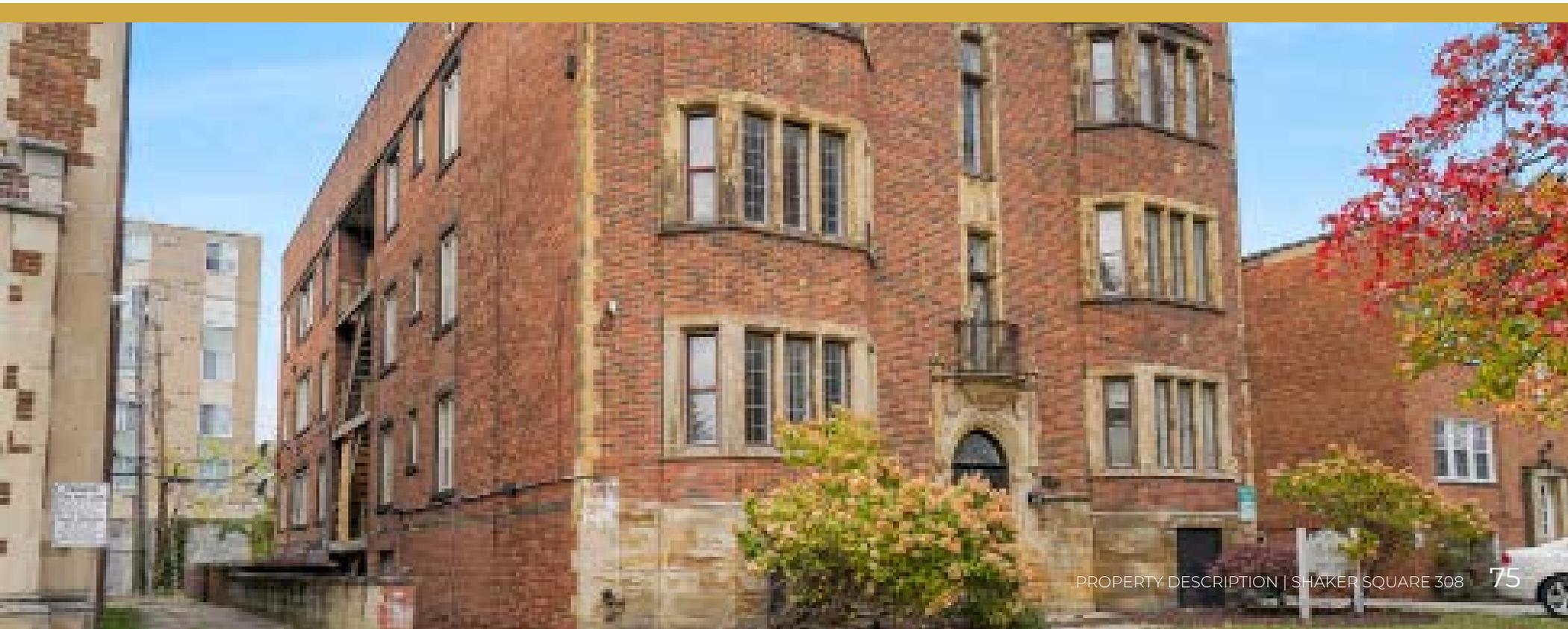
HVAC Gas Fired Central Boilers
Hot Water Central Hot Water Tanks
Electrical Fuses
Plumbing (Water) Copper
Plumbing (Sanitary) Cast Iron & PVC

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





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



ARBOURVIEW





HAMPTON COURT





2851
Hampton Court
Shaker Square

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





14101
Woodland Park
SHAKER SQUARE
CONDOVILL

4101

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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RENT
COMPARABLES

RENT COMPARABLES SUMMARY*

	PROPERTY	UNITS	YEAR(S) BUILT	OCCUPANCY	AVERAGE UNIT SIZE	AVERAGE RENT	AVERAGE RENT/SF
1	EMBASSY HOUSE	20	1958	95.2%	1,387 SF	\$1,694	\$1.22
2	THE NEW MORELAND	9	1922	88.9%	1,250 SF	\$1,265	\$1.01
3	AMBASSADOR	76	1952	56.6%	833 SF	\$1,205	\$1.45
4	CORMERE PLACE	16	1936	81.3%	904 SF	\$1,200	\$1.33
5	BON AIR	45	1950	99.3%	971 SF	\$1,186	\$1.22
6	KEMPER PLACE	95	1936	57.7%	846 SF	\$1,156	\$1.37
7	SHAKER PARK EAST	75	1953	89.3%	951 SF	\$1,152	\$1.21
8	THE COLONY	153	1945	91.5%	724 SF	\$1,142	\$1.58
9	SHAKER SQUARE 308 (EOY 1 MARKET)	308	1920 - 1952	93.8%	1,021 SF	\$1,060	\$1.05
10	SHAKER MORELAND	143	1941	93.0%	915 SF	\$1,036	\$1.13
11	VAN AKEN CROSSING	111	1950	83.8%	1,009 SF	\$1,029	\$1.02
12	VAN AKEN COURT	34	1950	91.2%	670 SF	\$949	\$1.42
13	SHAKER HOUSE & SHAKER TOWN HOUSE	157	1941	96.2%	759 SF	\$900	\$1.19
14	SHAKERTOWNE	30	1965	86.7%	487 SF	\$763	\$1.57

859 SF

AVERAGE UNIT SIZE

\$1,078

AVERAGE RENT

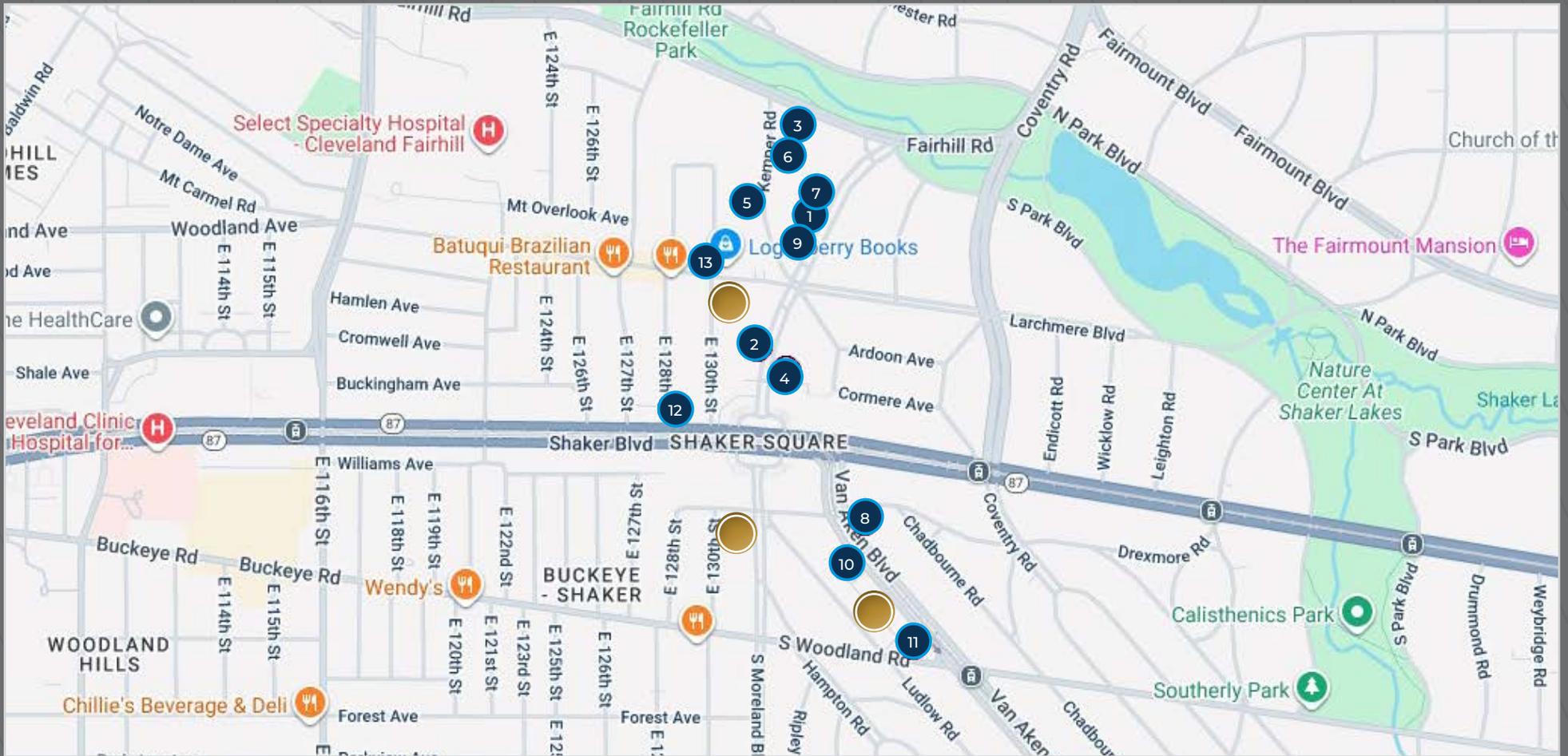
\$1.28

AVERAGE RENT/SF

85.4%

MARKET OCCUPANCY

*Weighted averages do not include Subject property



RENT COMPARABLES - STUDIO*

PROPERTY	UNITS	YEAR(S) BUILT	AVERAGE UNIT SIZE	AVERAGE RENT	AVERAGE RENT/SF
AMBASSADOR	13	1952	378 SF	\$934	\$2.47
VAN AKEN COURT	4	1950	323 SF	\$755	\$2.34
SHAKER SQUARE 308 (EOY 1 MARKET)	5	1920 - 1952	435 SF	\$700	\$1.61
SHAKER HOUSE & SHAKER TOWN HOUSE	17	1941	395 SF	\$675	\$1.71
VAN AKEN CROSSING	6	1950	630 SF	\$650	\$1.03
SHAKER PARK EAST	5	1953	300 SF	\$640	\$2.13

404 SF

AVERAGE UNIT SIZE

\$750

AVERAGE RENT

\$1.85

AVERAGE RENT/SF

*Weighted averages do not include Subject property

RENT COMPARABLES - 1 BD / 1 BA*

PROPERTY	UNITS	YEAR(S) BUILT	AVERAGE UNIT SIZE	AVERAGE RENT	AVERAGE RENT/SF
EMBASSY HOUSE	3	1958	900 SF	\$1,425	\$1.58
KEMPER PLACE	44	1936	628 SF	\$1,137	\$1.81
AMBASSADOR	20	1952	700 SF	\$1,125	\$1.61
CORMERE PLACE	7	1936	716 SF	\$1,050	\$1.47
SHAKER SQUARE 308 (EOY 1 MARKET)	174	1920 - 1952	944 SF	\$1,006	\$1.07
THE NEW MORELAND	3	1922	750 SF	\$1,000	\$1.33
THE COLONY	77	1945	575 SF	\$999	\$1.74
VAN AKEN COURT	30	1950	717 SF	\$975	\$1.36
VAN AKEN CROSSING	41	1950	923 SF	\$973	\$1.05
BON AIR	12	1950	841 SF	\$950	\$1.13
SHAKER MORELAND	74	1941	733 SF	\$923	\$1.26
SHAKER HOUSE & SHAKER TOWN HOUSE	84	1941	626 SF	\$889	\$1.42
SHAKER PARK EAST	24	1953	700 SF	\$885	\$1.26

676 SF
AVERAGE UNIT SIZE

\$961
AVERAGE RENT

\$1.42
AVERAGE RENT/SF

*Weighted averages do not include Subject property

RENT COMPARABLES - 2 BD / 1 BA*

PROPERTY	UNITS	YEAR(S) BUILT	AVERAGE UNIT SIZE	AVERAGE RENT	AVERAGE RENT/SF
CORMERE PLACE	6	1936	970 SF	\$1,250	\$1.29
THE COLONY	38	1945	750 SF	\$1,225	\$1.63
BON AIR	1	1950	1,037 SF	\$1,150	\$1.11
SHAKER PARK EAST	1	1953	800 SF	\$1,112	\$1.39
SHAKER MORELAND	37	1941	1,065 SF	\$1,100	\$1.03
KEMPER PLACE	14	1936	815 SF	\$1,100	\$1.35
SHAKER SQUARE 308 (EOY 1 MARKET)	79	1920 - 1952	1,094 SF	\$1,072	\$0.98
SHAKER HOUSE & SHAKER TOWN HOUSE	25	1941	963 SF	\$894	\$0.93

910 SF
AVERAGE UNIT SIZE

\$1,105
AVERAGE RENT

\$1.21
AVERAGE RENT/SF

*Weighted averages do not include Subject property

RENT COMPARABLES - 2 BD /1.5 BA*

PROPERTY	UNITS	YEAR(S) BUILT	AVERAGE UNIT SIZE	AVERAGE RENT	AVERAGE RENT/SF
THE COLONY	38	1945	1,000 SF	\$1,349	\$1.35
AMBASSADOR	39	1952	1,025 SF	\$1,315	\$1.28
BON AIR	32	1950	1,018 SF	\$1,275	\$1.25
SHAKER MORELAND	32	1941	1,165 SF	\$1,225	\$1.05
SHAKER SQUARE 308 (EOY 1 MARKET)	25	1920 - 1952	1,100 SF	\$1,150	\$1.05
KEMPER PLACE	24	1936	970 SF	\$1,125	\$1.16
SHAKER PARK EAST	19	1953	950 SF	\$1,110	\$1.17
VAN AKEN CROSSING	64	1950	1,100 SF	\$1,100	\$1.00
SHAKER HOUSE & SHAKER TOWN HOUSE	26	1941	1,116 SF	\$1,025	\$0.92

1,053 SF
AVERAGE UNIT SIZE

\$1,196
AVERAGE RENT

\$1.14
AVERAGE RENT/SF

*Weighted averages do not include Subject property

RENT COMPARABLES - 3 BD*

PROPERTY	UNITS	YEAR(S) BUILT	AVERAGE UNIT SIZE	AVERAGE RENT	AVERAGE RENT/SF
EMBASSY HOUSE	9	1958	1,756 SF	\$1,911	\$1.09
SHAKER PARK EAST	15	1953	1,400 SF	\$1,719	\$1.23
CORMERE PLACE	3	1936	1,210 SF	\$1,450	\$1.20
AMBASSADOR	4	1952	1,100 SF	\$1,410	\$1.28
KEMPER PLACE	10	1936	1,508 SF	\$1,380	\$0.92
SHAKER HOUSE & SHAKER TOWN HOUSE	4	1941	1,387 SF	\$1,279	\$0.92
SHAKER SQUARE 308 (EOY 1 MARKET)	11	1920 - 1952	1,210 SF	\$1,245	\$1.03

1,455 SF
AVERAGE UNIT SIZE

\$1,598
AVERAGE RENT

\$1.10
AVERAGE RENT/SF

*Weighted averages do not include Subject property

FEES & CHARGES COMPARISONS

	SHAKER SQUARE 308	EMBASSY HOUSE	AMBASSADOR	KEMPER PLACE	BON AIR	SHAKER PARK EAST	SHAKER HOUSE & SHAKER TOWN HOUSE
UTILITIES*							
Gas	N/A	Tenant	Owner (Heat)	Owner (Heat)	Owner	\$25	Owner (Heat)
Electric	N/A	Tenant	Tenant	Tenant	Tenant	\$25	Tenant
Water/Sewer	N/A	Owner	Owner	Owner	Owner	\$78	\$75 - \$85 (Gas/ Water/Sewer/ Trash)
Trash Removal	N/A	Owner	Owner	Owner	Owner	Owner	Owner
FEES/CHARGES							
Application	N/A	N/A	\$50	\$50	\$50	\$40	\$40
Administration	N/A	N/A	\$100	\$100	N/A	N/A	N/A
Parking Fee	N/A	N/A	N/A	\$20	N/A	\$25	\$35
Garage Fee	N/A	N/A	\$40	\$40	\$20	\$40	\$60
Pet Deposit	N/A	N/A	\$250	\$250	N/A	N/A	N/A
Pet Fee	N/A	N/A	\$250	\$250	N/A	\$300	\$300
Pet Rent	N/A	N/A	\$50	\$50	N/A	\$30	\$30

FEES & CHARGES COMPARISON

SHAKER MORELAND	SHAKERTOWNE	VAN AKEN COURT	CORMERE PLACE	THE COLONY	VAN AKEN CROSSING	THE NEW MORELAND	
							UTILITIES*
Tenant	Owner	Owner	Tenant	Tenant	Tenant	Owner	Gas
Tenant	Owner	Tenant	Tenant	Tenant	Tenant	Tenant	Electric
Owner	Owner	Owner	Tenant	RUBS	Tenant	\$75	Water/Sewer
Owner	Owner	Owner	Tenant	Owner	Tenant	Owner	Trash Removal
							FEES/CHARGES
\$75	\$50	\$35	\$50	\$50	\$55	\$40	Application
N/A	N/A	N/A	\$100	N/A	N/A	N/A	Administration
N/A	\$20	N/A	\$20	N/A	N/A	N/A	Parking Fee*
N/A	N/A	N/A	\$80 - \$100	N/A	N/A	N/A	Garage Fee*
N/A	\$250	\$400	N/A	N/A	N/A	N/A	Pet Deposit
\$150	\$250	N/A	N/A	N/A	N/A	N/A	Pet Fee
\$25	\$50	\$40	\$35	N/A	N/A	N/A	Pet Rent*

COMMUNITY AMENITIES COMPARISON

	SHAKER SQUARE 308	EMBASSY HOUSE	AMBASSADOR	KEMPER PLACE	BON AIR	SHAKER PARK EAST	SHAKER HOUSE & SHAKER TOWN HOUSE
Fitness Center			★			★	★
Package Service / Center						★	★
On-Site Laundry	★	★	★	★	★	★	★
Bike Storage						★	★
Garage / Carport	★	★		★	★	★	★
Storage					★		

COMMUNITIES AMENITIES COMPARISON

NORTH MORELAND COURTS	SHAKERTOWNE	VAN AKEN COURT	CORMERE PLACE	THE COLONY	VAN AKEN CROSSING	THE NEW MORELAND	
					★		Fitness Center
							Package Service / Center
★	★	★	★	★	★	★	On-Site Laundry
	★				★		Bike Storage
		★	★	★			Garage / Carport
		★	★				Storage

UNIT AMENITIES COMPARISON

	SHAKER SQUARE 308	EMBASSY HOUSE	AMBASSADOR	KEMPER PLACE	BON AIR	SHAKER PARK EAST	SHAKER HOUSE & SHAKER TOWN HOUSE
Renovated Units		★*		★	★*		
Air Conditioning		★	★		★	★	★
Dishwasher		★	★	★	★*	★*	★
Built-in Microwave		★*		★*			
Stainless Appliances		★*		★			
Hardsurface Countertops		★*		★		★*	
Plank Flooring		★*		★	★	★*	★*
Fireplace				★		★*	★*
Walk-in Closets		★			★*	★*	
Washer / Dryer Included		★*					★*

*in select suites

UNIT AMENITIES COMPARISON

NORTH MORELAND COURTS	SHAKERTOWNE	VAN AKEN COURT	CORMERE PLACE	THE COLONY	VAN AKEN CROSSING	THE NEW MORELAND	
★*	★*			★		★	Renovated Units
★	★	★					Air Conditioning
			★	★*	★	★	Dishwasher
						★	Built-in Microwave
★*	★*			★			Stainless Appliances
	★*			★*		★	Hardsurface Countertops
★	★		★*	★	★*	★	Plank Flooring
			★*				Fireplace
★*		★*			★*	★*	Walk-in Closets
			★				Washer / Dryer Included

Shaker Square 308



308 UNITS 1920-1952 YEARS BUILT 94% OCCUPANCY

UNIT TYPE	UNITS	SF	MARKET RENT	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

1 Embassy House
2560 N Moreland Blvd, Cleveland, OH 44120



20 UNITS 1958 YEAR BUILT 95% OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
1 BD / 1 BA	3	900	\$1,400 - \$1,450	\$1.58
2 BD / 2 BA	8	1,030 - 1,280	\$1,500 - \$1,600	\$1.34
3 BD / 2 BA	8	1,650	\$1,600 - \$1,700	\$1.00
3 BD / 3.5 BA	1	2,600	\$3,800 - \$4,200	\$1.54
TOTALS/AVERAGES	20	1,387	\$1,694	\$1.22

2 The New Moreland

2646 N Moreland Ave, Cleveland, OH 44120



9 UNITS 1922 YEAR BUILT 89% OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
1 BD / 1 BA	3	750	\$1,000	\$1.33
3 BD / 2 BA	6	1,500	\$1,395 - \$1,399	\$0.93
TOTALS/AVERAGES	9	1,250	\$1,265	\$1.01

3 Ambassador

13700 Fairhill Rd, Cleveland, OH 44120



76 UNITS 1952 YEAR BUILT 57% OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
STUDIO	13	378	\$758 - \$1,109	\$2.47
1 BD / 1 BA	20	700	\$1,000 - \$1,250	\$1.61
2 BD / 1.5 BA	39	1,025	\$1,250 - \$1,380	\$1.28
3 BD / 2 BA	4	1,100	\$1,250 - \$1,570	\$1.28
TOTALS/AVERAGES	76	833	\$1,205	\$1.45

RENT COMPARABLES

4

Cormere Place

2661 North Moreland Blvd, Cleveland, OH 44120



16 UNITS 1936 YEAR BUILT 81% OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
1 BD / 1 BA	7	716	\$1,050	\$1.47
2 BD / 1 BA	6	970	\$1,250	\$1.29
3 BD / 2 BA	3	1,210	\$1,450	\$1.20
TOTALS/AVERAGES	16	904	\$1,200	\$1.33

5

Bon Air

2550 Kemper Rd, Shaker Heights, OH 44120



45 UNITS 1950 YEAR BUILT 99% OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
1 BD / 1 BA	12	841	\$950	\$1.13
2 BD / 1 BA	1	1,037	\$1,100 - \$1,200	\$1.11
2 BD / 1.5 BA	32	980 - 1,055	\$1,225 - \$1,325	\$1.25
TOTALS/AVERAGES	45	971	\$1,186	\$1.22

6

Kemper Place

2515 Kemper Rd, Shaker Heights, OH 44120



95
UNITS

1936
YEAR BUILT

58%
OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
1 BD / 1 BA	44	620 - 635	\$1,137	\$1.81
2 BD / 1 BA	14	815	\$1,100	\$1.35
2 BD / 1.5 BA	24	970	\$1,125	\$1.16
2 BD / 2 BA	3	995	\$1,200	\$1.21
3 BD / 2.5 BA	10	1,508	\$1,380	\$0.92
TOTALS/AVERAGES	95	846	\$1,156	\$1.37

7

Shaker Park East

2540 N. Moreland Blvd, Cleveland, OH 44120



75
UNITS

1953
YEAR BUILT

89%
OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
STUDIO	5	300	\$640	\$2.13
1 BD / 1 BA	24	600 - 800	\$835 - \$935	\$1.26
2 BD / 1 BA	1	800	\$925 - \$1,299	\$1.39
2 BD / 1.5 BA	19	900 - 1,000	\$1,025 - \$1,195	\$1.17
2 BD / 2 BA	11	1,200	\$1,130 - \$1,415	\$1.06
3 BD / 2 BA	15	1,400	\$1,719	\$1.23
TOTALS/AVERAGES	75	951	\$1,152	\$1.21

RENT COMPARABLES

8 The Colony

2809 Van Aken Blvd, Shaker Heights, OH 44120



153
UNITS

1945
YEAR BUILT

92%
OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
1 BD / 1 BA	77	575	\$999	\$1.74
2 BD / 1 BA	38	750	\$1,225	\$1.63
2 BD / 1.5 BA	38	1,000	\$1,349	\$1.35
TOTALS/AVERAGES	153	724	\$1,142	\$1.58

9 Shaker Moreland

2590 N. Moreland Blvd, Shaker Heights, OH 44120



143
UNITS

1941
YEAR BUILT

93%
OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
1 BD / 1 BA	74	600 - 865	\$850 - \$995	\$1.26
2 BD / 1 BA	37	920 - 1,210	\$1,000 - \$1,200	\$1.03
2 BD / 1.5 BA	32	1,120 - 1,210	\$1,200 - \$1,250	\$1.05
TOTALS/AVERAGES	143	915	\$1,036	\$1.13

10 Van Aken Crossing

2830 Van Aken Blvd, Cleveland, OH 44120



111 UNITS 1950 YEAR BUILT 84% OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
STUDIO	6	630	\$650	\$1.03
1 BD / 1 BA	3	750	\$950	\$1.27
1 BD / 1 BA	38	937	\$975	\$1.04
2 BD / 1.5 BA	64	1,100	\$1,100	\$1.00
TOTALS/AVERAGES	111	1,009	\$1,029	\$1.02

11 Van Aken Court

2920 Van Aken Blvd, Shaker Heights, OH 44120



34 UNITS 1950 YEAR BUILT 91% OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
STUDIO	4	323	\$755	\$2.34
1 BD / 1 BA	30	668 - 765	\$975	\$1.36
TOTALS/AVERAGES	34	670	\$949	\$1.42

RENT COMPARABLES

12 Shaker House & Shaker Town House

12929 Shaker Blvd, Cleveland, OH 44120



157
UNITS

1941
YEAR BUILT

96%
OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
STUDIO	17	395	\$675	\$1.71
1 BD / 1 BA	74	525 - 650	\$845 - \$875	\$1.46
1 BD / 1 BA	10	914	\$1,100	\$1.20
2 BD / 1 BA	25	900 - 1,025	\$894	\$0.93
2 BD / 1.5 BA	26	1,000 - 1,231	\$1,025	\$0.92
2 BD / 2 BA	1	1,150	\$999	\$0.87
3 BD / 2 BA	4	1,387	\$1,279	\$0.92
TOTALS/AVERAGES	157	759	\$900	\$1.19

13 Shakertowne

12955 Larchmere Blvd, Shaker Heights, OH 44120



30
UNITS

1965
YEAR BUILT

87%
OCCUPANCY

UNIT TYPE	UNITS	SF	CURRENT RENT	RENT/SF
1 BD / 1 BA	30	449 - 525	\$700 - \$825	\$1.57
TOTALS/AVERAGES	30	487	\$763	\$1.57

“

MARKET
OVERVIEW





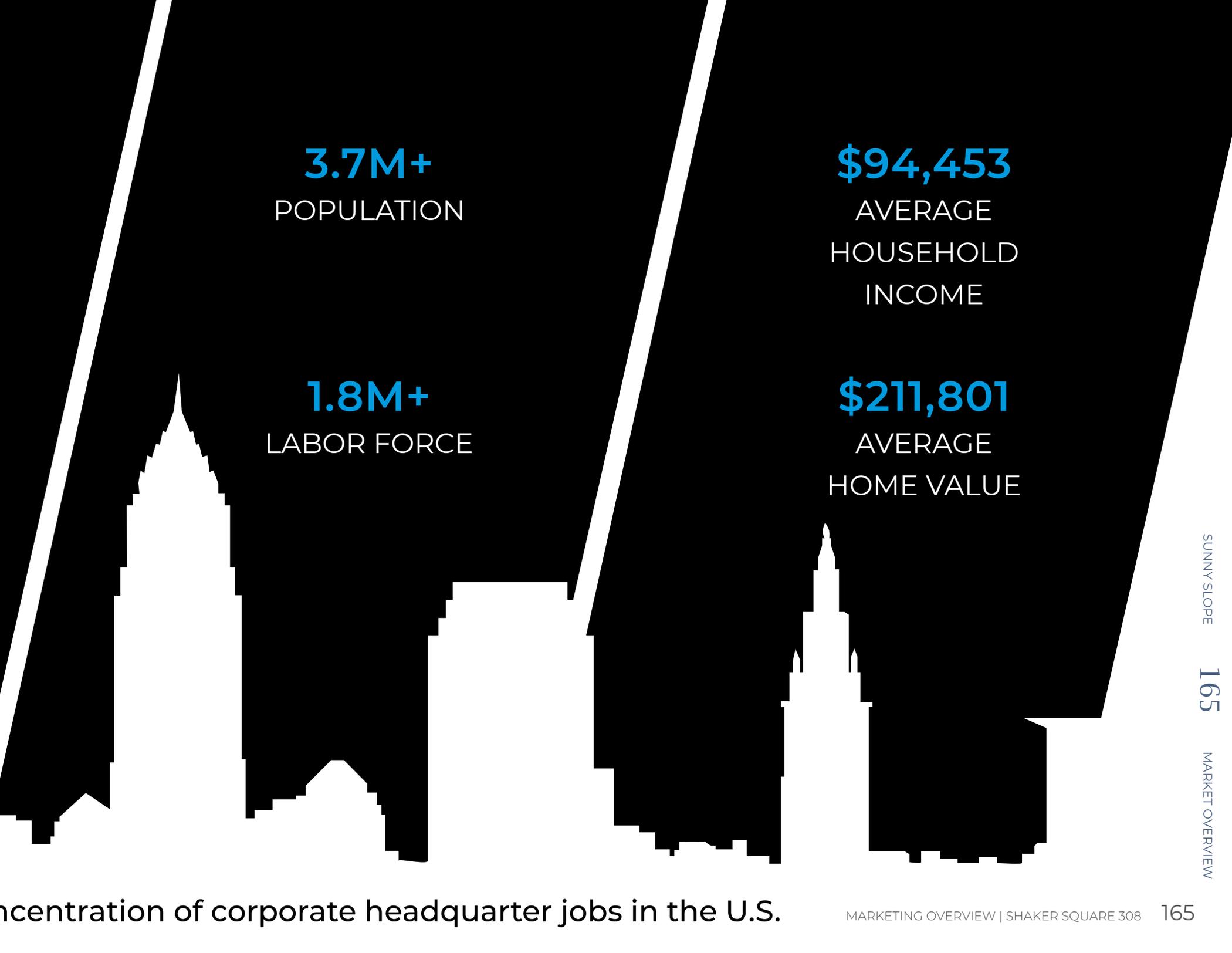
NORTHEAST OHIO

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

17
CSA RANK



Cleveland has the 2ND largest cor



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



HEADQUARTERS



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

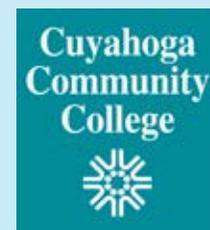

KENT
STATE
UNIVERSITY

 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



Guardians

CLEVELAND
BROWNS

J·A·C·K·
CLEVELAND
CASINO



**ROCK & ROLL
HALL OF FAME**



**Cedar
Point**



TOP NORTHEAST OHIO EMPLOYERS INCLUDING

10 FORTUNE 500
COMPANIES

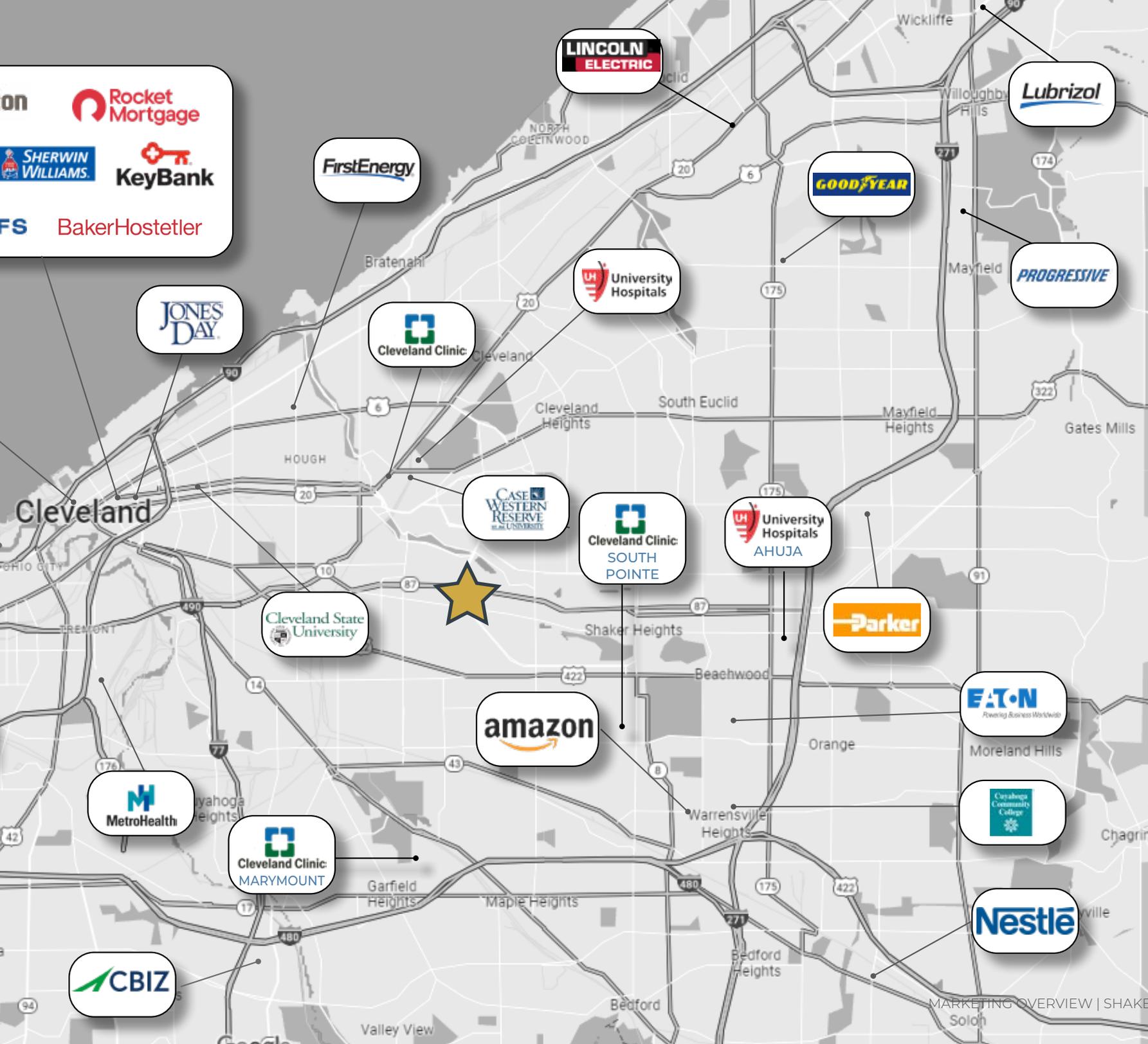
&

10 FORTUNE 1000
COMPANIES









SHAKER SQUARE 308

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