

15432 Lake Shore Blvd., Cleveland OH 44110



- 19 Apartments (6 - Studio, 8 - 1 Bed, 5 - 2 Bed)
- 3 Store Fronts - 1 Office
- All Brick - Exceptionally Well Maintained (in/out)
- Secured Entry (Intercom - Key)
- Every Unit Has Been Completely Renovated
- In - Unit: Furnaces, Tank-less Water Heater, Elect Panel
- Appliances Per Unit: Refrigerator, Stove, Microwave
- Updated: Electric, Plumbing, HVAC
- 120 New Vinyl Windows, Roof (2017), Gutters (2018)
- Sellers Purchased - Seperate Parcel - Parking Lot
- 13 - 16 Uncovered Parking Spaces
- Apartments will have 100% occupancy
- Tenants Pay Gas and Electric
- Laundry Room In Basement - 1 Washer/Dryer

KW Greater Metropolitan Commercial

Projection for: 15432 Lake Shore Blvd - Rent Roll - Profit and Loss Statement

** Projections are in no way guaranteed or promised by broker or company. Investments can lose value and your risk tolerance should be considered when making investments.**

Income		ACTUAL	PROJECTED
Total Rents		\$224,592.00	\$224,592.00
1	Unit 1	\$10,260.00	\$10,260.00
2	Unit 2	\$9,600.00	\$9,600.00
3	Unit 3	\$8,340.00	\$8,340.00
4	Unit 4	\$8,340.00	\$8,340.00
5	Unit 5	\$8,340.00	\$8,340.00
6	Unit 6	\$8,100.00	\$8,100.00
7	Unit 7	\$10,800.00	\$10,800.00
8	Unit 8	\$9,600.00	\$9,600.00
9	Unit 9	\$8,400.00	\$8,400.00
10	Unit 10	\$8,400.00	\$8,400.00
11	Unit 11	\$8,340.00	\$8,340.00
12	Unit 12	\$8,340.00	\$8,340.00
13	Unit 13	\$10,260.00	\$10,260.00
14	Unit 14	\$7,500.00	\$7,500.00
15	Unit 15	\$7,500.00	\$7,500.00
16	Unit 16	\$7,800.00	\$7,800.00
17	Unit 17	\$7,800.00	\$7,800.00
18	Unit 18	\$7,872.00	\$7,872.00
19	Unit 19	\$7,800.00	\$7,800.00
20	Store 1	\$36,000.00	\$36,000.00
21	Store 2	\$10,800.00	\$10,800.00
22	Store 3	\$7,200.00	\$7,200.00
23	Office	\$7,200.00	\$7,200.00
Additional Income		\$0.00	\$17,400.00
1	Laundry	-	\$9,600.00
2	Parking	-	\$7,800.00
3	TBD	-	-
Less Vacancy		\$43,200	\$22,459.20
		(actual Vacancies Today)	(Assume 10% Vacancy)
Effective Gross Income		\$181,392.00	\$219,532.80

Expenses

Electric	\$2,400.00	\$2,400.00
Insurance Expenses	\$2,904.00	\$2,904.00
Mgmt Services	-	\$18,000.00
Maintenance / Repairs / Reserve	-	\$22,200.00
Property Taxes	\$11,808.00	\$11,808.00
Registrations, etc.	\$1,332.00	\$1,332.00
Trash Service	\$1,980.00	\$1,980.00
Water & Sewer	\$9,600.00	\$9,600.00
Total Expenses	\$30,024.00	\$70,224.00
	17%	32%
Net Operating Income	\$151,368.00	\$149,308.80
Asking Price	\$1,925,000.00	\$1,925,000.00
Cap Rate	7.86%	7.76%

Additional value add potential and projected earnings:

- 1) Basement could be converted into four 2 - bedroom units and one 1 - bedroom unit for a potential increased income range of (\$4,000 - 5,000 per month).
- 2) Parking spaces could be rented out for an estimated \$50 per month (\$650 total per month).

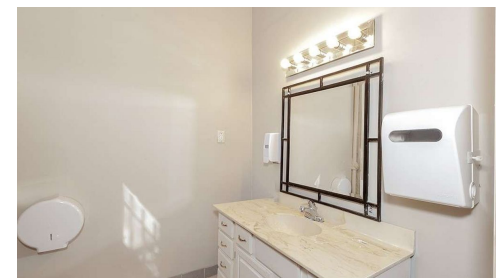
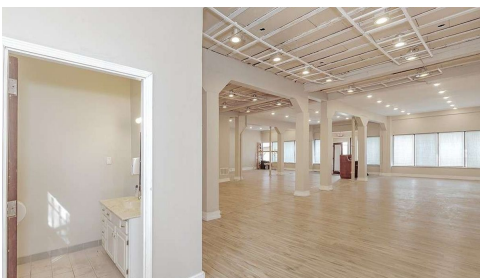
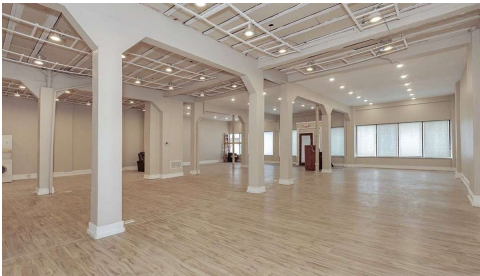
Projected total annual increase of approximately \$60,000.

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3 Storefronts - 1 Office

- All Storefronts have been fully renovated
- 2850 Sqft - 2 restrooms - central air
- Tattoo Shop
- Salon
- Office Space - occupied by owner
- 11 ft ceilings



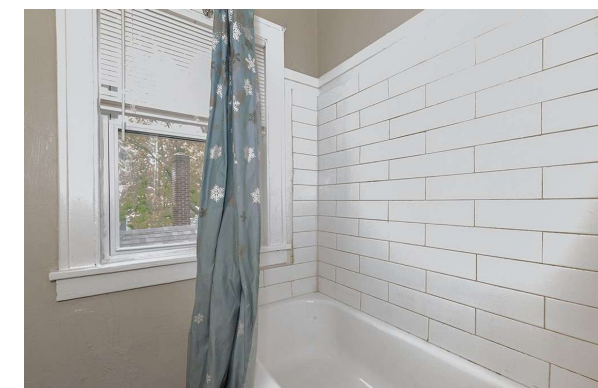
Each Office Is Independently Owned and Operated

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6 - Studio Apartments

- Every unit has been renovated
- In unit (furnace/tank-less water heater)
- Every unit - refrigerator, stove, microwave
- Every unit has an updated electric panel

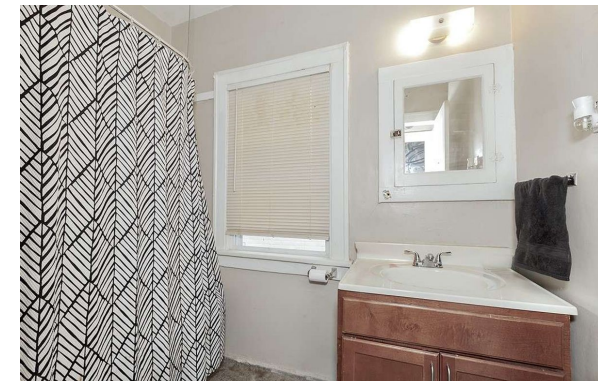


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8 - 1 Bedroom Units

- Every unit has been renovated
- In unit (furnace/tank-less water heater)
- Every unit - refrigerator, stove, microwave
- Every unit has an updated electric panel



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5 - 2 Bedroom Units

- Every unit has been renovated
- In unit (furnace/tank-less water heater)
- Every unit - refrigerator, stove, microwave
- Every unit has an updated electric panel



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Secured Entry - Stairwells - Hallways

