

# The Wilroy & Elite Manor

RARE OFFERING - 17 UNITS  
CLEVELAND HEIGHTS

OFFERING MEMORANDUM

2588-2592 Mayfield Rd.  
Cleveland Heights, OH 44106



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# The Wilroy & Elite Manor

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*Exclusively Marketed by:*



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## OFFERING SUMMARY

ADDRESS	2588-2592 Mayfield Rd. Cleveland Heights OH 44106
COUNTY	Cuyahoga
MARKET	Cleveland
SUBMARKET	Cleveland Heights/Coventry
BUILDING SF	14,840 SF
LAND ACRES	.3654
NUMBER OF UNITS	17
YEAR BUILT	1928 & 1930
APN	685-09-020, 685-09-021

## FINANCIAL SUMMARY

PRICE	\$1,075,000
PRICE PSF	\$72.44
PRICE PER UNIT	\$63,235
OCCUPANCY	97.00%
NOI (CURRENT)	\$94,353
NOI (Market)	\$105,380
CAP RATE (CURRENT)	8.78%
CAP RATE (Market)	9.80%
CASH ON CASH (CURRENT)	8.38%
CASH ON CASH (Market)	13.51%
GRM (CURRENT)	5.43
GRM (Market)	4.89

## PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$215,000
LOAN AMOUNT	\$860,000
INTEREST RATE	7.00%
ANNUAL DEBT SERVICE	\$72,943
LOAN TO VALUE	80%
AMORTIZATION PERIOD	25 Years

**Notes** Loan Terms could Fluctuate depending on credit worthiness of borrower and loan structure.

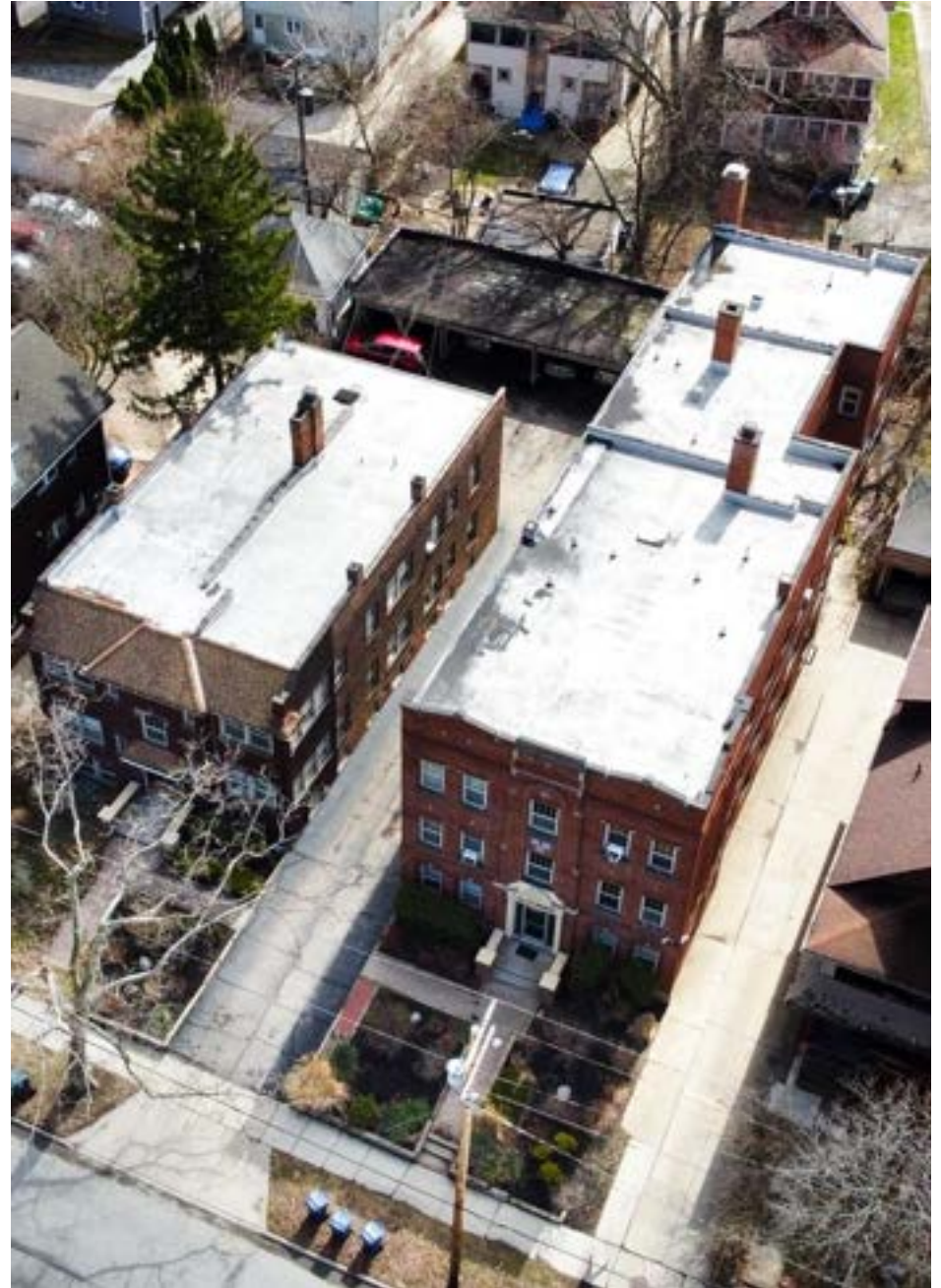
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	20,053	148,468	311,671
2025 Median HH Income	\$49,268	\$42,594	\$44,239
2025 Average HH Income	\$85,275	\$74,276	\$76,344



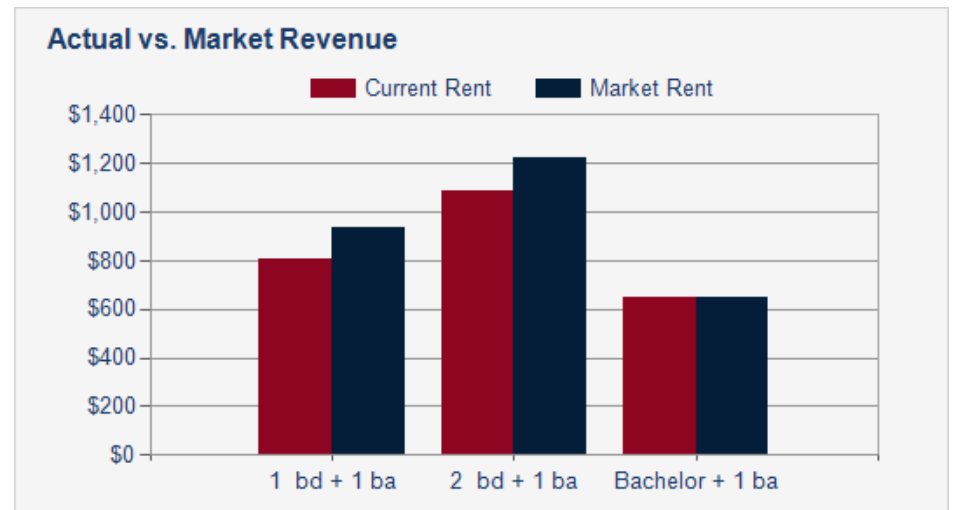
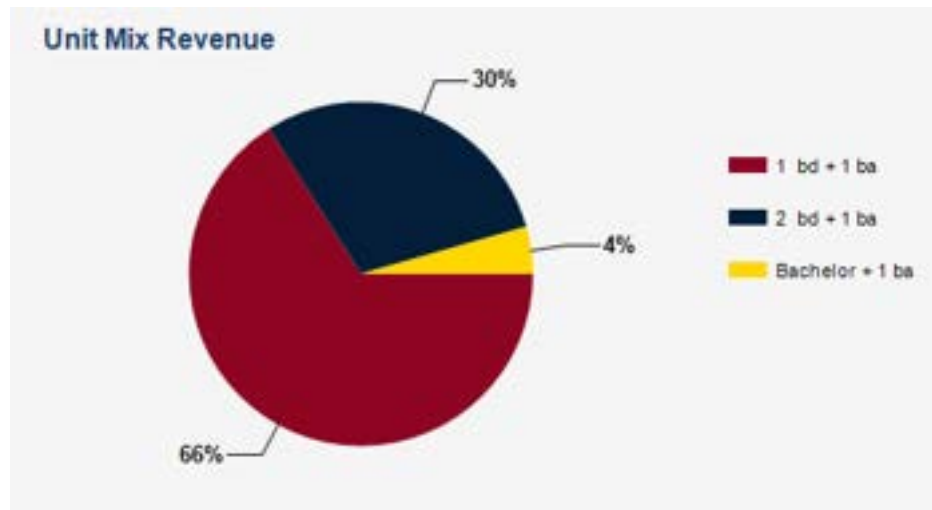
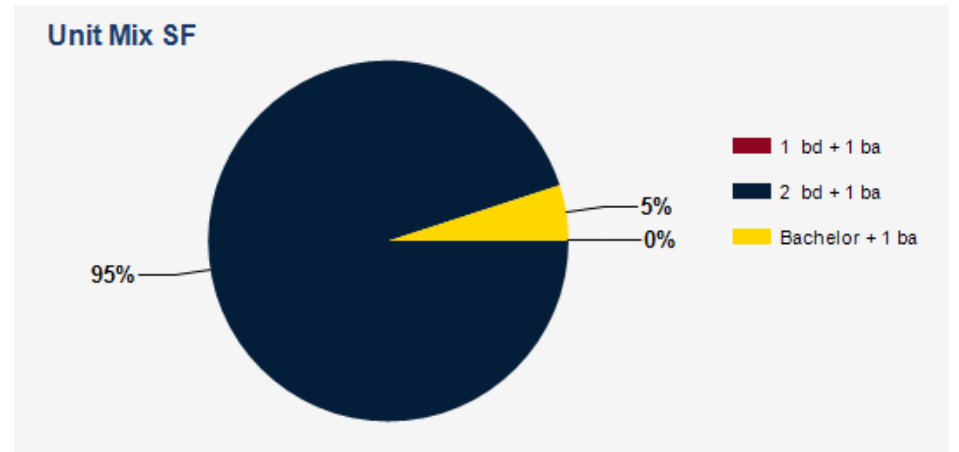
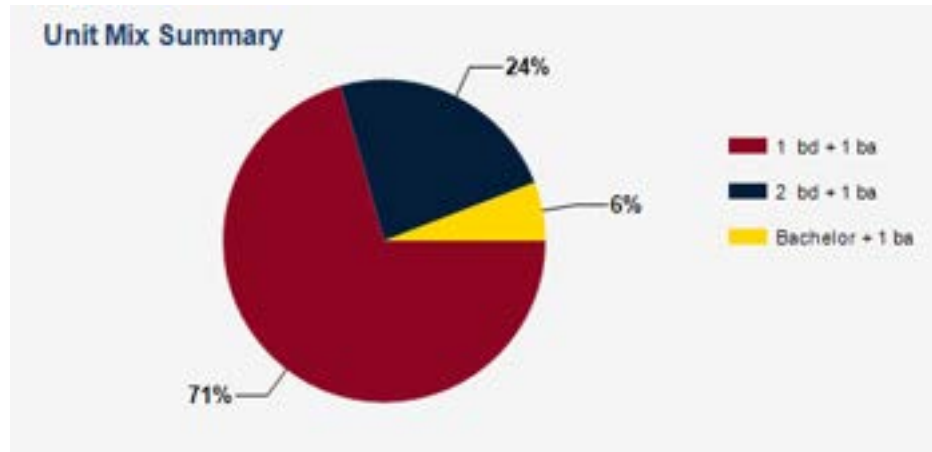


## Investment Highlights

- Excellent long term tenant history w/serious upside potential! Rents on average are over \$100+ under market. NOI can also be increased by charging tenants for water & parking. Owner has began this process with a few of the tenants. Units rent quickly in this highly desirable rental market!
- Ownership has made many recent capital improvements including completely upgraded electrical panels at The Wilroy, rebuilt exterior steel staircase at Elite, new concrete steps (westside Elite entry), new exterior entryway doors, new hot water tanks at Elite, new commercial washer & dryers and numerous flooring and appliance upgrades throughout. Numerous upgrades and renovations to apartment units including a recently remodeled/completely renovated efficiency in the Wilroy.
- Desirable Mix of Units: (x12) 1Bd/1B, (x4) 2Bd/1B & (x1) Efficiency. Buildings are adjacent to each other and share a driveway, making management easier. Low-maintenance all brick exteriors and minimal landscaping.
- Confidential Listing: Do Not Disturb or Approach Tenants!



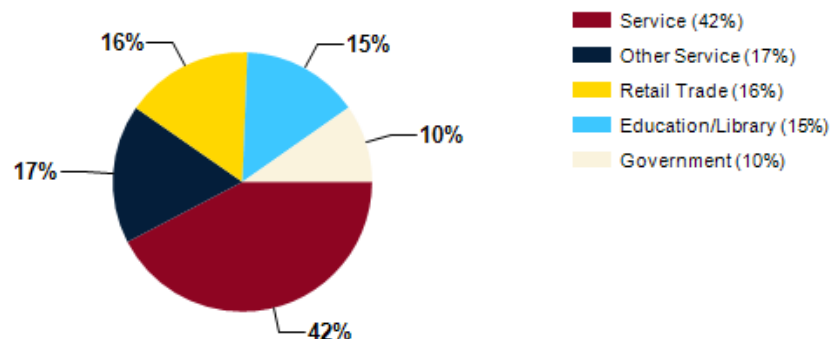
			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	12	525 - 645	\$645 - \$970	\$1.38	\$9,690	\$850 - \$1,025	\$1.60	\$11,250
2 bd + 1 ba	4	990	\$985 - \$1,185	\$1.10	\$4,340	\$1,150 - \$1,300	\$1.24	\$4,900
Bachelor + 1 ba	1	203	\$650	\$3.20	\$650	\$650	\$3.20	\$650
<b>Totals/Averages</b>	<b>17</b>	<b>658</b>	<b>\$864</b>	<b>\$1.42</b>	<b>\$14,680</b>	<b>\$988</b>	<b>\$1.61</b>	<b>\$16,800</b>



## Location Highlights

- Close proximity to a plethora of universities, hospitals, restaurants, nightlife, entertainment such as concert venues, Cleveland Art museum, Museum of Natural History and more.
- Located in Cleveland Heights close to Little Italy, Coventry, University Heights, Shaker Heights. Just over 20 minute drive to downtown Cleveland. Approx. 10 minute drive to the Cleveland Clinic.
- Desirable rental submarket, low vacancy/strong occupancy history. In demand and robust rental market.

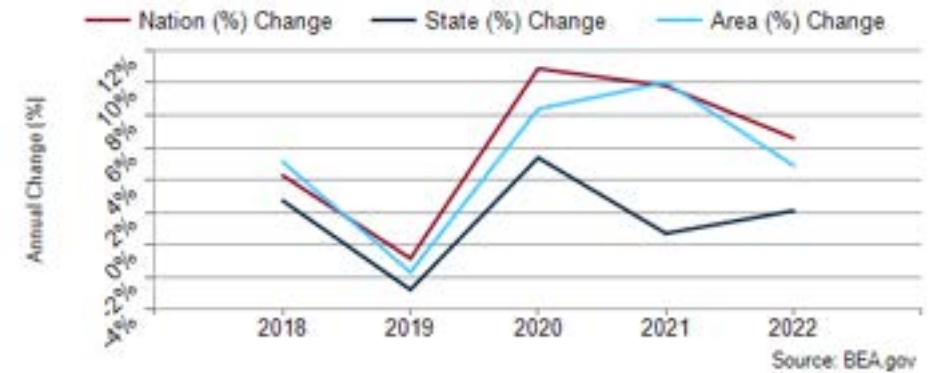
## Major Industries by Employee Count



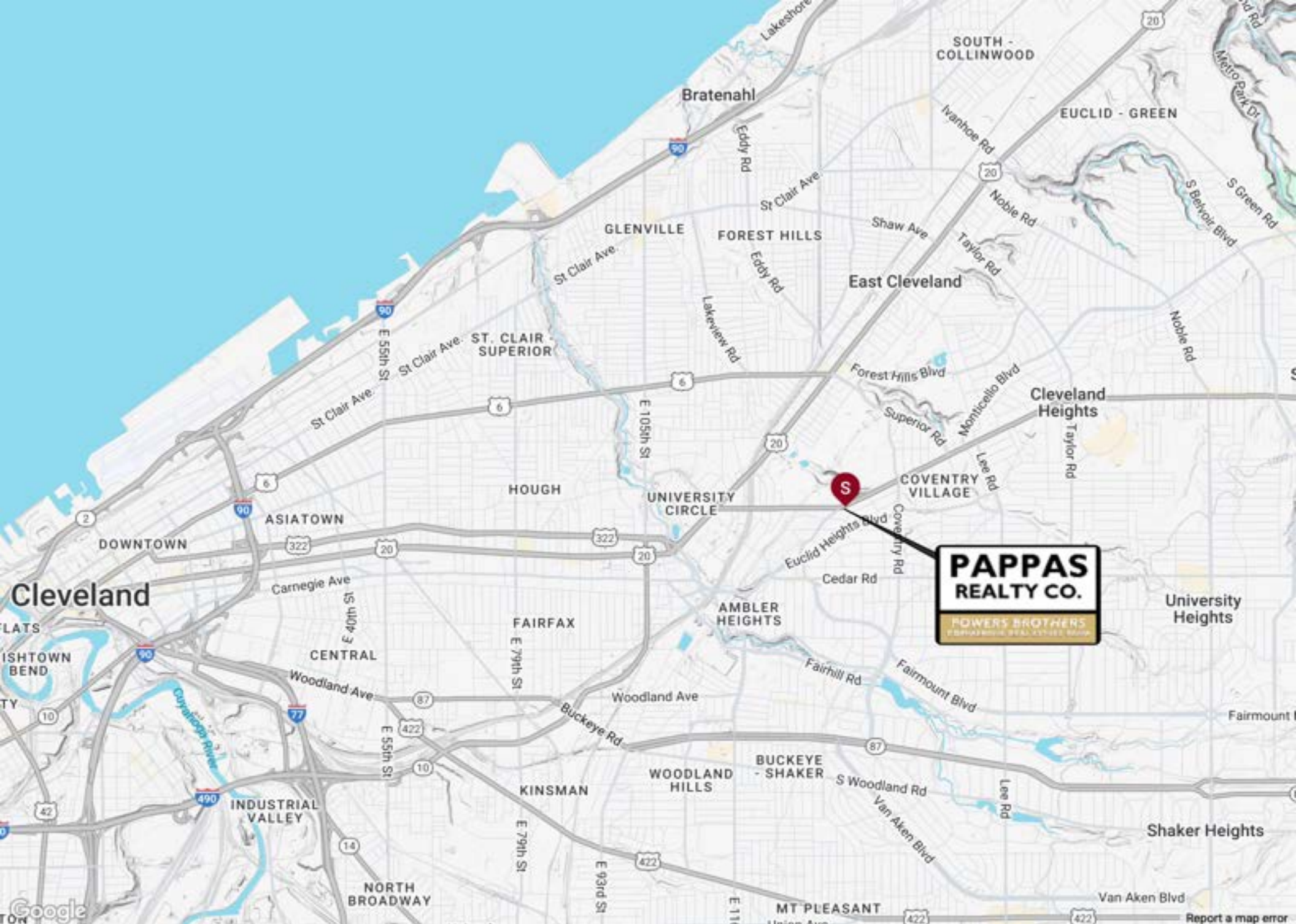
## Largest Employers

Cleveland Clinic	51,350
University Hospitals	30,891
Progressive Corporation	10,000
MetroHealth System	9,000
Case Western Reserve University	4,512
KeyCorp	4,812
Swagelok	4,182
Sherwin-Williams	3,430

## Cuyahoga County GDP Trend



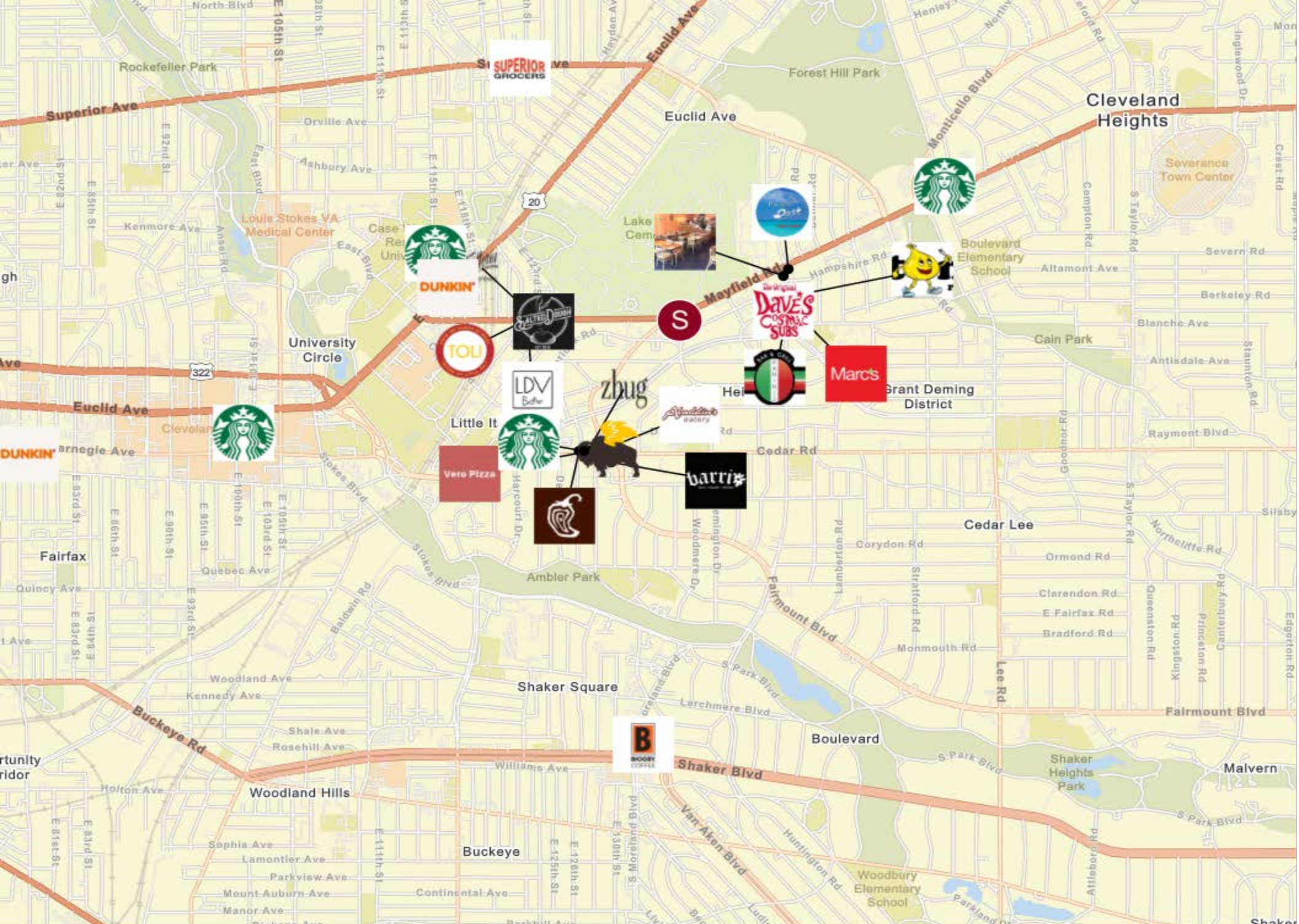




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## PROPERTY FEATURES

NUMBER OF UNITS	17
BUILDING SF	14,840
LAND ACRES	.3654
YEAR BUILT	1928 & 1930
# OF PARCELS	2
ZONING TYPE	MF3 - Multiple Family District/Apartments
BUILDING CLASS	C
NUMBER OF STORIES	2.5 & 3
NUMBER OF BUILDINGS	2
WASHER/DRYER	Bluetooth/Coin-Operated

## MECHANICAL

HVAC	Boiler/Steam Heat, Elite approx 8 years old, Wilroy approx 14 years old
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## UTILITIES

WATER	LL, a couple tenants pay share of water
TRASH	LL
GAS	LL/Heat & Tenant/Cooking
ELECTRIC	Tenant/Units + LL/Halls
RUBS	Could be further implemented to increase NOI

## CONSTRUCTION

FOUNDATION	Brick
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Flat/Slight Pitch
STYLE	Garden
LANDSCAPING	Mature/Low Maintenance
WINDOWS	Replacement Type/Double Hung









**living area**



**kitchen**



**bedroom**



**bathroom**





**electric panels @ Wilroy**



**boiler (approx 2011) @ Wilroy**



**boiler (approx 2017) @ Elite**



**common halls**



## Common Amenities

- Bluetooth/Coin-Operated Laundry
- Keypad entry system for interior doors/halls.
- Personal tenant storage lockers
- On-site parking










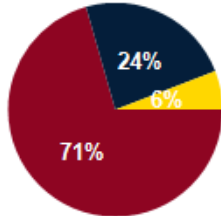









## Unit Amenities

- Fully equipped kitchens: Dishwasher, gas stove, refrigerators/freezer
- Many recent upgrades to flooring & other renovations
- Hardwood flooring, convenient and stylish built-ins
- Plenty of natural light and charm



	PROPERTY	TOTAL UNITS	YR BLT	UNIT MIX	MILES																
1	 <p>12479 Cedar Rd Cleveland Heights, OH 44106</p>	<table><tr><td>1</td><td>2bd+1ba</td><td>900sf</td><td>\$1,270</td></tr><tr><td>1</td><td>TOTAL</td><td></td><td></td></tr></table>	1	2bd+1ba	900sf	\$1,270	1	TOTAL			1925	 <p>100% 2bd+1ba</p>	0.8								
1	2bd+1ba	900sf	\$1,270																		
1	TOTAL																				
2	 <p>2773 Hampshire Rd Cleveland Heights, OH 44106</p>	<table><tr><td>1</td><td>2bd+1ba</td><td>850sf</td><td>\$1,225</td></tr><tr><td>1</td><td>TOTAL</td><td></td><td></td></tr></table>	1	2bd+1ba	850sf	\$1,225	1	TOTAL			1925	 <p>100% 2bd+1ba</p>	0.6								
1	2bd+1ba	850sf	\$1,225																		
1	TOTAL																				
3	 <p>2704 Mayfield Rd Cleveland Heights, OH 44106</p>	<table><tr><td>1</td><td>1bd+1ba</td><td>706sf</td><td>\$1,050</td></tr><tr><td>1</td><td>TOTAL</td><td></td><td></td></tr></table>	1	1bd+1ba	706sf	\$1,050	1	TOTAL			1924	 <p>100% 1bd+1ba</p>	0.7								
1	1bd+1ba	706sf	\$1,050																		
1	TOTAL																				
4	 <p>2688 Mayfield Rd Cleveland Heights, OH 44106</p>	<table><tr><td>3</td><td>1bd+1ba</td><td>560 - 706sf</td><td>\$995 - 1,050</td></tr><tr><td>3</td><td>TOTAL</td><td></td><td></td></tr></table>	3	1bd+1ba	560 - 706sf	\$995 - 1,050	3	TOTAL			1926	 <p>100% 1bd+1ba</p>	0.2								
3	1bd+1ba	560 - 706sf	\$995 - 1,050																		
3	TOTAL																				
AVERAGES		15																			
S	 <p>The Wilroy &amp; Elite Manor 2588-2592 Mayfield Rd. Cleveland Heights, OH 44106</p>	<table><tr><td>12</td><td>1bd+1ba</td><td>0sf</td><td>\$808</td></tr><tr><td>4</td><td>2bd+1ba</td><td>990sf</td><td>\$1,085</td></tr><tr><td>1</td><td>Bachelor+1ba</td><td>203sf</td><td>\$650</td></tr><tr><td>17</td><td>TOTAL</td><td></td><td></td></tr></table>	12	1bd+1ba	0sf	\$808	4	2bd+1ba	990sf	\$1,085	1	Bachelor+1ba	203sf	\$650	17	TOTAL				 <p>71% 1bd+1ba 24% 2bd+1ba 6% Bachelor+1ba</p>	
12	1bd+1ba	0sf	\$808																		
4	2bd+1ba	990sf	\$1,085																		
1	Bachelor+1ba	203sf	\$650																		
17	TOTAL																				

		PROPERTY	UNITS	BUILT	SALE PRICE	PRICE/UNIT	PSF	CAP RATE	CLOSE DATE	DISTANCE (mi)
1		2617 Euclid Heights Blvd Cleveland Heights, OH 44106	8	1917	\$600,000	\$75,000.00	\$51.57		12/30/2022	0.60
2		3214 East Berkshire Rd Cleveland Heights, OH 44118	19	1930	\$1,132,000	\$59,579.00	\$48.38		11/17/2023	1.70
3		4016 Silsby Rd University Heights, OH 44118	5	1949	\$370,000	\$74,000.00	\$80.30		1/18/2024	3.40
4		3640 Warrensville Center Rd Shaker Heights, OH 44122	10	1952	\$675,000	\$67,500.00	\$69.91		7/5/2024	5.70
AVERAGES			10		\$694,250	\$69,020.00	\$62.54			
S		<b>The Wilroy &amp; Elite Manor</b> <b>2588-2592 Mayfield Rd.</b> <b>Cleveland Heights, OH 44106</b>	17		\$1,075,000	\$63,235.00	\$72.44	8.78%		



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
Elite Manor #1	1 bd + 1 ba	635	\$1.38	\$875.00	\$1,000.00	06/24/2019	07/31/2026	\$670 SD. Rent includes water (\$30/mo)
Elite Manor #2	1 bd + 1 ba	635	\$1.43	\$905.00	\$1,000.00	08/01/2024	07/31/2026	\$875 SD. Rent includes 1 city permit, & water (\$30/mo)
Elite Manor #3	1 bd + 1 ba	635	\$1.35	\$855.00	\$1,000.00	08/08/2022	08/07/2025	\$850 SD
Elite Manor #4	1 bd + 1 ba	635	\$1.49	\$945.00	\$1,000.00	08/01/2025	07/31/2026	Rent includes water (\$60/mo)
Elite Manor #5	1 bd + 1 ba	635	\$1.44	\$915.00	\$1,000.00	06/01/2019	05/31/2026	\$650 SD, Rent includes water (\$30/mo) and parking (\$40/mo)
Elite Manor #6	1 bd + 1 ba	635	\$1.44	\$915.00	\$1,000.00		05/31/2026	Rent includes water (\$30/mo) and parking (\$40/mo)
Elite Manor #7	1 bd + 1 ba	525	\$1.82	\$955.00	\$1,000.00	08/20/2023	08/19/2026	\$0 SD. Rent includes water (\$60/mo) & covered parking (\$50/mo)
Elite Manor #8	1 bd + 1 ba	525	\$1.90	\$1,000.00	\$1,000.00	09/01/2024	08/31/2025	\$925 SD, Includes 1 city permit, pet rent and \$30/mo water
Elite Manor #9	1 bd + 1 ba	525	\$1.67	\$875.00	\$1,000.00	08/20/2023	08/19/2025	\$830 SD, includes \$30/mo water
Elite Manor #10	1 bd + 1 ba	525	\$1.74	\$915.00	\$1,000.00	02/01/2023	07/31/2025	\$825 SD, includes \$30/mo water & \$40/mo parking
Elite Manor #11	1 bd + 1 ba	525	\$1.68	\$880.00	\$1,000.00	10/01/2022	09/30/2025	\$795 SD
The Wilroy A	1 bd + 1 ba	645	\$1.09	\$705.00	\$850.00	06/02/2016	07/31/2026	\$600 SD. Includes 1 city permit and water (\$60/mo). Helps w/trash.
The Wilroy #1	2 bd + 1 ba	990	\$1.20	\$1,185.00	\$1,250.00	09/01/2022	08/31/2025	\$487.50 SD. Includes 2 city permits
The Wilroy #2	2 bd + 1 ba	990	\$1.08	\$1,070.00	\$1,250.00	06/01/2015	07/31/2026	\$850 SD. Includes garage parking (\$40/mo) and water (\$30/mo)
The Wilroy #3	2 bd + 1 ba	990	\$1.26	\$1,250.00	\$1,250.00			Vacant.
The Wilroy #4	2 bd + 1 ba	990	\$1.21	\$1,200.00	\$1,250.00	09/01/2025	03/31/2026	Tenant moved from unit 3.

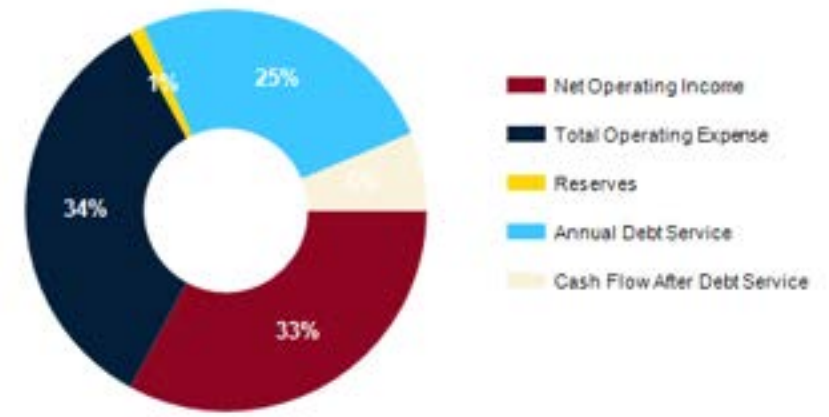
Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
The Wilroy B	Bachelor + 1 ba	203	\$3.20	\$650.00	\$650.00	09/05/2025	09/04/2026	Includes Utilities.
Totals / Averages		11,243	\$1.55	\$16,095.00	\$17,500.00			



# REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		MARKET	
Gross Scheduled Rent	\$193,140	97.5%	\$210,000	95.5%
Parking			\$1,680	0.8%
RUBS (Water Recovery)			\$3,240	1.5%
Coin-Operated Laundry	\$5,000	2.5%	\$5,000	2.3%
<b>Gross Potential Income</b>	<b>\$198,140</b>		<b>\$219,920</b>	
Occupancy	97.00%		97.00%	
<b>Effective Gross Income</b>	<b>\$192,346</b>		<b>\$213,620</b>	
Less Expenses	\$97,993	50.94%	\$108,240	50.66%
<b>Net Operating Income</b>	<b>\$94,353</b>		<b>\$105,380</b>	
Annual Debt Service	\$72,943		\$72,943	
<b>Cash flow</b>	<b>\$18,010</b>		<b>\$29,037</b>	
Debt Coverage Ratio	1.29		1.44	

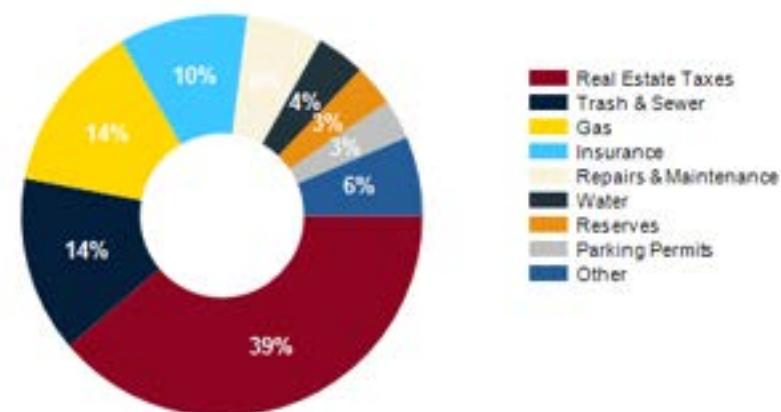


EXPENSES	CURRENT	Per Unit	MARKET	Per Unit
Real Estate Taxes	\$39,298	\$2,312	\$39,298	\$2,312
Insurance	\$10,500	\$618	\$10,500	\$618
Management Fee			\$12,817	\$754
Rental Registration & Permits	\$940	\$55	\$940	\$55
Repairs & Maintenance	\$6,235	\$367	\$6,235	\$367
Water	\$4,000	\$235	\$4,000	\$235
Landscaping & Snow	\$3,000	\$176	\$3,000	\$176
Electric	\$2,500	\$147	\$2,500	\$147
Gas	\$13,900	\$818	\$13,900	\$818
Trash & Sewer	\$14,400	\$847	\$14,400	\$847
Parking Permits	\$3,220	\$189		
L & P			\$650	\$38
<b>Total Operating Expense</b>	<b>\$97,993</b>	<b>\$5,764</b>	<b>\$108,240</b>	<b>\$6,367</b>
Reserves	\$3,400	\$200	\$3,400	\$200
Annual Debt Service	\$72,943		\$72,943	
Expense / SF	\$6.60		\$7.29	
% of EGI	50.94%		50.66%	

**Expense Notes:** Disclaimer: Revenues and Expenses are estimates and industry guidelines only. The information contained herein is from sources deemed reliable but no warranties, guarantees and or representations are given as to their accuracy. Confirm all data through independent sources. Owner self manages and pays himself hourly for time spent making repairs, etc. Reserves estimated at \$200 per door. Repair and Maintenance is 2 year Average less Capital Improvements items. Other expenses are rounded based off trailing 12 month billing cycle.

## DISTRIBUTION OF EXPENSES

CURRENT

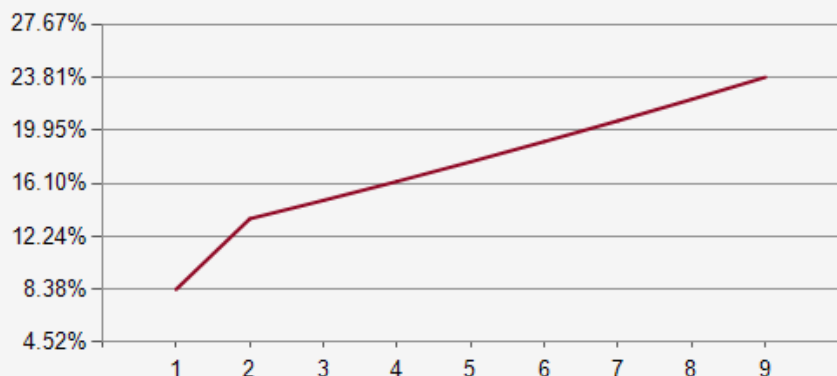




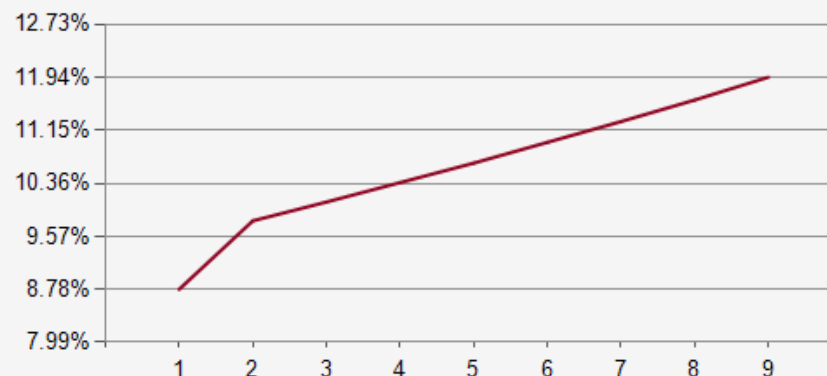
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$193,140	\$210,000	\$216,300	\$222,789	\$229,473	\$236,357	\$243,448	\$250,751	\$258,274	\$266,022
Parking		\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680
RUBS (Water Recovery)		\$3,240	\$3,337	\$3,437	\$3,540	\$3,647	\$3,756	\$3,869	\$3,985	\$4,104
Coin-Operated Laundry	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
<b>Gross Potential Income</b>	<b>\$198,140</b>	<b>\$219,920</b>	<b>\$226,317</b>	<b>\$232,906</b>	<b>\$239,693</b>	<b>\$246,683</b>	<b>\$253,884</b>	<b>\$261,300</b>	<b>\$268,938</b>	<b>\$276,806</b>
Occupancy	97.00%	97.00%	97.00%	97.00%	97.00%	97.00%	97.00%	97.00%	97.00%	97.00%
<b>Effective Gross Income</b>	<b>\$192,346</b>	<b>\$213,620</b>	<b>\$219,828</b>	<b>\$226,223</b>	<b>\$232,809</b>	<b>\$239,593</b>	<b>\$246,580</b>	<b>\$253,777</b>	<b>\$261,190</b>	<b>\$268,825</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$39,298	\$39,298	\$40,477	\$41,691	\$42,942	\$44,230	\$45,557	\$46,924	\$48,332	\$49,782
Insurance	\$10,500	\$10,500	\$10,815	\$11,139	\$11,474	\$11,818	\$12,172	\$12,538	\$12,914	\$13,301
Management Fee		\$12,817	\$13,190	\$13,573	\$13,969	\$14,376	\$14,795	\$15,227	\$15,671	\$16,130
Rental Registration & Permits	\$940	\$940	\$968	\$997	\$1,027	\$1,058	\$1,090	\$1,122	\$1,156	\$1,191
Repairs & Maintenance	\$6,235	\$6,235	\$6,422	\$6,615	\$6,813	\$7,018	\$7,228	\$7,445	\$7,668	\$7,898
Water	\$4,000	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637	\$4,776	\$4,919	\$5,067
Landscaping & Snow	\$3,000	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582	\$3,690	\$3,800
Electric	\$2,500	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167
Gas	\$13,900	\$13,900	\$14,317	\$14,747	\$15,189	\$15,645	\$16,114	\$16,597	\$17,095	\$17,608
Trash & Sewer	\$14,400	\$14,400	\$14,832	\$15,277	\$15,735	\$16,207	\$16,694	\$17,194	\$17,710	\$18,241
Parking Permits	\$3,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
L & P		\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650
<b>Total Operating Expense</b>	<b>\$97,993</b>	<b>\$108,240</b>	<b>\$111,456</b>	<b>\$114,768</b>	<b>\$118,180</b>	<b>\$121,693</b>	<b>\$125,313</b>	<b>\$129,041</b>	<b>\$132,880</b>	<b>\$136,835</b>
<b>Net Operating Income</b>	<b>\$94,353</b>	<b>\$105,380</b>	<b>\$108,372</b>	<b>\$111,455</b>	<b>\$114,629</b>	<b>\$117,899</b>	<b>\$121,267</b>	<b>\$124,737</b>	<b>\$128,310</b>	<b>\$131,990</b>
<b>Capital Costs</b>										
Reserves	\$3,400	\$3,400	\$3,502	\$3,607	\$3,715	\$3,827	\$3,942	\$4,060	\$4,182	\$4,307
<b>Total Capital Costs</b>	<b>\$3,400</b>	<b>\$3,400</b>	<b>\$3,502</b>	<b>\$3,607</b>	<b>\$3,715</b>	<b>\$3,827</b>	<b>\$3,942</b>	<b>\$4,060</b>	<b>\$4,182</b>	<b>\$4,307</b>
Annual Debt Service	\$72,943	\$72,943	\$72,943	\$72,943	\$72,943	\$72,943	\$72,943	\$72,943	\$72,943	\$72,943
<b>Cash Flow</b>	<b>\$18,010</b>	<b>\$29,037</b>	<b>\$31,927</b>	<b>\$34,904</b>	<b>\$37,971</b>	<b>\$41,129</b>	<b>\$44,383</b>	<b>\$47,734</b>	<b>\$51,185</b>	<b>\$54,740</b>

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	8.38%	13.51%	14.85%	16.23%	17.66%	19.13%	20.64%	22.20%	23.81%	25.46%
CAP Rate	8.78%	9.80%	10.08%	10.37%	10.66%	10.97%	11.28%	11.60%	11.94%	12.28%
Debt Coverage Ratio	1.29	1.44	1.49	1.53	1.57	1.62	1.66	1.71	1.76	1.81
Operating Expense Ratio	50.94%	50.66%	50.70%	50.73%	50.76%	50.79%	50.82%	50.84%	50.87%	50.90%
Gross Multiplier (GRM)	5.43	4.89	4.75	4.62	4.48	4.36	4.23	4.11	4.00	3.88
Loan to Value	80.03%	78.75%	77.44%	76.05%	74.50%	72.91%	71.15%	69.26%	67.30%	65.15%
Breakeven Ratio	86.27%	82.39%	81.48%	80.60%	79.74%	78.90%	78.09%	77.30%	76.53%	75.79%
Price / SF	\$72.44	\$72.44	\$72.44	\$72.44	\$72.44	\$72.44	\$72.44	\$72.44	\$72.44	\$72.44
Price / Unit	\$63,235	\$63,235	\$63,235	\$63,235	\$63,235	\$63,235	\$63,235	\$63,235	\$63,235	\$63,235
Income / SF	\$12.96	\$14.39	\$14.81	\$15.24	\$15.68	\$16.14	\$16.61	\$17.10	\$17.60	\$18.11
Expense / SF	\$6.60	\$7.29	\$7.51	\$7.73	\$7.96	\$8.20	\$8.44	\$8.69	\$8.95	\$9.22

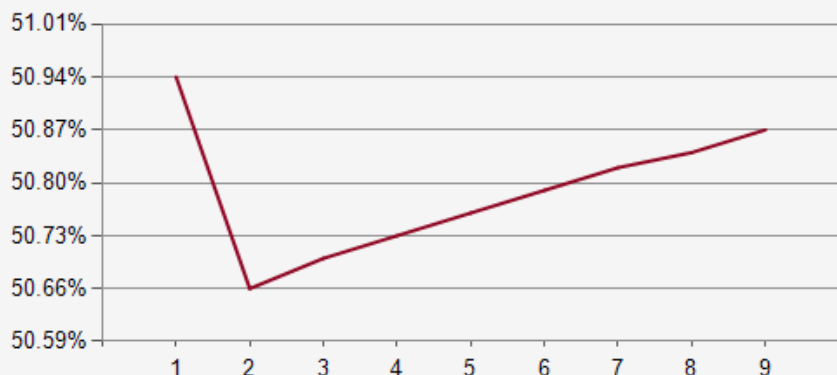
**Cash on Cash**



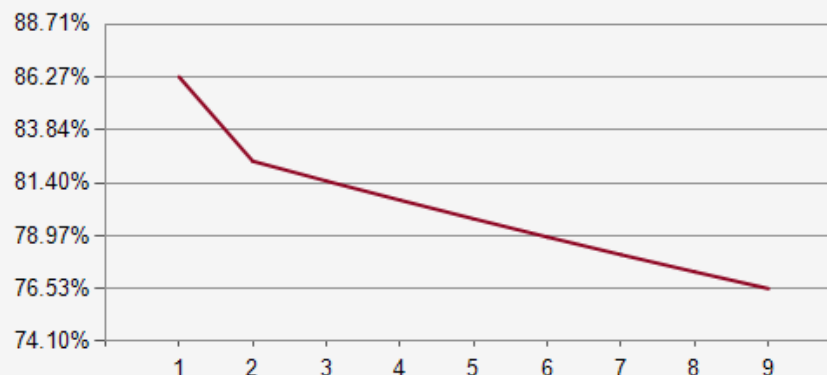
**Cap Rate**



**Operating Expense Ratio**



**Breakeven Ratio**





Capital Improvements					
Address	Unit	Description	Cost	Date	Contractor
2592 Mayfield Road		Wilroy Electrical Panel Upgrade	\$ 20,725.00	9/15/2022	Dave's Electric
2588 Mayfield Road		Steel staircase rebuild	\$ 8,467.51	6/2/2022	Heitman & Sons Welders
2592 Mayfield Road		commercial washer and dryers	\$ 2,694.60	8/29/2022	Lakeside Laundry Equipment
2588 Mayfield Road	11	Flooring Elite #11	\$ 2,344.98	8/2/2022	Fabulous Flooring
2588 Mayfield Road		exterior repainting	\$ 2,250.00	8/25/2022	William Young
2588 Mayfield Road	3	Flooring Elite #3	\$ 1,850.60	8/8/2022	Select Floors
2588 Mayfield Road		New hot water tanks	\$ 6,370.00	11/27/2023	Herb's Plumbing
2592 Mayfield Road	4	Flooring Replacement - carpet/tile	\$ 2,723.76	7/7/2023	Select Floors
2588 Mayfield Road	4	Flooring Replacement - carpet/tile	\$ 1,795.62	3/22/2023	Select Floors
1585 Warren Road	2	Garage Door Replacement	\$ 1,477.00	1/4/2023	Genie of Fairview Door Co.
2588 Mayfield Road	9	New Oven/Range	\$ 998.22	9/7/2023	Home Depot
2592 Mayfield Road	1	New Oven/Range	\$ 771.42	8/18/2023	Home Depot
2588 Mayfield Road		new flooring	\$ 4,474.00	4/15/2024	Victor's Carpet and Flooring
2588 Mayfield Road		New Exterior Entryway Doors	\$ 6,051.26	7/15/2024	Advanced Door Company
			<u>\$ 62,993.97</u>		

Operating Statement

Date range: Jan 1, 2023 - Dec 31, 2023  
Property & Units: Elite Manor, The Wilroy

Category	Sub-category	Unit	Amount paid
Elite Manor (11 units   2588 Mayfield Rd, Cleveland Heights, OH, 44106, US)			
Income			
Tenant charges & fees	Laundry fee	–	\$3,111.82
Rent	–	1	\$10,755.00
Rent	–	2	\$9,810.00
Rent	–	3	\$9,925.00
Rent	Pet rent	3	\$300.00
Tenant charges & fees	Parking permit	3	\$540.00
Rent	–	4	\$6,125.00
Tenant charges & fees	Parking permit	4	\$315.00
Rent	–	5	\$10,740.00
Rent	–	6	\$9,945.00
Rent	–	7	\$9,400.00
Tenant charges & fees	Late payment fee	7	\$50.00
Rent	–	8	\$9,940.00
Rent	Pet rent	8	\$600.00
Tenant charges & fees	Late payment fee	8	\$50.00
Tenant charges & fees	Parking permit	8	\$270.00
Rent	–	9	\$9,925.00
Rent	–	10	\$10,725.00



Rent	–	11	\$9,645.00
Tenant charges & fees	Parking permit	11	\$270.00
<b>Total (USD)</b>			<b>\$112,441.82</b>
<b>Expense</b>			
Cleaning	–	–	\$777.60
Dues and Fees	Inspection Fees	–	\$50.00
Dues and Fees	License and Permits	–	\$68.25
Landscaping	–	–	\$2,272.50
Maintenance	Pest Control	–	\$858.60
Property General Expense	Meals and Dining	–	\$290.02
Property General Expense	Office Supplies	–	\$10.00
Property General Expense	Parking	–	\$805.00
Repairs	Appliance	–	\$993.86
Supplies	–	–	\$71.81
Supplies	Tools	–	\$33.00
Taxes	Property Taxes	–	\$32,309.81
Utilities	Electric	–	\$1,266.41
Utilities	Garbage/Trash	–	\$4,324.49
Utilities	Gas	–	\$7,479.17
Utilities	Sewer	–	\$6,072.23
Utilities	Water	–	\$3,118.72
Plumbing	Repair	1	\$248.00
Repairs	–	1	\$16.73
Supplies	–	1	\$73.23
Utilities	Gas	1	\$1,364.37
Plumbing	Repair	3	\$381.89

Repairs	–	3	\$34.29
Turnover/Make-Ready	General Make Ready	3	\$40.93
Supplies	Cleaning	4	\$7.55
Turnover/Make-Ready	–	4	\$676.74
Turnover/Make-Ready	Garbage, Rubbish & Debri Removal	4	\$300.00
Turnover/Make-Ready	General Make Ready	4	\$198.07
Turnover/Make-Ready	Painting	4	\$164.82
Maintenance	Pest Control	5	\$162.00
Plumbing	Repair	5	\$23.74
Repairs	–	5	\$26.97
Electrical	Outlets	7	\$11.44
Plumbing	Repair	7	\$48.77
Utilities	Electric	7	\$4.12
Maintenance	Pest Control	8	\$162.00
Auto & Travel	Fuel	9	\$68.81
Plumbing	Repair	9	\$13.59
Utilities	Electric	9	\$30.04
Property General Expense	Meals and Dining	10	\$3.50
Turnover/Make-Ready	–	10	\$102.43
Total (USD)			\$64,965.50
Net cash flow (USD)			\$47,476.32
The Wilroy (6 units   2592 Mayfield Rd, Cleveland Heights, OH, 44106, US)			
Income			
Rent	–	A	\$7,740.00
Rent	–	1	\$10,805.00



Tenant charges & fees	Parking permit	1	\$810.00
Rent	–	2	\$11,780.00
Rent	–	3	\$10,220.00
Tenant charges & fees	Parking permit	3	\$225.00
Rent	–	4	\$11,030.00
Rent	Pet rent	4	\$550.00
Tenant charges & fees	Parking permit	4	\$315.00
<b>Total (USD)</b>			<b>\$53,475.00</b>
<b>Expense</b>			
Dues and Fees	Inspection Fees	–	\$50.00
Dues and Fees	License and Permits	–	\$68.25
Landscaping	–	–	\$150.00
Property General Expense	Meals and Dining	–	\$192.76
Property General Expense	Parking	–	\$1,030.04
Repairs	–	–	\$53.70
Supplies	–	–	\$17.26
Taxes	Property Taxes	–	\$15,327.63
Utilities	Electric	–	\$1,251.18
Utilities	Garbage/Trash	–	\$2,142.24
Utilities	Gas	–	\$2,759.69
Utilities	Sewer	–	\$3,101.40
Utilities	Water	–	\$1,448.46
Repairs	–	A	\$263.58
Repairs	Plumbing	A	\$30.46
Turnover/Make-Ready	Garbage, Rubbish & Debris Removal	B	\$375.00
Landscaping	–	1	\$622.50

Utilities	Electric	1	\$4.15
Utilities	Gas	1	\$510.46
Turnover/Make-Ready	–	3	\$351.39
Turnover/Make-Ready	General Make Ready	3	\$21.08
Turnover/Make-Ready	Painting	3	\$108.54
Utilities	Electric	3	\$62.69
Property General Expense	Meals and Dining	4	\$12.45
Repairs	Handrail and Stairs	4	\$29.82
Repairs	Walls and Trim	4	\$17.90
Turnover/Make-Ready	–	4	\$876.87
Turnover/Make-Ready	General Make Ready	4	\$51.24
Utilities	Electric	4	\$20.93
Total (USD)			\$30,951.67
Net cash flow (USD)			\$22,523.33
Grand total Income (USD)			\$165,916.82
Grand total Expense (USD)			\$95,917.17
Grand net cash flow (USD)			\$69,999.65



Operating Statement

Date range: Jan 1, 2024 - Dec 31, 2024  
Property & Units: Elite Manor, The Wilroy

Category	Sub-category	Unit	Amount paid
Elite Manor (11 units   2588 Mayfield Rd, Cleveland Heights, OH, 44106, US)			
Income			
Tenant charges & fees	Laundry fee	–	\$4,873.62
Rent	–	1	\$9,960.00
Rent	–	2	\$8,525.00
Tenant charges & fees	Late payment fee	2	\$200.00
Rent	–	3	\$9,960.00
Rent	Pet rent	3	\$300.00
Tenant charges & fees	Parking permit	3	\$315.00
Rent	–	4	\$9,625.00
Tenant charges & fees	Parking permit	4	\$225.00
Rent	–	5	\$9,125.00
Rent	–	6	\$9,180.00
Rent	–	7	\$9,960.00
Rent	–	8	\$10,180.00
Rent	Pet rent	8	\$600.00
Tenant charges & fees	Parking permit	8	\$180.00
Rent	–	9	\$9,960.00
Rent	–	10	\$9,900.00
Rent	–	11	\$9,960.00

Rent	Pet rent	11	\$100.00
Total (USD)			\$113,128.62
Expense			
Cleaning	–	–	\$2,332.80
Dues and Fees	License and Permits	–	\$543.25
Electrical	Lighting	–	\$375.00
Landscaping	–	–	\$2,250.00
Maintenance	HVAC	–	\$757.75
Maintenance	Pest Control	–	\$417.66
Mortgage and Loans	Bank Fees	–	\$7.00
Plumbing	Repair	–	\$674.00
Property General Expense	Parking	–	\$1,840.00
Repairs	–	–	\$153.62
Repairs	Appliance	–	\$194.40
Repairs	Electrical	–	\$26.98
Supplies	–	–	\$68.61
Taxes	Property Taxes	–	\$32,331.17
Utilities	Electric	–	\$1,274.25
Utilities	Garbage/Trash	–	\$5,210.60
Utilities	Gas	–	\$6,989.59
Utilities	Sewer	–	\$8,413.21
Utilities	Water	–	\$4,290.22
Repairs	Plumbing	1	\$524.00
Utilities	Gas	1	\$1,511.15
Cleaning	–	2	\$334.80
Plumbing	Repair	2	\$10.67

Repairs	–	2	\$2.94
Repairs	Electrical	2	\$175.00
Utilities	Gas	2	\$90.26
Plumbing	Repair	3	\$86.28
Repairs	Door & Keys	3	\$117.72
Repairs	Appliance	5	\$86.64
Repairs	General	5	\$37.17
Repairs	Plumbing	5	\$12.51
Repairs	Windows	5	\$128.11
Supplies	Flooring	5	\$18.55
Repairs	Plumbing	8	\$65.39
Utilities	Electric	8	\$195.86
Maintenance	Pest Control	11	\$139.22
Total (USD)			\$71,686.38
Net cash flow (USD)			\$41,442.24
The Wilroy (6 units   2592 Mayfield Rd, Cleveland Heights, OH, 44106, US)			
Income			
Rent	–	A	\$7,740.00
Rent	–	1	\$13,070.00
Tenant charges & fees	Parking permit	1	\$780.00
Rent	–	2	\$11,820.00
Rent	–	3	\$11,880.00
Rent	Pet rent	3	\$300.00
Tenant charges & fees	Parking permit	3	\$315.00
Rent	–	4	\$10,890.00



Rent	Pet rent	4	\$550.00
Tenant charges & fees	Parking permit	4	\$495.00
Total (USD)			\$57,840.00
Expense			
Dues and Fees	License and Permits	–	\$818.25
Landscaping	–	–	\$750.00
Property General Expense	Parking	–	\$2,185.00
Repairs	–	–	\$170.61
Repairs	Gutter	–	\$192.90
Supplies	–	–	\$21.58
Taxes	Property Taxes	–	\$15,337.35
Utilities	Electric	–	\$1,209.33
Utilities	Garbage/Trash	–	\$2,111.71
Utilities	Gas	–	\$2,862.39
Utilities	Sewer	–	\$3,287.08
Utilities	Water	–	\$1,540.95
Utilities	Gas	1	\$542.74
Maintenance	Pest Control	4	\$537.84
Plumbing	Repair	4	\$185.66
Repairs	–	4	\$31.23
Total (USD)			\$31,784.62
Net cash flow (USD)			\$26,055.38
Grand total Income (USD)			\$170,968.62

Grand total Expense (USD)	\$103,471.00
Grand net cash flow (USD)	\$67,497.62

Generated by CLE Rentals LLC on Sep 10, 2025 at 10:06 AM, America/New\_York



**City of Cleveland Heights**  
**Utilities Department**  
40 Severance Circle  
Cleveland Heights, OH 44118  
Phone: (216) 291-5995  
www.clevelandheights.gov

ACCOUNT-CUSTOMER NUMBER	2050120-3
CID NUMBER	8451
SERVICE ADDRESS	2592 MAYFIELD RD
METER READ BEGIN & END DATES	07/03/2025 - 10/03/2025
BILL DATE	10/31/2025
CURRENT BILLING CHARGES	441.11
<b>TOTAL AMOUNT DUE</b>	<b>441.11</b>
DUE DATE	11/24/2025

TEMP RETURN SERVICE REQUESTED

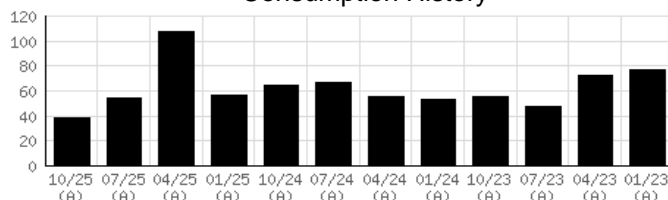
OFFICE HOURS: 8:30 AM to 5:00 PM M-F

**\* Auto Draft - Do Not Pay \***

**Your payment will be drafted on 11/24/2025**

CLE RENTALS LLC  
18951 COLAHAN DR  
ROCKY RIVER OH 44116

Consumption History



METER READ DETAILS						ACCOUNT ACTIVITY	
METER NO.	PREVIOUS READING	CURRENT READING	USAGE	UNITS	READ TYPE	Description	Amount
17600537	2206	2244	38	cu ft	Actual	Previous Balance	510.63
<b>IMPORTANT MESSAGES</b>  Sign up for the City News Update! Get the latest news and events from the City of Cleveland Heights delivered to your email inbox weekly. Go to <a href="http://clevelandheights.gov">clevelandheights.gov</a> and click on "City Newsletter Sign-up." Please reference the back of the bill for more detailed information or call 216-291-5995 (Utility Billing Option) for further assistance. Register on our customer portal at: <a href="https://clvhts.authoritypay.com">https://clvhts.authoritypay.com</a> .						Payments	-510.63
						Adjustments	0.00
						Balance Prior to New Charges	0.00
						Local Sewer Maintenance @ Rate 4.345	165.11
						Landfill	264.00
						Capital Fund	12.00
						Current Billing Charges	441.11
						<b>Current Charges</b>	<b>441.11</b>
						<b>Total Amount Due By 11/24/2025</b>	<b>441.11</b>

**PLEASE DETACH THIS PORTION AND RETURN WITH PAYMENT**

Account Name: CLE RENTALS LLC  
Service Address: 2592 MAYFIELD RD

Go Paperless @ [www.clevelandheights.gov](http://www.clevelandheights.gov) and Register Account

ACCOUNT NUMBER	2050120-3
CID NUMBER	8451
CURRENT BILLING CHARGES	441.11
TOTAL AMOUNT DUE BY 11/24/2025	441.11
ENTER AMOUNT PAID	

**\* Auto Draft - Do Not Pay \***

**Your payment will be drafted on 11/24/2025**

Patrick Powers  
President  
(330) 990-1839  
admin@pappasrealtyco.com  
BRKP.200001249

Stephen Powers  
Vice President  
(330) 990-1839  
steve@pappasrealtyco.com



**MAKE CHECKS PAYABLE TO:**

**CITY OF CLEVELAND HEIGHTS**  
**PO BOX 630291**  
**CINCINNATI, OH 45263**



### **Important Contact Information**

Applications, Forms, Contacts, and Frequently Asked Questions  
 Sewer Backup Issues  
 Service Department for Streets/Refuse/Forestry  
 Water Main Break Emergency  
 Cleveland Water Billing or Meter Inquiries  
 Housing Department

[www.clevelandheights.gov/utilities](http://www.clevelandheights.gov/utilities)  
 216-691-7306  
 216-691-7300  
 216-664-3060  
 216-664-3130  
 216-291-5900

### **Billing Schedule**

Billing Occurs at the End of January, April, July, and October  
 Meter Reads Received from Cleveland Water: The 20th at the end of each quarter  
 Bills Mailed and Emailed: Last day of each billing cycle (except weekends and holidays -- then mailed next business day)  
 Due Date: 15 Days from the bill date

### **Keep in Mind**

We offer discounted rates for utility services through the Homestead and Affordability Program -- MUST be approved by Cleveland Water or Northeast Ohio Regional Sewer District before applying with the Utilities Department.

If owner contact information (name, mailing address, phone number, etc.) needs to be changed on the account, please contact our office to make changes at 216-291-5995.

If you are selling your property, please notify our office the day of transfer. Once property has transferred and recorded with the County Auditors Office, a final bill will be generated up until the date of transfer.

The Summer Sprinkling Program is ONLY offered through Northeast Ohio Regional Sewer District. [www.neorsd.org](http://www.neorsd.org) or 216-881-8247.

### **Understanding Your Bill**

Failure to receive your bill does not waive the obligation of payment. Bills can be viewed online at [www.clevelandheights.gov/utilities](http://www.clevelandheights.gov/utilities)

Landfill Services is for waste pickup at a rate of \$17.60 per month per unit -- to assist with high cost of rubbish disposal. Homestead Customer rate is \$9.10 per month per unit.

Capital Fund Services is a reserved fund for capital outlays/equipment replacement related to the Refuse and Recycling program at a rate of \$.80 per month per unit.

Local Sewer Services consist of all maintenance and repairs of the sewer mains in Cleveland Heights. Charges are based on the total water consumption used within a three (3) month period. The current rate is \$4.345 per 100 cubic feet or \$2.607 per 100 cubic feet for Homestead and Affordability customers only.

Unpaid bills will result in further collection action (i.e. placed on property taxes)

There will be a \$25 NSF fee for all returned checks

### **Paperless Billing**

To register for online services and to receive electronic billing -- go to the Cleveland Heights website at [www.clevelandheights.gov/utilities](http://www.clevelandheights.gov/utilities).

### **Questions?**

Contact us at 216-291-5995 or [www.clevelandheights.gov/utilities](http://www.clevelandheights.gov/utilities)

Business Hours: Monday - Friday (Except Holidays) from 8:30 am - 5 pm

## **Payment Options**

<b>Online Payments</b>	<b>Dropbox</b>	<b>Mail</b>	<b>In Person or Phone</b>
<p>Make payments online at <a href="https://clvhts.authoritypay.com">https://clvhts.authoritypay.com</a></p> <p>You will need your account number and CID number from your utility bill</p> <p>We Accept: Master and Visa credit cards and E-Check Payments</p>	<p>City of Cleveland Heights City Hall 40 Severance Circle, Cleveland Heights, OH 44118</p> <p>Dropbox is in front of City Hall - Include payment with billing stub in envelope provided</p> <p style="text-align: center;"><b>No Cash Accepted</b></p>	<p>Make check or Money Order payable to: City Cleveland Heights Utilities Department</p> <p>Include payment with billing stub in envelope provided</p> <p>Address: PO Box 630291 Cincinnati, OH 45263</p> <p style="text-align: center;"><b>No Cash Accepted</b></p>	<p>City of Cleveland Heights City Hall, Utilities Department 40 Severance Circle, Cleveland Heights, OH 44118</p> <p style="text-align: center;"><b>Bring Current Bill Being Paid</b></p> <p style="text-align: center;"><b>Phone: 216-291-5995</b> <b>Have account number or service address available</b></p>



**City of Cleveland Heights**  
**Utilities Department**  
40 Severance Circle  
Cleveland Heights, OH 44118  
Phone: (216) 291-5995  
www.clevelandheights.gov

ACCOUNT-CUSTOMER NUMBER	2050080-3
CID NUMBER	8450
SERVICE ADDRESS	2588 MAYFIELD RD
METER READ BEGIN & END DATES	07/03/2025 - 10/02/2025
BILL DATE	10/31/2025
CURRENT BILLING CHARGES	1,093.84
<b>TOTAL AMOUNT DUE</b>	<b>1,093.84</b>
DUE DATE	11/24/2025

TEMP RETURN SERVICE REQUESTED

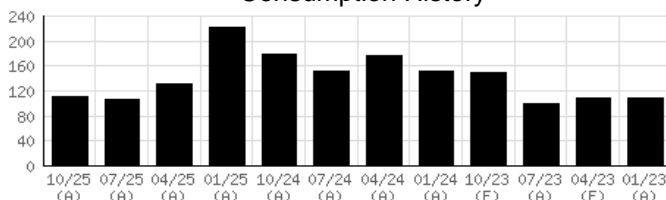
OFFICE HOURS: 8:30 AM to 5:00 PM M-F

**\* Auto Draft - Do Not Pay \***

**Your payment will be drafted on 11/24/2025**

CLE RENTALS LLC  
18951 COLAHAN DR  
ROCKY RIVER OH 44116

Consumption History



METER READ DETAILS						ACCOUNT ACTIVITY	
METER NO.	PREVIOUS READING	CURRENT READING	USAGE	UNITS	READ TYPE	Description	Amount
15522815	3143	3255	112	cu ft	Actual	Previous Balance	1,067.77
<b>IMPORTANT MESSAGES</b>  Sign up for the City News Update! Get the latest news and events from the City of Cleveland Heights delivered to your email inbox weekly. Go to <a href="http://clevelandheights.gov">clevelandheights.gov</a> and click on "City Newsletter Sign-up." Please reference the back of the bill for more detailed information or call 216-291-5995 (Utility Billing Option) for further assistance. Register on our customer portal at: <a href="https://clvhts.authoritypay.com">https://clvhts.authoritypay.com</a> .						Payments	-1,067.77
						Adjustments	0.00
						Balance Prior to New Charges	0.00
						Local Sewer Maintenance @ Rate 4.345	486.64
						Landfill	580.80
						Capital Fund	26.40
						Current Billing Charges	1,093.84
						<b>Current Charges</b>	<b>1,093.84</b>
						<b>Total Amount Due By 11/24/2025</b>	<b>1,093.84</b>

**PLEASE DETACH THIS PORTION AND RETURN WITH PAYMENT**

Account Name: CLE RENTALS LLC  
Service Address: 2588 MAYFIELD RD

Go Paperless @ [www.clevelandheights.gov](http://www.clevelandheights.gov) and Register Account

ACCOUNT NUMBER	2050080-3
CID NUMBER	8450
CURRENT BILLING CHARGES	1,093.84
TOTAL AMOUNT DUE BY 11/24/2025	1,093.84
ENTER AMOUNT PAID	

**\* Auto Draft - Do Not Pay \***

**Your payment will be drafted on 11/24/2025**

Patrick Powers  
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BRKP.200001249

Stephen Powers  
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steve@pappasrealtyco.com



**MAKE CHECKS PAYABLE TO:**

**CITY OF CLEVELAND HEIGHTS**  
**PO BOX 630291**  
**CINCINNATI, OH 45263**

### **Important Contact Information**

Applications, Forms, Contacts, and Frequently Asked Questions  
 Sewer Backup Issues  
 Service Department for Streets/Refuse/Forestry  
 Water Main Break Emergency  
 Cleveland Water Billing or Meter Inquiries  
 Housing Department

[www.clevelandheights.gov/utilities](http://www.clevelandheights.gov/utilities)  
 216-691-7306  
 216-691-7300  
 216-664-3060  
 216-664-3130  
 216-291-5900

### **Billing Schedule**

Billing Occurs at the End of January, April, July, and October  
 Meter Reads Received from Cleveland Water: The 20th at the end of each quarter  
 Bills Mailed and Emailed: Last day of each billing cycle (except weekends and holidays -- then mailed next business day)  
 Due Date: 15 Days from the bill date

### **Keep in Mind**

We offer discounted rates for utility services through the Homestead and Affordability Program -- MUST be approved by Cleveland Water or Northeast Ohio Regional Sewer District before applying with the Utilities Department.

If owner contact information (name, mailing address, phone number, etc.) needs to be changed on the account, please contact our office to make changes at 216-291-5995.

If you are selling your property, please notify our office the day of transfer. Once property has transferred and recorded with the County Auditors Office, a final bill will be generated up until the date of transfer.

The Summer Sprinkling Program is ONLY offered through Northeast Ohio Regional Sewer District. [www.neorsd.org](http://www.neorsd.org) or 216-881-8247.

### **Understanding Your Bill**

Failure to receive your bill does not waive the obligation of payment. Bills can be viewed online at [www.clevelandheights.gov/utilities](http://www.clevelandheights.gov/utilities)

Landfill Services is for waste pickup at a rate of \$17.60 per month per unit -- to assist with high cost of rubbish disposal. Homestead Customer rate is \$9.10 per month per unit.

Capital Fund Services is a reserved fund for capital outlays/equipment replacement related to the Refuse and Recycling program at a rate of \$.80 per month per unit.

Local Sewer Services consist of all maintenance and repairs of the sewer mains in Cleveland Heights. Charges are based on the total water consumption used within a three (3) month period. The current rate is \$4.345 per 100 cubic feet or \$2.607 per 100 cubic feet for Homestead and Affordability customers only.

Unpaid bills will result in further collection action (i.e. placed on property taxes)

There will be a \$25 NSF fee for all returned checks

### **Paperless Billing**

To register for online services and to receive electronic billing -- go to the Cleveland Heights website at [www.clevelandheights.gov/utilities](http://www.clevelandheights.gov/utilities).

### **Questions?**

Contact us at 216-291-5995 or [www.clevelandheights.gov/utilities](http://www.clevelandheights.gov/utilities)

Business Hours: Monday - Friday (Except Holidays) from 8:30 am - 5 pm

## **Payment Options**

<b>Online Payments</b>	<b>Dropbox</b>	<b>Mail</b>	<b>In Person or Phone</b>
<p>Make payments online at <a href="https://clvhts.authoritypay.com">https://clvhts.authoritypay.com</a></p> <p>You will need your account number and CID number from your utility bill</p> <p>We Accept: Master and Visa credit cards and E-Check Payments</p>	<p>City of Cleveland Heights City Hall 40 Severance Circle, Cleveland Heights, OH 44118</p> <p>Dropbox is in front of City Hall - Include payment with billing stub in envelope provided</p> <p style="text-align: center;"><b>No Cash Accepted</b></p>	<p>Make check or Money Order payable to: City Cleveland Heights Utilities Department</p> <p>Include payment with billing stub in envelope provided</p> <p>Address: PO Box 630291 Cincinnati, OH 45263</p> <p style="text-align: center;"><b>No Cash Accepted</b></p>	<p>City of Cleveland Heights City Hall, Utilities Department 40 Severance Circle, Cleveland Heights, OH 44118</p> <p style="text-align: center;"><b>Bring Current Bill Being Paid</b></p> <p style="text-align: center;"><b>Phone: 216-291-5995</b> <b>Have account number or service address available</b></p>





# Northeast Ohio Regional Sewer District

neorsd.org

Billing Questions: 216-664-3130

## ACCOUNT INFORMATION

ACCOUNT: 1929352499  
 CUSTOMER NAME: CLE RENTALS,LLC  
 SERVICE ADDRESS: 2592 MAYFIELD RD  
 CLEVELAND HEIGHTS, OH 44106  
 BILLING DATE: 11/06/2025  
 DUE DATE: 12/01/2025

### Previous Balance

\$173.81

### Payments (Credits)

-\$173.81

### Bill Corrections

\$0.00

### Balance Forward

\$0.00

### Current Charges

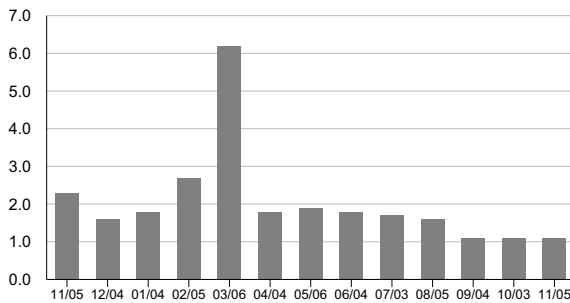
\$173.81

### Total Amount Due

\$173.81

## USAGE INFORMATION

Monthly Usage (in 1,000 cubic foot increments)



Meter Number	Previous Read			Current Read			Usage
	Date	Read	Type	Date	Read	Type	
N-17600537	10/3/25	224.4	Act	11/5/25	225.5	Act	1.1

## ACCOUNT ACTIVITY

Balance Forward \$0.00

### Current Charges

Fixed Charge - 10-04-2025 to 11-05-2025 \$11.40  
 Sewage Charge - 1.100 MCF at \$125.50 per MCF \$138.05  
 Stormwater Charge \$6.09 per ERU for 1 month(s)  
 4.00 ERU, 10-07-2025 to 11-06-2025 \$24.36

**TOTAL AMOUNT DUE**

**\$173.81**

## IMPORTANT MESSAGE

RATES: 2025 sewer and stormwater rates are effective January 1, 2025. Details: neorsd.org/rates. See if you qualify for a reduced rate by visiting neorsd.org/save or call 216-881-8247.

NEORS-D-SHL 11/15

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

### Northeast Ohio Regional Sewer District

PO Box 94970  
 Cleveland, OH 44101



Account	Due Date	Total Amount Due
1929352499	12/01/2025	\$173.81

Amount Paid: EZ-PAY (Do Not Pay)

11929352499700001738103098

CLE RENTALS,LLC  
 2592 MAYFIELD RD  
 CLEVELAND HEIGHTS, OH 44106-5506

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 admin@pappasrealtyco.com  
 BRKP.2000001249

Stephen Powers  
 Vice President  
 (330) 990-1838  
 steve@pappasrealtyco.com

Please make check payable to:  
 Northeast Ohio Regional Sewer District  
 PO Box 94550  
 Cleveland, OH 44101-4550



2592 Mayfield - neo rsd - Monthly | The Wilroy & Elite Manor

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# Northeast Ohio Regional Sewer District

neorsd.org

Billing Questions: 216-664-3130

## ACCOUNT INFORMATION

ACCOUNT: 1463482889  
 CUSTOMER NAME: CLE RENTALS,LLC  
 SERVICE ADDRESS: 2588 MAYFIELD RD  
 CLEVELAND HEIGHTS, OH 44106  
 BILLING DATE: 11/06/2025  
 DUE DATE: 12/01/2025

### Previous Balance

\$413.00

### Payments (Credits)

-\$413.00

### Bill Corrections

\$0.00

### Balance Forward

\$0.00

### Current Charges

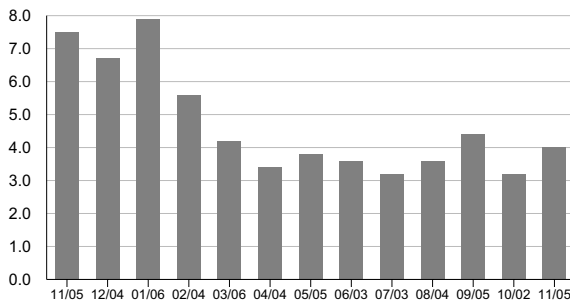
\$513.40

### Total Amount Due

\$513.40

## USAGE INFORMATION

Monthly Usage (in 1,000 cubic foot increments)



Meter Number	Previous Read			Current Read			Usage
	Date	Read	Type	Date	Read	Type	
B-15522815	10/2/25	325.5	Act	11/5/25	329.5	Act	4.0

## ACCOUNT ACTIVITY

Balance Forward \$0.00

### Current Charges

Fixed Charge - 10-03-2025 to 11-05-2025 \$11.40  
 Sewage Charge - 4.000 MCF at \$125.50 per MCF \$502.00

**TOTAL AMOUNT DUE \$513.40**

## IMPORTANT MESSAGE

RATES: 2025 sewer and stormwater rates are effective January 1, 2025. Details: neorsd.org/rates. See if you qualify for a reduced rate by visiting neorsd.org/save or call 216-881-8247.

NEORS-D-SHL 11/15

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

### Northeast Ohio Regional Sewer District

PO Box 94970  
 Cleveland, OH 44101



Account	Due Date	Total Amount Due
1463482889	12/01/2025	\$513.40

Amount Paid: EZ-PAY (Do Not Pay)

11463482889200005134003091

CLE RENTALS,LLC  
 2588 MAYFIELD RD  
 CLEVELAND HEIGHTS, OH 44106-2553

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 steve@pappasrealtyco.com

Please make check payable to:  
 Northeast Ohio Regional Sewer District  
 PO Box 94550  
 Cleveland, OH 44101-4550



2588 Mayfield -neo rsd - Monthly | The Wilroy &amp; Elite Manor

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City of Cleveland Division of Water  
1201 Lakeside Avenue  
Cleveland, OH 44114

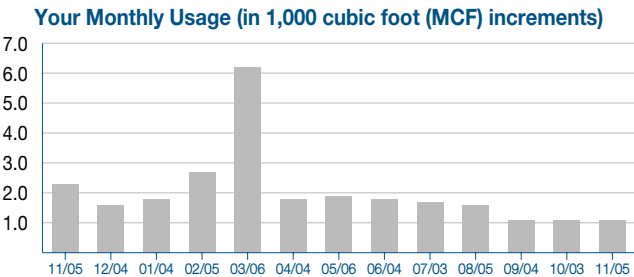
Save time and pay online. Easily and securely pay your bill and manage your account at [my.clevelandwater.com](http://my.clevelandwater.com).

Customer Name: CLE RENTALS,LLC  
Account Number: 8320235630  
Service Address: 2592 MAYFIELD RD  
CLEVELAND HEIGHTS OH 44106

Due Date: November 26, 2025

USAGE COMPARISON

Page 1 of 2



Account Summary as of Nov 06, 2025

Previous Balance	74.74
Payments Received	-74.74
Balance Forward	0.00

Your current Bill has 1 Charge:

① Cleveland Water Charges (page 1) 74.74

**Total Amount Due:** 74.74

Meter Number	Previous Meter Read			Current Meter Read			Usage/Consumption
	Date	Read	Type	Date	Read	Type	
N-17600537	10/03/2025	224.4	ACTUAL	11/05/2025	225.5	ACTUAL	1.1 MCF



① Cleveland Water Current Charges

? [www.clevelandwater.com](http://www.clevelandwater.com) | Billing Questions: 216.664.3130 | Emergency: 216.664.3060

Having trouble making payments? We're here to help. Learn about programs that can lower the cost of your bill and payment plans that can help you manage your balance by calling us at 216-664-3130 or visiting [clevelandwater.com/discount-programs](http://clevelandwater.com/discount-programs).

Fixed Charge - 10-04-2025 to 11-05-2025	9.85
Water - 0.200 MCF at \$37.50 for first 0.200 MCF	7.50
Water - 0.900 MCF at \$63.77 per additional MCF	57.39
<b>Cleveland Water Total</b>	<b>74.74</b>

Please return this portion with payment made payable to **City of Cleveland Division of Water** - Do not send cash

City of Cleveland Division of Water  
1201 Lakeside Avenue  
Cleveland, OH 44114

Account Number	Due Date	Total Amount Due	Amount Enclosed
8320235630	11/26/2025	\$74.74	EZ-PAY (Do Not Pay)



Amount Paid: \$

18320235630500000747403093

CLE RENTALS,LLC  
2592 MAYFIELD RD  
CLEVELAND HEIGHTS OH 44106-5506

Please make check payable to:  
City of Cleveland Division of Water  
PO Box 94540  
Cleveland, OH 44101-4540



☐ Check here and fill out the back of this slip if your billing address has changed or you are adding or changing your email address.

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[steve@pappasrealtyco.com](mailto:steve@pappasrealtyco.com)



**Cleveland Water**

**CUSTOMER SERVICE LOBBY AND CALL CENTER**

Monday-Friday from 7:30 a.m. to 5:30 p.m.  
(216)-664-3130

Carl B. Stokes Public Utilities Building  
1201 Lakeside Avenue  
Cleveland, Ohio 44114-1132

**ONLINE PAYMENTS, USAGE AND ACCOUNT INFORMATION**  
[www.clevelandwater.com](http://www.clevelandwater.com)

**AUTOMATED PHONE PAYMENT**  
(216) 446-6834

**24-HR EMERGENCY SERVICE**  
(216) 664-3060

For additional information and services, please  
visit [www.clevelandwater.com](http://www.clevelandwater.com).

Please write your account number on your check and return it in  
the enclosed envelope along with the bottom portion of this bill.

Payment may also be made at the City of Cleveland Carl B.  
Stokes Public Utilities Building. Please bring entire bill when  
paying in person.

Change the address where we send your bill below:

New Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email: \_\_\_\_\_

# The Wilroy & Elite Manor

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pappas Realty Co and it should not be made available to any other person or entity without the written consent of Pappas Realty Co.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Pappas Realty Co. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pappas Realty Co has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*



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