

16903 Fischer Road, Cleveland, Ohio 44107

THE EXETER BUILDING - November 2025

Unit	SqFt	Tenant	Status	Rent/Mo	Annual Rent	Lease Term	Notes
Unit 6 (2nd FL)	1,100	M. Harkness CPA	Occupied	\$900	\$10,800	OWNER'S UNIT	Occupied since 1984
Unit 5 (2nd FL)	1,100	Vacant	Vacant	\$800	\$9,600	—	Vacant since 2023, former tenant: Insurance Agent
Unit 1 (1st FL)	750	Balancing Room	Occupied	\$675	\$8,100	12-month lease from June 2025	Occupied since 2020
Unit 2 (1st FL)	500	Vacant	Vacant	\$550	\$6,600	—	Vacant since July 2024 - Art Therapist
Unit 4 (1st FL)	700	Vacant	Vacant	\$550	\$6,600	—	Vacant since May 2025, former tenant: Psychic
Unit 3 (1st FL)	500	Therapist	Occupied	\$550	\$6,600		Vacant since Sept 2025 - Psychiatrist

Total Monthly Potential Rent: \$4,025

Total Annual Potential Rent: \$48,300

Tenant History:

Unit 5 ? Insurance Agent: Occupied for over 30 years; vacated in September 2023 upon retirement.

Unit 2 ? Art Therapist: Occupied for five years; vacated in July 2024 due to a job relocation.

Unit 3 ? Psychiatrist: Occupied for 12 years; vacated unexpectedly following spouse?s relocation.

Unit 4 ? Psychic: Occupied for nearly 15 years; vacated in July 2024 after transitioning business to an online-only format.

The Seller intentionally did not re-lease units as they became vacant, anticipating the sale of the property and following professional real estate guidance that prospective Buyers might prefer to occupy the building themselves or adapt it for alternative use.

The Seller would welcome the opportunity to remain in their long-time suite for a minimum of three additional years.