

Offering Memorandum

The Apartments at Nautica

55 Units

1231 Main Avenue
Cleveland, OH 44113



Colliers



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TERMS OF SALE

Historic operating documentation and property details can be found on the dedicated sales offering website.

- Unpriced, to be Determined by Market.
- Call for Offers Date, if any, will be set after Offering Market Launch.

We are accepting and reviewing preemptive offers and reserve the right to accept an offer prior to any future or scheduled bid deadline.

PROPERTY TOURS

Prospective Purchasers are encouraged to visit the property prior to submitting offers. Property tours will be conducted with Gary Cooper, via pre-scheduled appointments. Colliers and Seller request that interested parties refrain from visiting the site independently or communicating with staff.

OFFER SUBMISSION PROCESS

The property is being first offered for sale on an Open Bid basis. Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of Purchaser's offering including, but not limited to, (1) asset pricing, (2) due diligence and closing time frame, (3) earnest money deposit, (4) a description of the debt/ equity structure, and (5) underwriting and capital expenditures.

COMMUNICATIONS

All communications including any property tour requests, should be addressed to the Listing Broker, Gary Cooper via phone/text at (216) 242-1200 or email (gary.cooper@colliers.com)



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**NEIGHBORHOOD
MARKET OVERVIEW**

An aerial photograph of a city skyline, likely Cleveland, Ohio, featuring the skyline in the background, a river in the foreground, and industrial buildings and a bridge in the mid-ground. A dark blue semi-transparent rectangle is overlaid in the center, containing the title text.

Executive Summary

THE APARTMENTS AT NAUTICA

Offering Memorandum

Investment Overview

THE APARTMENTS AT NAUTICA

Located alongside the Nautica Waterfront District of Downtown Cleveland on the West Bank of the Flats, The Apartments at Nautica offers a compelling value-add investment opportunity of a strategically located historic warehouse redevelopment completed in 1993. The Apartments at Nautica provides residents with easy access to Cleveland’s vibrant dining, entertainment, and nightlife scenes. Residents enjoy premier walkability to major entertainment destinations at the Nautica Waterfront District such as Jacobs Pavillion, and Globe Iron, Cleveland’s newest live music venue.

The Apartments at Nautica is a mixed-used historic redevelopment with 55 spacious apartment units with an industrious charm, an estimated 16,700 square feet of ground floor retail space and an estimated 14,400 square of second floor commercial office space. Jacobs Entertainment and McCarthy’s Downtown are long-term tenants of the commercial spaces.

The Apartments at Nautica offers a diverse unit mix of one, two and three-bedroom floorplans that range from 750 to 1,525 square feet, attracting a broad demographic that ensures a stable and diversified tenant mix. Amongst downward trending unit sizes in new construction, The Apartments at Nautica is strategically positioned as a value-leader that boasts exceptionally large 1-bedroom units averaging 1,072 square feet and are priced at a significant discount to market rents of competitive new construction in the downtown market. Units at the property offer an industrious charm with vaulted ceilings, exposed brick, expansive windows, hardwood-style flooring, office/den space, open-concept floorplan designs and modern finishes in select units.

Property amenities include a rooftop deck offering panoramic views of downtown Cleveland, reserved indoor and outdoor parking spaces, secured intercom access, package room, on-site leasing & maintenance, laundry facilities on each floor, and an invitation to an active urban lifestyle. From a prime location to modern amenities and spacious floorplans, The Apartments at Nautica has tremendous potential to capture the high demand from Cleveland’s tremendous urban growth and tailor towards a diverse resident base.

1231 MAIN AVENUE

55	APARTMENT UNITS
65+	PARKING SPACES
11,350 Sq. Ft.	MCCARTHY’S ALE HOUSE
17,155 Sq. Ft.	JACOBS ENTERTAINMENT OFFICE & STORAGE SPACE
1914/1993	YEAR BUILT/RENOVATED
1.19 Acres	LAND AREA-PARCEL
1,081 Sq. Ft.	AVERAGE APARTMENT SIZE
118,368 Sq. Ft.	GROSS BUILDING SIZE
22,577 Sq. Ft.	GROSS PARKING
Four and Six Story – Over Two Floors of Office and Retail	BUILDING STORIES
87.27%	APARTMENT OCCUPANCY: NOVEMBER 4, 2025
91.64%	COMMERCIAL OCCUPANCY: NOVEMBER 4, 2025

Investment Highlights



Prime Location in Cleveland's Flats

District: Nestled along the Cuyahoga River and proximate to top attractions like The Greater Cleveland Aquarium, FirstEnergy Stadium, Rocket Arena, Jacobs Pavillion and more. Whether it's the Flats at East Bank or Ohio City, high-end restaurants, trendy bars, and entertainment venues are all within walking distance.



New People Magnets at Your Doorstep:

Globe Iron, a new concert venue in Cleveland's West Bank of the Flats, opened in May 2025. The 1,200-capacity indoor concert hall which mixes metal, rock, indie and folk offerings. Irishtown Bend Park is an exciting new development in Cleveland, transforming a 23-acre area along the Cuyahoga River into a vibrant green space. The park aims to connect downtown Cleveland with the river and Lake Erie, providing a scenic and accessible area for the community.



Cuyahoga Riverfront Master Plan within

Walking Distance: The Riverfront Cleveland is a transformational, mixed-use development reimagining 35 acres of underutilized land and the historic Tower City Center along the Cuyahoga River a \$3.5 billion vision for the city that prioritizes accessibility and sustainability. Planned to open in 2027. The 3.5 million square foot master plan development will include 12 acres of publicly accessible space including parks, plazas, trails, a 3,000-foot riverwalk, open areas and waterfront access with year-round activities.



Diverse, Spacious, & Unique Floorplans:

The Apartments at Nautica offers well-above average floorplans, tailoring towards a diverse resident base seeking more space and at a significant discount to new competitive urban construction. Leasing trends show tremendous demand for urban renters seeking properties with more character and premier accessibility to community amenities.



Modernize Units to Achieve Significant Rent

Premiums: Current ownership has recently invested significant capital into the property, reinforcing the foundational components of the property such as structural steel beams, roofing and HVAC systems, meanwhile modernizing interior units to achieve strong premiums. New ownership is encouraged to pursue luxury interior renovations of units to strategically position rents at a discount to luxury new construction projects.



Enhance Amenity Spaces: New ownership has the opportunity to enhance the rooftop terrace to make it a year-round community space for residents by adding grill stations, firepits, space heaters, new cabana and night lights. The main lobby has a large space currently used as maintenance storage, despite ample other space for maintenance storage, and provides for the opportunity to build-out a large community gathering space or on-site fitness center.

Aerial Map





Property Overview

THE APARTMENTS AT NAUTICA

Offering Memorandum

The Apartments at Nautica

Amenities

COMMUNITY



Garage



24/7 On-call Maintenance



Reserved Parking



Rooftop Deck



Laundry Facility



Access to Public Transportation



Elevator

APARTMENT



Central Air & Heating



Walk-in Closets



Loft



Pet friendly



Property Details

SITE DESCRIPTION

Address	1231 Main Avenue, Cleveland, OH
Accessor's Parcel Numbers	003-18-003 + 003-18-004
County	Cuyahoga
School District	Cleveland Metropolitan SD
Zoning	Multifamily
Total Gross Building Size	118,368 sq. ft.
Total Units	55
Year Built	1914/1993
Acreage	1.19
Parking	22, 577 sq. ft./65+ Parking Spaces

UTILITIES

Water	Landlord	City of Cleveland Division of Water
Sewer	Landlord	Northeast Ohio Regional Sewer District
Trash Removal	Landlord	Rumpke
Electric	Tenant	Cleveland Public Power
Gas	Tenant	Enbridge Gas Ohio
Cable-Internet	Tenant	Various - tenant's choice

MECHANICAL

Building HVAC-Heating	RTU's, baseboard and cabinet heaters
Building HVAC-Cooling	RTU's, baseboard and cabinet heaters
Aparment HVAC-Heating	Direct expansion HVAC split systems with roof-top condensers and interior furnaces
Apartment HVAC-Cooling	Direct expansion HVAC split systems with roof-top condensers and interior furnaces
Fire Protection	Wet-pipe automatic sprinkler system, smoke detectors, heat detectors, pull stations, horn/strobes
Hot Water	Individual 40 gallon gas-fired heater in resident units, office and restrooms supplied by 74 gallon gas-fired heater
Wiring	Copper. Main electrical service is rated at 800 amp, 480Y/277 volt, 3-phase, 4-wire main distribution panels; Each apartment has an interior circuit breaker panel rated at 125 amp, 208/120 volt
Roof 4 Story	2013 - BUR with mineral-surfaced cap sheet
Roof 6 Story	2014 - BUR with mineral-surfaced cap sheet
Roof Garage	Unknown - Pitched BUR with spray applied coating
Elevator	1 Overhead hydraulic passenger



Operation Details

RENT POLICY

Due Date	1st of the month
Late After	5th of the month
3 Day Notice Sent	6th of the month
Eviction File Date	10th of the month

ADDITIONAL FEES & CHARGES

Late Fee	5% of rent
Pet Deposit	\$300 non refundable deposit, \$30 monthly
Application Fee	\$50
Security Deposit	Varies depending on credit
NSF Fee	\$35
Parking	\$120 monthly for covered
Insurance Required	Tenant required to purchase personal liability insurance, recommend purchasing personal property insurance
Laundry	2 washer and 2 dryer per floor in common area - \$2.20 per wash cycle, \$2.20 per dry cycle

EMPLOYEE BREAKDOWN

Total Employees	2 partime employees
Office & Leasing	0.5 Split between other buildings
Maintenance Techs	0.5 Split between other buildings
Cleaners/Housekeepers	Bee Cleaning Services

MANAGEMENT/SOFTWARE

Management Software	Yardi
Property Management	RHM Real Estate Group
Revenue Management System	Yardi
Current Advertising Sources	Google PPC ads, apartments.com, rent.com



The Apartments at Nautica

Historic Preservation Easement Agreement

On December 28, 2017, the owner of The Apartments at Nautica entered into a Historic Preservation Easement Agreement with The Historic Warehouse District Development Corporation of Cleveland, an Ohio non-profit corporation ("Grantee").

DEFINITION OF A HISTORIC PRESERVATION EASEMENT

A preservation easement agreement is a legal agreement that protects the façade of historic buildings. This type of agreement is entered into between a property owner and a qualified preservation organization or government agency. The owner retains ownership rights to the property but gives up certain rights to alter the property.

KEY FEATURES

Perpetual Protection

- A preservation easement is perpetual, meaning it remains in perpetuity even if the property is sold to a third party.
- It binds both current and future owners to maintain the property's historical character of the building and property.

Scope of Protection

- The preservation easement grants and relinquishes to the Grantee two distinct property rights: (1) a historic preservation easement in perpetuity in the building façade, and (2) the owner's interest in the air space to preserve and maintain the building façade for public benefit.
- Unless approved by the Grantee or the National Park Service, it prohibits any alterations to the exterior of the building that would compromise the property's historical integrity including but not limited to, the front, side and rear exterior walls, height, roof, roof lines, color, building materials and above and adjacent to the building encompassing all such air space of the property.
- According to the preservation easement, the document's purpose is to ensure that the façade of the building will be preserved and maintained forever for the benefit of the general public.

Annual Payments:

- Section 7.8 of the Agreement provides that an annual payment of \$2,500.00 is to be paid to Grantee. This amount is subject to an inflation adjustment.

For more details, please find the executed and recorded preservation easement in the Deal Vault for the transaction.

Historic Overview

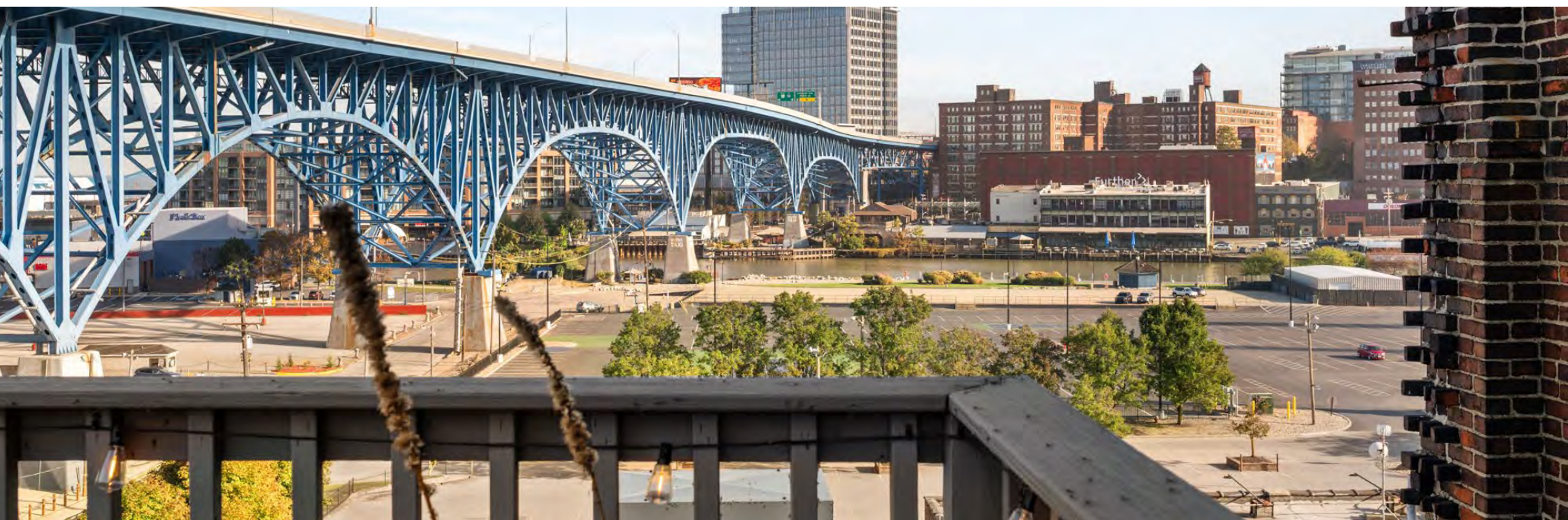
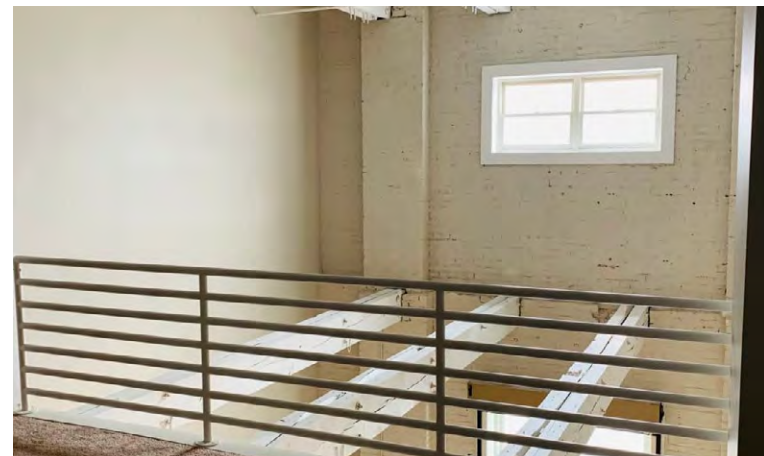
Constructed in 1914, the building (today's The Apartments at Nautica) located at 1231 Main Avenue was the fifth and final plant built for the Theodor Kundtz Company on the area bounded by Main Avenue, Mulberry Street, the Old Superior Viaduct, and Sycamore Street. Kundtz's Firm, which specialized in woodworking, casework and sewing machine cabinets had previously constructed four large buildings and a machine shop on the adjoining parcels.

Theodor Kundtz Company was Cleveland's largest employer in the early 1900's with 2,500 workers on the payroll and renowned for its skilled artisans. Kundtz held 44 patents for inventions, mainly for moving parts on sewing machines so they could fit into the cabinets Kundtz built. The Company specialized in wood products & was an early pioneer in vertically integrated manufacturing controlling every aspect of turning hardwood trees into finished products.

Today, still more than 5,000 churches in 48 states have Kundtz cabinetry. However, their main product was sewing machine cabinets and thus one of their biggest customers, the White Sewing Machine Co., bought the Theodor Kundtz Co. in 1925 when Theodor retired.

In 1993, Jacobs Investments, a renowned national and local developer, repurposed the warehouse for residential use as part of his larger Flats and Nautica Entertainment Complex and Nautica Waterfront project. The property is listed on the National Register of Historic Places.















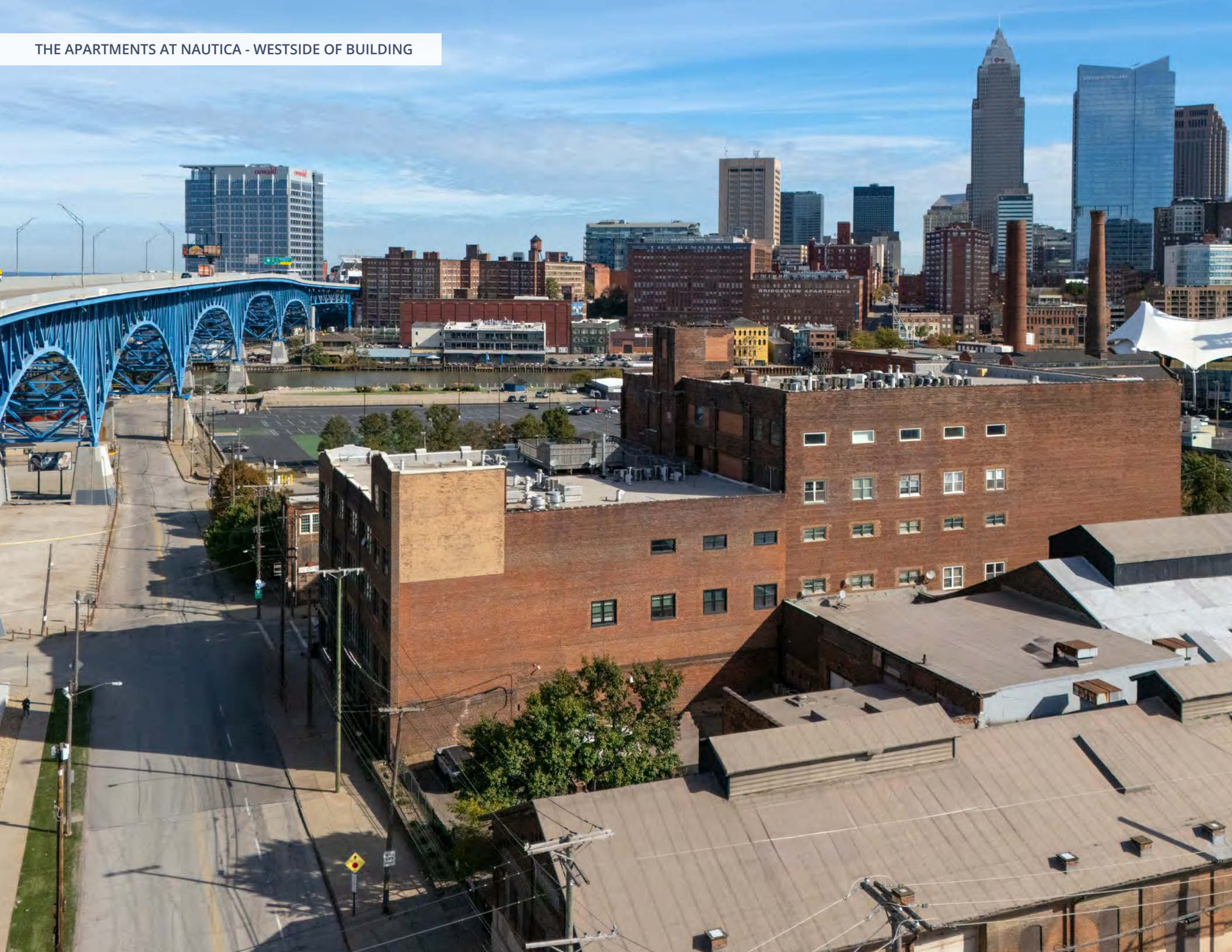
THE APARTMENTS AT NAUTICA - ROOFTOP DECK



THE APARTMENTS AT NAUTICA - ROOFTOP DECK (FIFTH FLOOR)



THE APARTMENTS AT NAUTICA - WESTSIDE OF BUILDING



THE APARTMENTS AT NAUTICA - EASTSIDE OF BUILDING





SHERWIN-WILLIAMS.

OUR STORY LIVES IN

COLOR



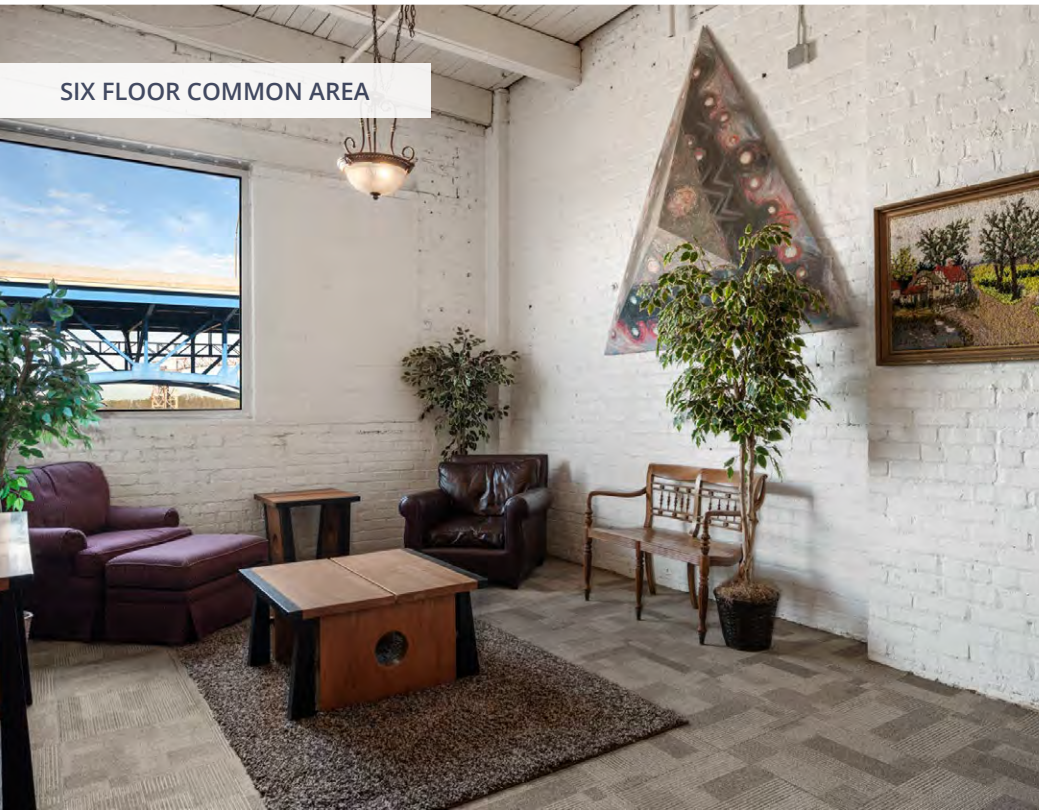
THE APARTMENTS AT NAUTICA - OFFICE



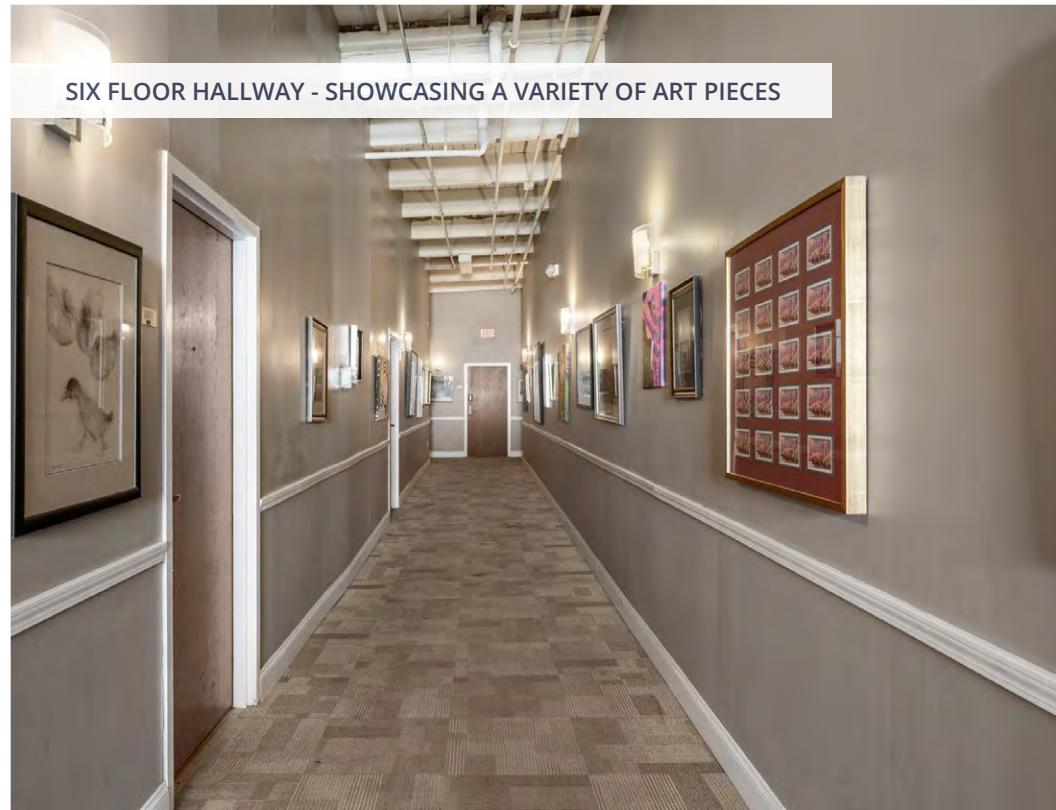
SECOND FLOOR COMMON AREA



SIX FLOOR COMMON AREA



SIX FLOOR HALLWAY - SHOWCASING A VARIETY OF ART PIECES



VENDING MACHINES - COMMON AREA



RESERVED PARKING IN THE GARAGE



MAILBOXES - COMMON AREA



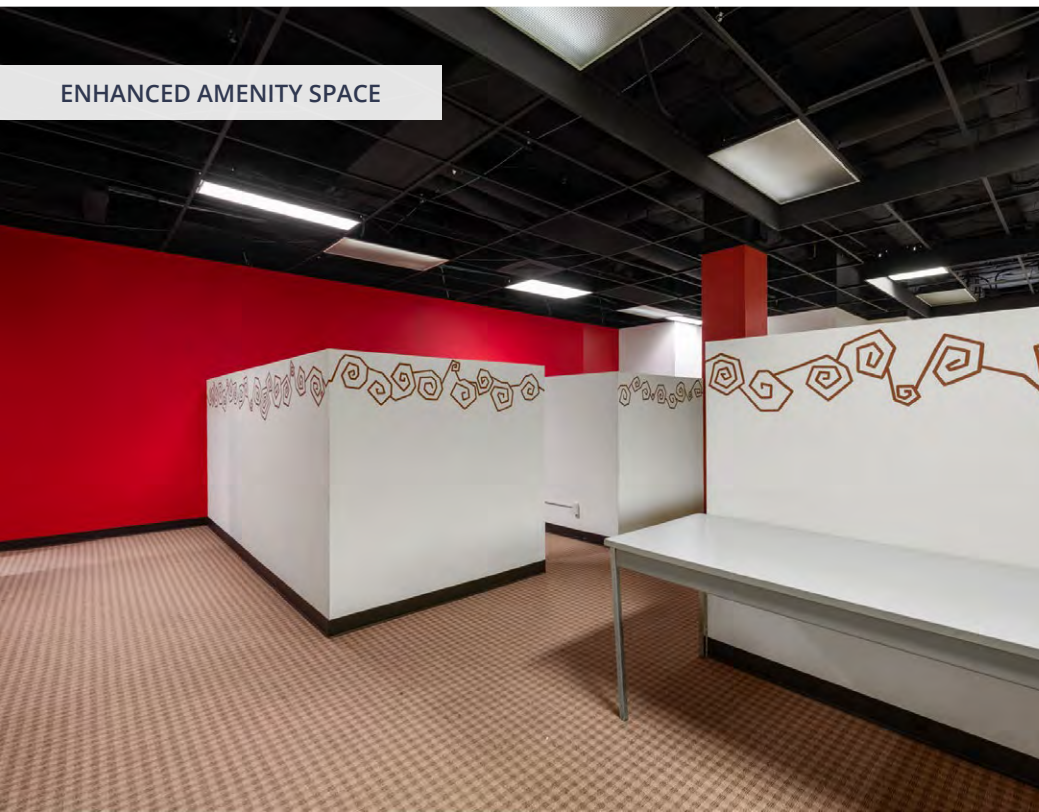
LAUNDRY ON EACH FLOOR



NAUTICA ENTERTAINMENT OFFICES



ENHANCED AMENITY SPACE



ENTRANCE TO MCCARTHY'S ALE HOUSE





BAR - MCCARTHY'S ALE HOUSE



SEATING AREA - MCCARTHY'S ALE HOUSE



PRIVATE PARTY ROOM - MCCARTHY'S ALE HOUSE



Floor Plans



THE APARTMENTS AT NAUTICA
1 BED | 1.5 BATH LOFT

Floor Plans



THE APARTMENTS AT NAUTICA
2 BED | 1.5 BATH A

Floor Plans



THE APARTMENTS AT NAUTICA
2 BED | 1.5 BATH B

Floor Plans



THE APARTMENTS AT NAUTICA
2 BED | 1.5 BATH D

Floor Plans



THE APARTMENTS AT NAUTICA
2 BED | 1.5 BATH

An aerial photograph of a city skyline, likely Pittsburgh, featuring a prominent blue steel arch bridge on the left. The foreground shows a rooftop area with a wooden deck and a small gazebo. A large, dark blue rectangular overlay is positioned in the center of the image, containing the title text in white. The background includes various skyscrapers and industrial buildings under a clear blue sky.

Financials

THE APARTMENTS AT NAUTICA

Offering Memorandum

Income & Expense Review & Analysis

	Year End 2023		Year End 2024		September 2025 T12		Year 1 Forecast	
	\$ Total	Per Unit	\$ Total	Per Unit	\$ Total	Per Unit	\$ Total	Per Unit
OPERATING REVENUE								
Potential Market Rent	\$871,616	\$15,848	\$937,315	\$17,042	\$980,589	\$17,829	\$1,038,456	\$18,881
(Loss to Lease) / Gain to Lease	(\$9,455)	(\$172)	(\$36,060)	(\$656)	(\$63,041)	(\$1,146)	(\$41,538)	(\$755)
Gross Potential Revenue	\$862,161	\$15,676	\$901,255	\$16,386	\$917,548	\$16,683	\$996,918	\$18,126
Vacancy	(\$30,216)	(\$549)	(\$40,632)	(\$739)	(\$83,861)	(\$1,525)	(\$83,076)	(\$1,510)
Concessions	(\$6,470)	(\$118)	(\$8,609)	(\$157)	(\$19,031)	(\$346)	(\$2,285)	(\$42)
Collection Loss / Bad Debt	(\$15,691)	(\$285)	(\$6,081)	(\$111)	(\$12,782)	(\$232)	(\$2,279)	(\$41)
Base Rental Revenue	\$809,784	\$14,723	\$845,933	\$15,381	\$801,874	\$14,580	\$909,278	\$16,532
Garage / Parking	\$42,180	\$767	\$56,291	\$1,023	\$46,678	\$849	\$45,241	\$823
Expense Reimbursements	-	-	\$6,075	\$110	\$10,531	\$191	\$15,940	\$290
Other Residential Income	\$22,128	\$402	\$12,762	\$232	\$20,464	\$372	\$26,773	\$487
Commercial Net Income	\$301,830	\$5,488	\$302,942	\$5,508	\$304,875	\$5,543	\$305,268	\$5,550
Other Income	\$366,139	\$6,657	\$378,071	\$6,874	\$382,549	\$6,955	\$393,222	\$7,149
EFFECTIVE GROSS REVENUE	\$1,175,923	\$21,380	\$1,224,004	\$22,255	\$1,184,423	\$21,535	\$1,302,500	\$23,682
OPERATING EXPENSES								
Repair & Maintenance	\$72,753	\$1,323	\$27,117	\$493	\$15,286	\$278	\$22,000	\$400
Contract Services	\$61,003	\$1,109	\$58,710	\$1,067	\$67,217	\$1,222	\$60,500	\$1,100
Personnel	\$73,158	\$1,330	\$89,049	\$1,619	\$78,306	\$1,424	\$75,625	\$1,375
Marketing / Advertising	\$17,483	\$318	\$15,919	\$289	\$15,299	\$278	\$9,625	\$175
Administrative Expenses	\$30,730	\$559	\$38,783	\$705	\$25,081	\$456	\$21,000	\$382
Turnover / Make-Ready	\$46,726	\$850	\$42,563	\$774	\$46,700	\$849	\$30,250	\$550
Electricity	\$52,730	\$959	\$55,081	\$1,001	\$45,849	\$834	\$46,766	\$850
Fuel (Gas & Oil)	\$9,600	\$175	\$9,082	\$165	\$8,756	\$159	\$8,932	\$162
Water & Sewer	\$56,411	\$1,026	\$68,503	\$1,246	\$62,509	\$1,137	\$63,759	\$1,159
Insurance	\$61,059	\$1,110	\$47,650	\$866	\$86,500	\$1,573	\$86,500	\$1,573
Real Estate Taxes	\$138,663	\$2,521	\$175,203	\$3,186	\$175,930	\$3,199	\$181,836	\$3,306
Property Management Fee	\$58,837	\$1,070	\$61,195	\$1,113	\$60,316	\$1,097	\$65,125	\$1,184
TOTAL OPERATING EXPENSES	\$685,791	\$12,469	\$688,854	\$12,525	\$687,748	\$12,269	\$671,918	\$12,217
NET OPERATING INCOME	\$490,132	\$3,207	\$535,151	\$9,910	\$496,674	\$9,266	\$630,583	\$11,465

10-Year Cash Flow Projections

	T12 Ann'd	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
OPERATING REVENUE											
Potential Market Rent	\$980,589	\$1,038,456	\$1,069,610	\$1,101,698	\$1,134,749	\$1,168,791	\$1,203,855	\$1,239,971	\$1,277,170	\$1,315,485	\$1,354,950
(Loss to Lease) / Gain to Lease	(\$63,041)	(\$41,538)	(\$42,784)	(\$33,051)	(\$34,042)	(\$23,376)	(\$24,077)	(\$24,799)	(\$25,543)	(\$26,310)	(\$27,099)
Gross Potential Revenue	\$917,548	\$996,918	\$1,026,825	\$1,068,647	\$1,100,706	\$1,145,416	\$1,179,778	\$1,215,171	\$1,251,626	\$1,289,175	\$1,327,851
Vacancy	(\$83,861)	(\$83,076)	(\$85,569)	(\$88,136)	(\$90,780)	(\$93,503)	(\$96,308)	(\$99,198)	(\$102,174)	(\$105,239)	(\$108,396)
Concessions	(\$19,031)	(\$2,285)	(\$2,353)	(\$2,451)	(\$2,525)	(\$2,630)	(\$2,709)	(\$2,790)	(\$2,874)	(\$2,960)	(\$3,049)
Collection Loss / Bad Debt	(\$12,782)	(\$2,279)	(\$2,347)	(\$2,445)	(\$2,519)	(\$2,623)	(\$2,702)	(\$2,783)	(\$2,866)	(\$2,952)	(\$3,041)
Base Rental Revenue	\$801,874	\$909,278	\$936,556	\$975,615	\$1,004,883	\$1,046,659	\$1,078,059	\$1,110,401	\$1,143,713	\$1,178,024	\$1,213,365
Expense Reimbursements	\$10,531	\$15,940	\$16,259	\$16,584	\$16,915	\$17,254	\$17,599	\$17,951	\$18,310	\$18,676	\$19,049
Other Residential Income	\$67,142	\$72,014	\$74,175	\$76,400	\$78,692	\$81,053	\$83,484	\$85,989	\$88,569	\$91,226	\$93,962
Commercial Net Income	\$304,875	\$305,268	\$306,281	\$307,319	\$314,852	\$315,943	\$317,061	\$318,207	\$319,353	\$320,499	\$321,645
Other Income	\$382,549	\$393,222	\$396,714	\$400,303	\$410,460	\$414,250	\$418,144	\$422,147	\$426,231	\$430,400	\$434,657
EFFECTIVE GROSS REVENUE	\$1,184,423	\$1,302,500	\$1,333,271	\$1,375,918	\$1,415,343	\$1,460,909	\$1,496,203	\$1,532,548	\$1,569,944	\$1,608,425	\$1,648,022
OPERATING EXPENSES											
Repair & Maintenance	(\$15,286)	(\$22,000)	(\$22,440)	(\$22,889)	(\$23,347)	(\$23,814)	(\$24,290)	(\$24,776)	(\$25,271)	(\$25,777)	(\$26,292)
Contract Services	(\$67,217)	(\$60,500)	(\$61,710)	(\$62,944)	(\$64,203)	(\$65,487)	(\$66,797)	(\$68,133)	(\$69,495)	(\$70,885)	(\$72,303)
Turnover / Make-Ready	(\$46,700)	(\$30,250)	(\$30,855)	(\$31,472)	(\$32,102)	(\$32,744)	(\$33,398)	(\$34,066)	(\$34,748)	(\$35,443)	(\$36,152)
Personnel	(\$78,306)	(\$75,625)	(\$77,138)	(\$78,680)	(\$80,254)	(\$81,859)	(\$83,496)	(\$85,166)	(\$86,869)	(\$88,607)	(\$90,379)
Marketing / Advertising	(\$15,299)	(\$9,625)	(\$9,818)	(\$10,014)	(\$10,214)	(\$10,418)	(\$10,627)	(\$10,839)	(\$11,056)	(\$11,277)	(\$11,503)
Administrative	(\$25,081)	(\$21,000)	(\$21,420)	(\$21,848)	(\$22,285)	(\$22,731)	(\$23,186)	(\$23,649)	(\$24,122)	(\$24,605)	(\$25,097)
Utilities	(\$117,114)	(\$119,457)	(\$121,846)	(\$124,283)	(\$126,769)	(\$129,304)	(\$131,890)	(\$134,528)	(\$137,219)	(\$139,963)	(\$142,762)
Insurance	(\$86,500)	(\$86,500)	(\$88,230)	(\$89,995)	(\$91,794)	(\$93,630)	(\$95,503)	(\$97,413)	(\$99,361)	(\$101,349)	(\$103,376)
Real Estate Taxes	(\$175,930)	(\$181,836)	(\$185,473)	(\$189,182)	(\$192,966)	(\$196,825)	(\$200,762)	(\$204,777)	(\$208,872)	(\$213,050)	(\$217,311)
Property Management Fee	(\$60,316)	(\$65,125)	(\$66,664)	(\$68,796)	(\$70,767)	(\$73,045)	(\$74,810)	(\$76,627)	(\$62,530)	(\$64,396)	(\$66,319)
TOTAL OPERATING EXPENSES	(\$687,748)	(\$671,918)	(\$685,592)	(\$700,103)	(\$714,701)	(\$729,858)	(\$744,759)	(\$759,975)	(\$759,544)	(\$775,351)	(\$791,493)
NET OPERATING INCOME	\$496,674	\$630,583	\$647,678	\$675,815	\$700,642	\$731,051	\$751,445	\$772,573	\$810,400	\$833,074	\$856,529

Notes

REVENUE NOTES

1. Gross Potential Revenue (GPR) is based on the November 04 , 2025 Rent Roll. Average In-Place rent is \$1,378 or \$1.29 per square foot.
2. Projected Increases to GPR are forecast via 3.0% effective rent growth in Year 1 and throughout the hold period.
3. Vacancy is projected to stabilize at 8.0% of GPR.
4. Commercial income includes \$3,278 per month from McCarthy's lease grown 3% year-over-year. Jacobs lease includes \$22,063 per month through January 1st, 2028, and increased by 3.5% year over year thereafter throughout the hold period.
5. Garage / Parking Income is projected at \$45,241 based on historical trends.
6. Other Residential Income includes pet fees, administrative fees, application fees, trash fees, parking, and other fees charged to tenants. All other income is assumed to be \$777 per unit annually.

EXPENSE NOTES

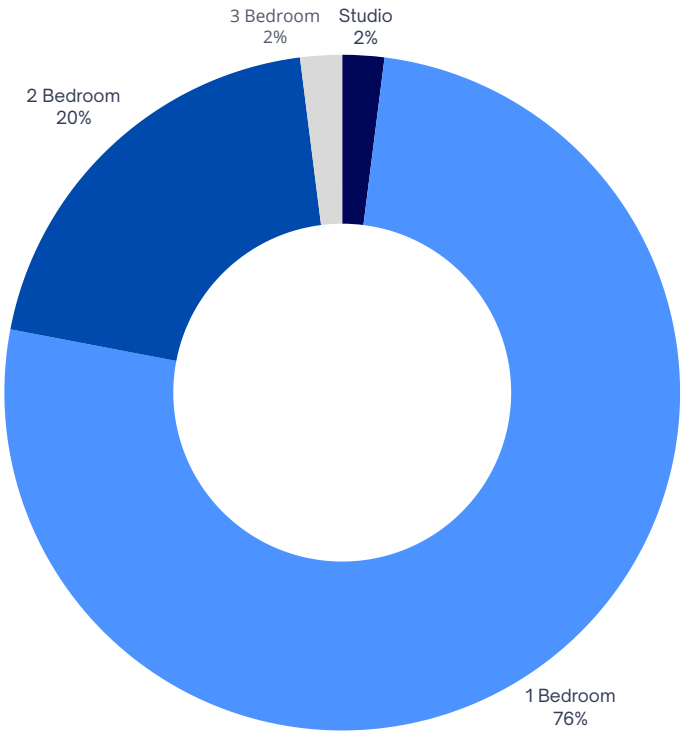
1. Repairs & Maintenance are projected to cost \$400 per unit (\$22,000) based on comparable assets in the market.
2. Contract Services includes any labor that would need to be handled by third parties. Such expenses include pest control and maintenance contracts. This expense is estimated at \$1,100 per unit annually (\$60,500).
3. Personnel costs include salaries, wages, and benefits. Projected Year 1 expense is \$75,625 or \$1,375 per unit.
4. Marketing & Advertising is projected at \$175 per unit (\$9,625).
5. Administrative expenses are projected at \$382 per unit annually (\$21,000).
6. Turnover/Make-Ready is based on an average cost per turn of \$1100 and a 50% turnover ratio per year.
7. Utilities include electricity costs for common areas and vacant units in addition to Water/Sewer. All utilities are expected to grow by 2.0% over the previous 12 months' operations.
8. Insurance is projected to increase to \$1,573 per unit (\$86,500) which is in line with comparable assets in the market.
9. The property is subject to taxation by the city of Cleveland, Ohio. The most recent millage rate is 103.222118 per \$100 of assessed value.
10. A Management Fee at 5.0% of Effective Gross Revenue is forecast throughout the hold period.
11. Replacement Reserves are forecast at \$200 per unit annually.
12. All expenses are projected to have an inflation rate of 2.0% unless otherwise noted.

Commercial Lease Summary

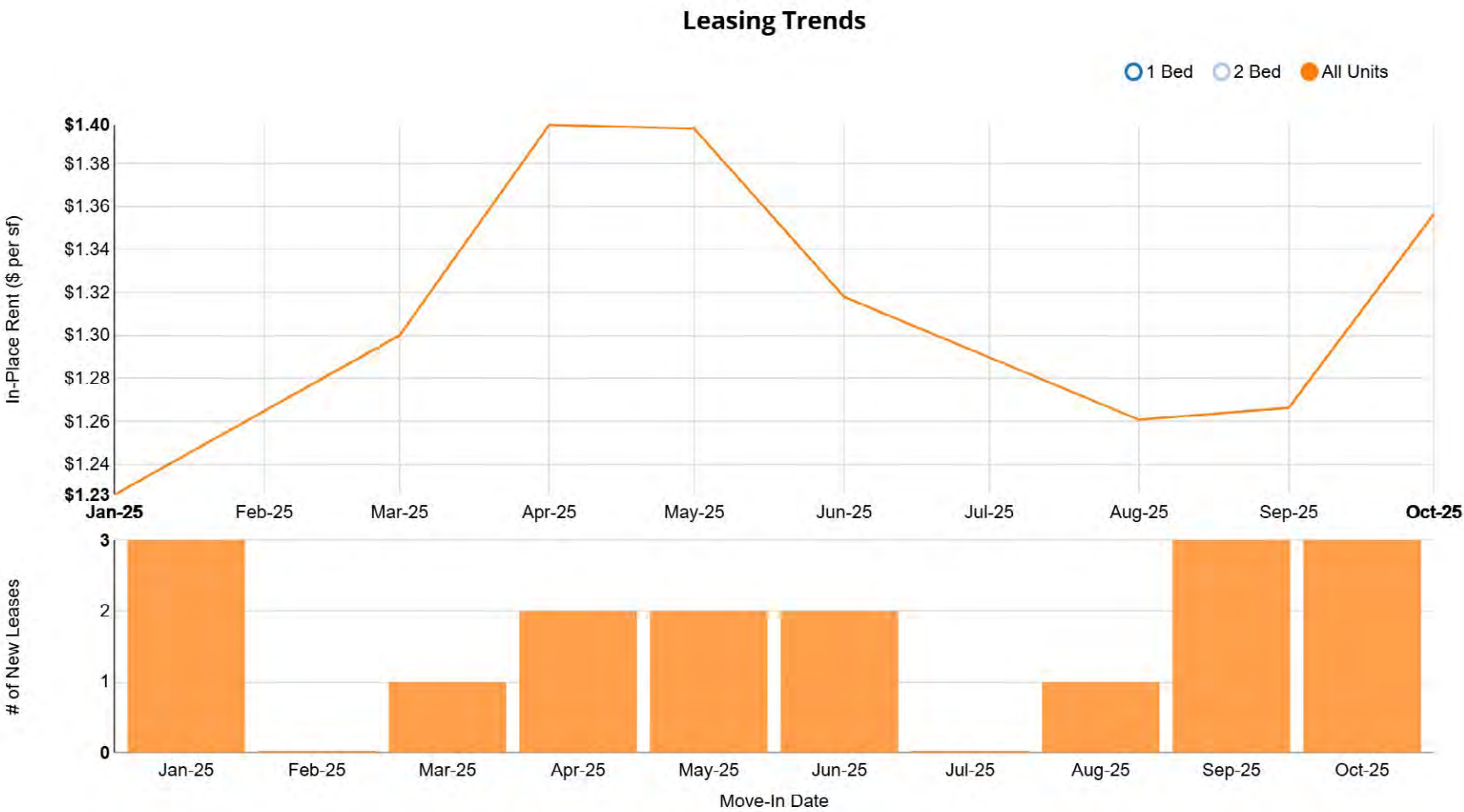
Tenant Name Type & Suite Number Lease Dates & Term	Sq. Ft.	Current Rate & Amount: Per Year Per Month	Changes On	Changes To Per Year Per Month	Description of Operating Cost Reimbursements	Percentage Rent	Renewal Options
McCarthy's Ale House 1st Floor Retail January 1, 2004 to December 31, 2026	11,350	\$3.47 \$39,338.16 \$3,278.18	January 1, 2026	\$3.57 \$40,518.36 \$3,376.53	HVAC Maint. & Repair 5.8% of RE Tax Increases Over Base CAM Over Base	8% of Sales in Excess of \$600K Per Year	Two Terms of Five (5) Years. @ Market Rent with a Base of Final Year
Jacob's Entertainment 1st Floor Office December 22, 2017 to December 21, 2027	5,355	\$4.83 \$25,875.00 \$2,156.25	N/A	N/A	CAM Over Base Year of 2019 Including RE Taxes & Insurance	N/A	Two Terms of Five (5) Years. @ Market Rent.
Jacob's Entertainment 2nd Floor Office+1,000 Sq, Ft Storage on 1st Floor December 22, 2017 to December 21, 2027	11,800	\$19.74 \$232,875.00 \$19,406.25	N/A	N/A	CAM Over Base Year of 2019 Including RE Taxes & Insurance	N/A	Two Terms of Five (5) Years. @ Market Rent.

Unit Mix

UNIT SUMMARY								
Rent Roll as 11/04/25	UNITS				MARKET RENT		IN-PLACE RENT	
	Average Size	Occupancy	Vacant	Total	Per unit	Per SF	Per Unit	Per SF
Studio	750 sf	1 units	-	1 units	\$ 1,326	\$ 1.77	\$ 1,288	\$ 1.72
1 Bedroom 1.5 bath	940 sf	2 units	-	2 units	\$ 1,455	\$ 1.55	\$ 1,304	\$ 1.39
1 Bedroom 1.5 bath + Bonus	1,045 sf	24 units	4 units	28 units	\$ 1,503	\$ 1.44	\$ 1,338	\$ 1.28
1 Bedroom 2 bath + Bonus	1,070 sf	9 units	-	9 units	\$ 1,707	\$ 1.60	\$ 1,472	\$ 1.38
2 Bedroom 1.5 bath	1,173 sf	11 units	3 units	14 units	\$ 2,400	\$ 1.57	\$ 1,785	\$ 1.52
3 Bedroom 2 bath	1,525 sf	1 units	-	1 units	\$ 2,294	\$ 1.50	\$ 1,785	\$ 1.17
Total/Average	1,081 sf	48 units	7 units	55 units	\$ 1,573	\$ 1.46	\$ 1,378	\$ 1.27

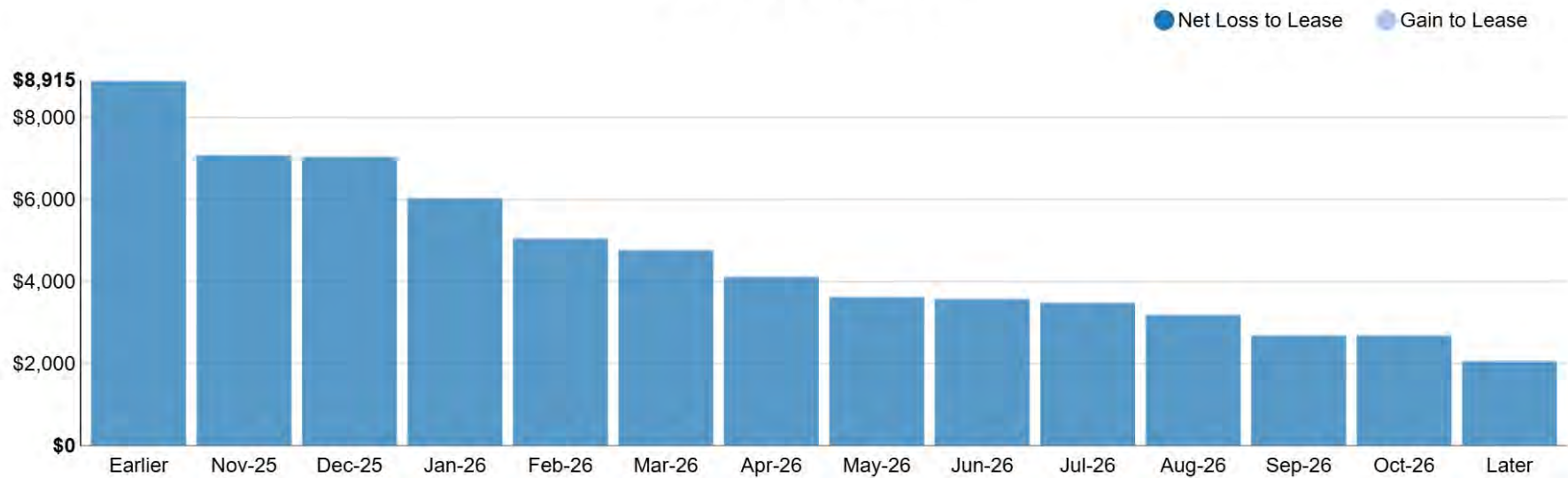


Leasing Trends

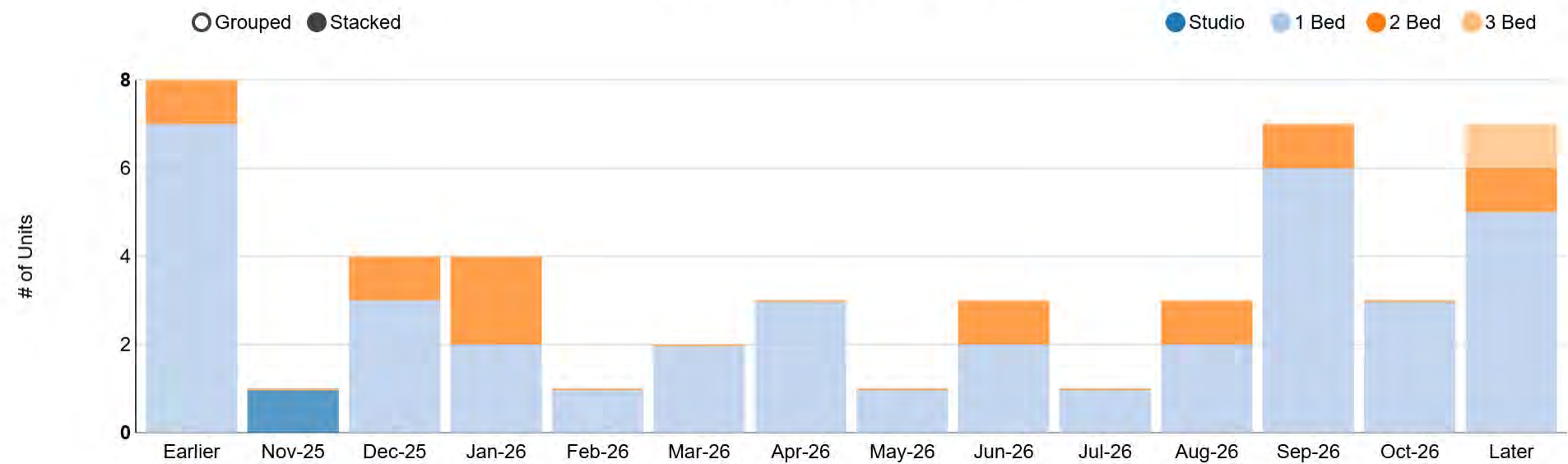


Loss to Lease Burn-Off & Expiration Schedule

Loss to Lease Burn-off



Lease Expiration Schedule



Real Estate Tax Analysis

The Apartments at Nautica consists of two (2) tax parcels located in Cuyahoga County. Real estates taxes are paid semi-annually in arrears the following year in February and July. The taxable value is 35% of the appraised value multiplied by the current statutory effective mileage rate of 103.222118. The figures attached are for taxes 'payable' in 2025, the rates for taxes 'payable' in 2026 have not been released.

Current Real Estate Property Taxes	Appraised Value	Taxable Value	Annual Tax
Land Value: 003-18-003	\$407,400	\$142,590	\$14,718
Land Value: 003-18-004	\$338,500	\$118,480	\$12,230
Building Value: 003-18-003	\$141,300	\$49,460	\$5,105
Building Value: 003-18-004	\$4,146,600	\$1,451,310	\$149,807
Total Value	\$5,033,800	\$1,761,840	\$181,861

Real Estate Tax Comparables							
	SUBJECT	1	2	3	4	5	6
Property	The Apartments at Nautica	Worthington Yards	Bridgeview Apartments	Shorehaus Lofts	The Bingham	Worthington Square Apts	Hingetown Lofts
City	Cleveland	Cleveland	Cleveland	Cleveland	Cleveland	Cleveland	Cleveland
County	Cuyahoga	Cuyahoga	Cuyahoga	Cuyahoga	Cuyahoga	Cuyahoga	Cuyahoga
PPN	003-18-003 + 003-18-004	101-09-067	101-13-004 + 101-13-005	101-09-002	101-13-003	101-09-014 + 101-09-066	003-14-026
Building	Mid-Rise	Mid-Rise	Mid-Rise	Mid-Rise	Mid-Rise	Mid-Rise	Mid-Rise
Year Built	1993 Conversion (1914)	2017 Conversion (1913)	2000 Conversion (1911)	Conversion 19997 (1905)	Conversion 2004 (1915)	Conversion in 1996 (1880)	Conversion 2006 (1910)
Units	55	98	247	57	338	53	19
Unit Types	Studio, 1, 2, & 3 Bed	1, 2, & 3 Bedrooms	1, 2, & 3 Bedrooms	1 & 2 Bedrooms	1, 2, & 3 Bedrooms	1 & 2 Bedrooms	Studio, 1, & 2 Bed
Auditors Mkt Value	\$5,033,800	\$3,177,100	\$25,583,000	\$5,481,600	\$57,439,400	\$1,627,600	\$1,764,100
Auditors Mkt Value /Unit	\$91,524	\$1,389	\$103,575	\$96,168	\$169,939	\$30,709	\$92,847
Real Estate Taxes	\$181,861	\$136,083	\$960,663	\$208,192	\$2,124,986	\$62,247	\$63,744
Real Estate Taxes per Unit	\$3,306	\$1,574	\$2,753	\$3,652	\$6,286	\$1,174	\$3,354
Tax Rate	103.222118	103.222118	103.222118	103.222118	103.222118	103.222118	103.222118

Lender Debt Matrix

November 11, 2025

Estimates of current lending terms for underwriting purposes

	LENDER TYPES		
	Agency	Life Company	CMBS
LTV	up to 75%	up to 75%	up to 75%
Loan Term	5 years	5 years	5 years
Fixed/Floating	Fixed	Fixed	Fixed
Index Used	5 yr UST	5 yr UST	5 yr UST
Index Rate	3.72%	3.72%	3.72%
Spread	1.60%	1.60%	2.60%
Coupon	5.32%	5.32%	6.32%
Rate Lock	At Closing	At Application	At Closing
Interest Only Period	5 years	3 years	5 years
Amortization	30 years	30 years	30 years
Minimum DSCR	1.25x	1.25x	1.25x
Minimum Debt Yield	8.0%	8.0%	8.0%
Prepayment	Yield Maintenance	Yield Maintenance	Defeasance
Recourse	None	None	None
Origination Fees	1%	1%	1%
Comments	<p>LTV is really derived by working backwards by using minimum debt yield and DSCR calculations.</p> <p>Longer terms are available but it may impact rate and I/O period. Spreads can range based on numerous factors, including experience of borrower, credit of borrower, term, leverage, etc.</p>		

For more information please contact:

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Vice President
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The background image shows a wooden deck with a gazebo on the left and a blue bridge on the right. The gazebo has a wooden frame and a shingled roof. Inside the gazebo, there are wooden chairs and a table. The bridge has a blue metal frame and a wooden deck. The sky is clear and blue.

Demographics

THE APARTMENTS AT NAUTICA

Offering Memorandum

Population, Household Summary & Median Home Value

	1 mile radius	2 mile radius	3 mile radius
POPULATION SUMMARY			
2025 Estimated Population	14,627	31,962	47,654
2030 Projected Population	16,064	33,437	47,088
2025-2030 Annual Pop Change (CAGR)	1.89%	0.91%	-0.24%
2010-2020 Annual Pop Change (CAGR)	2.00%	0.44%	-0.54%
2020-2025 Annual Pop Change (CAGR)	2.81%	1.10%	-0.52%
2025 Estimated Population / Sq. Mi.	6,278.2	5,491.1	5,064.3
2025 Total Daytime Population	47,688	50,300	61,976
Workers	42,675	35,232	32,960
Residents	5,013	15,068	29,016
2025 Workers % of Daytime Population	89.5%	70.0%	53.2%
2025 Residents % of Daytime Population	10.5%	30.0%	46.8%
HOUSEHOLD SUMMARY			
2025 Estimated Households	8,622	16,635	19,840
2025 Average Household Size	1.52	1.77	2.35
2025-2030 Annual HH Change (CAGR)	2.23%	1.25%	-0.03%
2010-2020 Annual HH Change (CAGR)	4.21%	1.86%	0.34%
2020-2025 Annual HH Change (CAGR)	4.03%	1.62%	-0.20%
2025 Housing Units	10,068	20,784	23,516
Owner Occupied Housing Units	13.4%	22.4%	31.3%
Renter Occupied Housing Units	14.4%	20.0%	15.6%
OWNER OCCUPIED MEDIAN HOME VALUE			
2025 Median Home Value	\$373,611	\$292,529	\$101,543
2030 Median Home Value	\$420,865	\$363,112	\$160,566

Income, Median Age & Population by Age

	1 mile radius	2 mile radius	3 mile radius
2025 INCOME			
Est HH Income \$200,000+	13.3%	9.6%	2.5%
Est HH Income \$150,000 - \$199,999	10.6%	6.9%	2.5%
Est HH Income \$100,000 - \$149,999	13.6%	11.4%	6.9%
Est HH Income \$75,000 - \$99,999	10.0%	7.3%	7.8%
Est HH Income \$50,000 - \$74,999	19.3%	17.0%	16.5%
Est HH Income \$35,000 - \$49,999	7.75%	10.5%	14.2%
Est HH Income \$25,000 - \$34,999	3.1%	7.5%	11.7%
Est HH Income \$15,000 - \$24,999	4.6%	6.9%	13.9%
Est HH Income <\$15,000	17.9%	23.0%	24.1%
Average Household Income	\$107,622	\$84,103	\$52,259
Median Household Income	\$71,724	\$52,256	\$35,377
Per Capita Income	\$64,140	\$43,767	\$21,912
MEDIAN AGE			
2025	23.6	33.2	33.5
2025 POPULATION BY AGE			
Population Under 10 Years	2.5%	4.2%	7.4%
Population 10 to 19 Years	2.35%	4.05%	6.9%
Population 20 to 29 Years	17.2%	13.05%	7.7%
Population 30 to 44 Years	10.07%	9.03%	7.33%
Population 45 to 59 Years	4.47%	4.67%	5.3%
Population 60 to 74 Years	3.37%	4.07%	4.57%
Population 75 Years or Over	0.77%	1.43%	1.43%

Labor Force & Occupation

	1 mile radius	2 mile radius	3 mile radius
2025 LABOR FORCE			
Employed Civilian Population Age 16+	8,940	17,169	18,809
Unemployed Population Age 16+	343	985	2,166
2025 Unemployment Rate	3.7%	5.4%	10.3%
2025 OCCUPATION			
2025 Employed Civilian Population Age 16+ Base	8,940	17,169	18,809
Architecture/Engineering	3.7%	2.3%	1.2%
Arts/Design/Ent./Sports/Media	2.9%	3.1%	1.4%
Business/Financial	17.0%	10.2%	5.1%
Community/Social Service	1.4%	2.0%	2.3%
Computer/Mathematical	8.2%	6.6%	2.7%
Education/Training/Library	4.0%	5.4%	3.5%
Healthcare Practitioner/Technician	15.1%	10.8%	3.5%
Legal	5.1%	1.9%	1.3%
Life/Physical/Social Science	3.2%	3.4%	0.7%
Management	15.2%	10.4%	7.5%
Sales and Sales Related	5.5%	6.4%	8.3%
Office/Administrative Support	5.9%	7.9%	9.9%
Construction/Extraction	0.6%	3.4%	4.3%
Farming/Fishing/Forestry	0.1%	0.2%	0.1%
Installation/Maintenance/Repair	1.2%	1.3%	3.0%
Production	1.9%	4.6%	8.9%
Transportation/Material Moving	1.8%	5.7%	10.1%
Building/Grounds Cleaning/Maintenance	1.1%	2.4%	6.9%
Food Preparation/Serving Related	3.3%	5.6%	9.0%
Healthcare Support	1.3%	3.2%	5.1%
Personal Care/Service	1.0%	2.1%	2.8%
Protective Service	0.7%	1.1%	2.7%
White Collar Workers	87.1%	70.4%	47.2%
Blue Collar Workers	5.5%	15.2%	26.4%

Transportation and Commute Time to Work

	1 mile radius	2 mile radius	3 mile radius
TRANSPORTATION TO WORK (2019 - 2023 ACS)			
Drove Alone	55.3%	56.5%	64.4%
Carpooled	4.5%	5.9%	13.3%
Took Public Transportation	3.6%	6.7%	8.4%
Motorcycled	0.2%	0.0%	0.0%
Bicycled	2.3%	1.4%	0.7%
Walked	12.5%	12.5%	3.4%
Took Other Means of Transportation	0.7%	0.9%	1.2%
Worked at Home	20.8%	15.7%	8.2%
COMMUTE TIME TO WORK (2019 - 2023 ACS)			
Commute < 5 minutes	3.6%	5.4%	2.6%
Commute 5-9 minutes	10.9%	10.7%	11.3%
Commute 10-14 minutes	17.7%	15.9%	14.1%
Commute 15-19 minutes	16.4%	22.9%	23.4%
Commute 20-24 minutes	22.3%	14.8%	16.9%
Commute 25-29 minutes	6.7%	8.0%	6.6%
Commute 30-34	12.5%	9.6%	11.4%
Commute 35-39 minutes	3.6%	2.7%	2.4%
Commute 40-44 minutes	1.9%	3.0%	3.2%
Commute 45-59 minutes	3.0%	3.0%	4.4%
Commute 60-89 minutes	1.3%	3.3%	2.3%
Commute 90+ minutes	0.2%	0.8%	1.6%

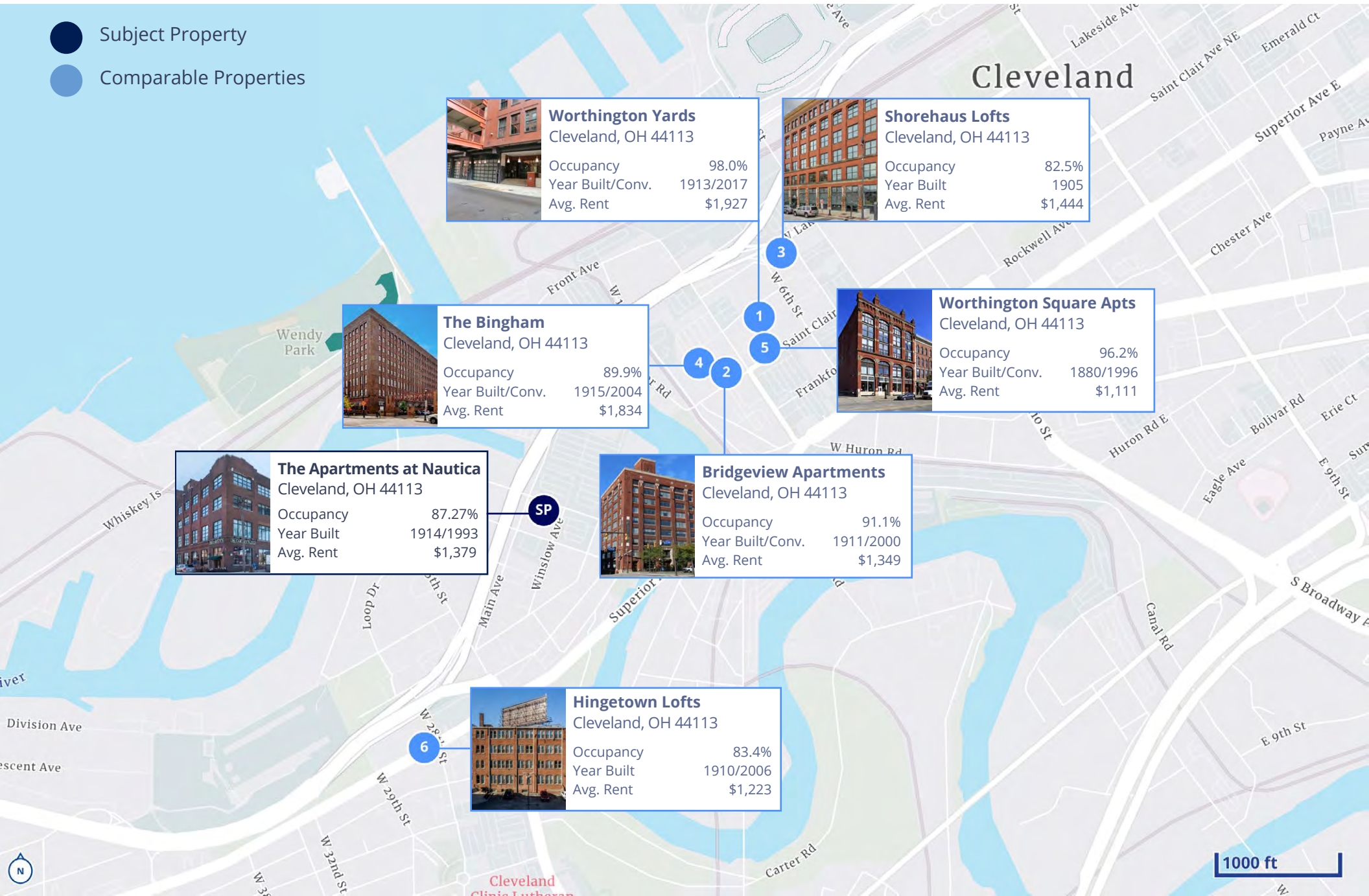
Rent Comparables

THE APARTMENTS AT NAUTICA

Offering Memorandum

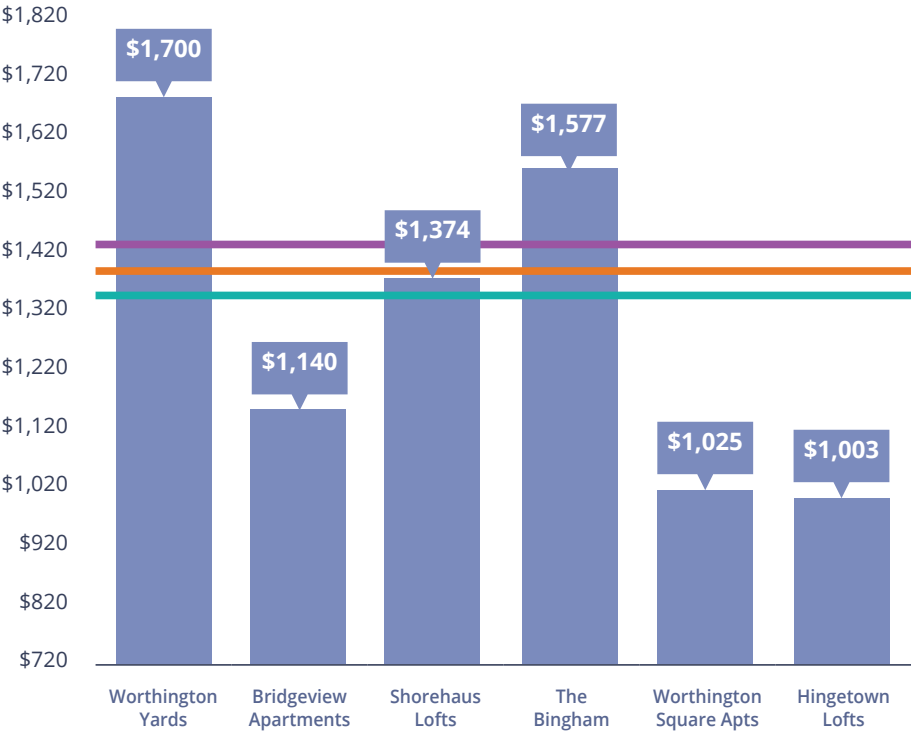
Rent Comparables Map

- Subject Property
- Comparable Properties



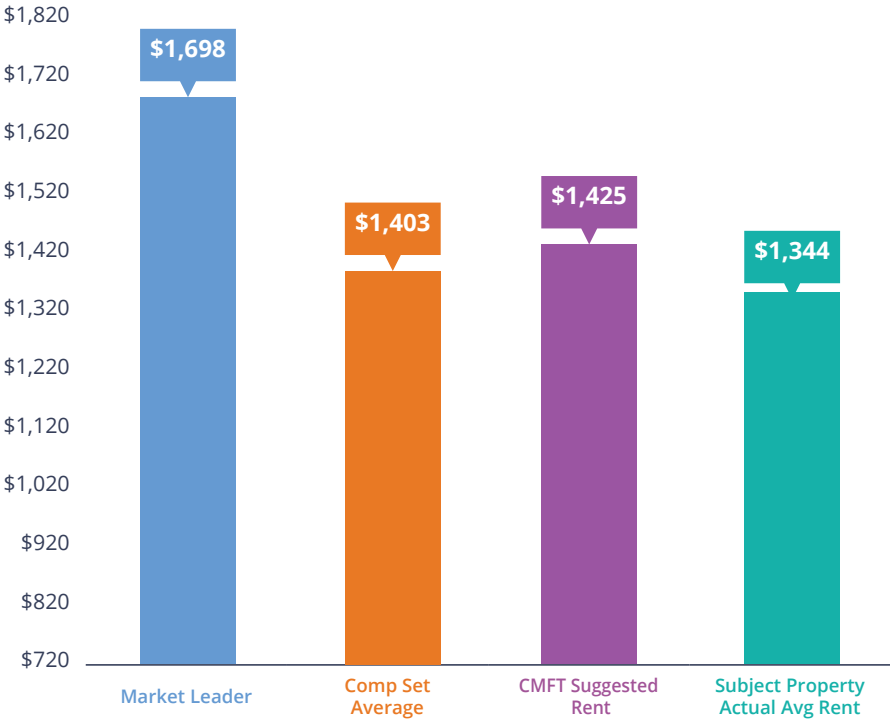
Rent Trend Analysis

Comparables
Current Average Rent for 1 Bedroom



Comparables
Set Analysis for 1 Bedroom

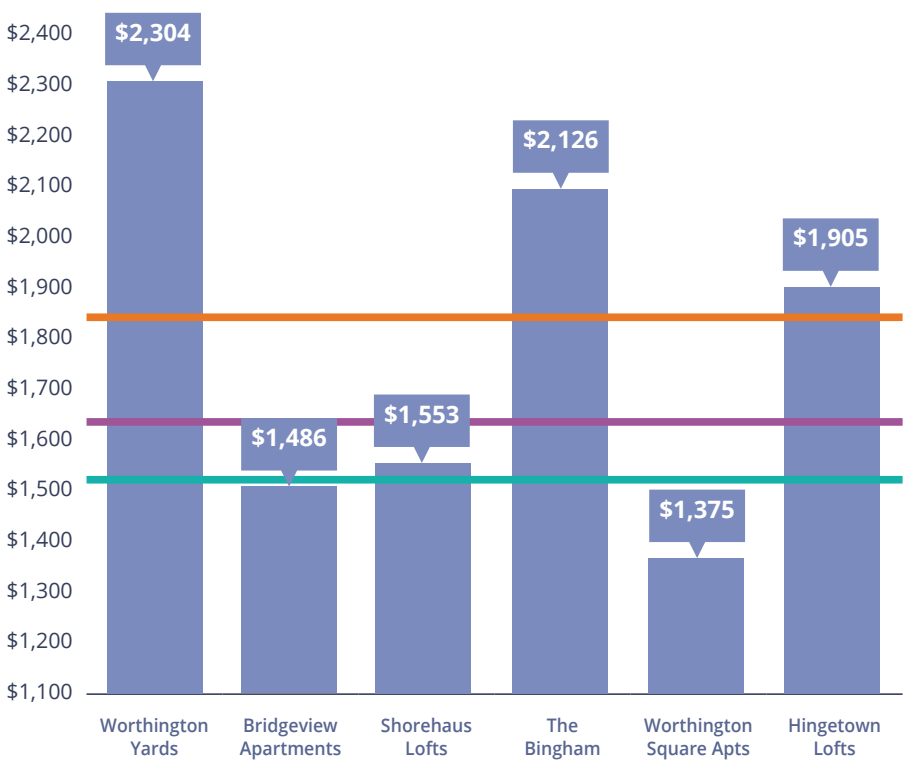
**\$81
Upside**



Comp Set Average
Suggested Rent
Subject Rent

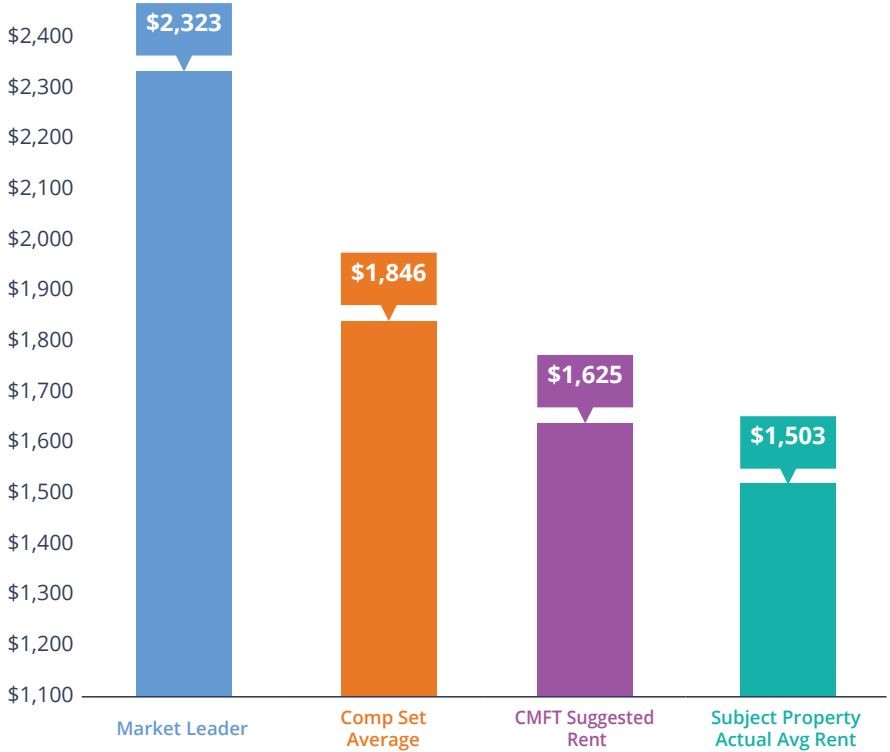
Rent Trend Analysis

Comparables
Current Average Rent for 2 Bedroom



Comparables
Set Analysis for 2 Bedroom

\$122
Upside



Comp Set Average
Suggested Rent
Subject Rent

Rent Comparables



Worthington Yards

725 Johnson Court
Cleveland, OH 44113
1.0 mile from subject property

1

# of Units	98	Manager	Owner Managed
# of Stories	5	Sewer/Trash	Landlord
Occupancy	98.0%	Water	Resident
Year Built	1913, Renovated in 2017	Gas	None
Owner	Dalad Group	Electricity	Resident

Unit Type	Units	SF	Asking Rent	Rent/SF
All Studio	-	-	-	-
All 1 Bedroom	64	925	\$1,700	\$1.84
All 2 Bedroom	32	1282	\$2,304	\$1.80
All 3 Bedroom	2	1929	\$3,150	\$1.63
TOTAL/AVG	98	1062	\$1,927	\$1.81



Bridgeview Apartments

1300 West 9th Street
Cleveland, OH 44113
0.9 mile from subject property

2

# of Units	247	Manager	Owner Managed
# of Stories	8	Sewer/Trash	Landlord
Occupancy	91.1%	Water	Landlord
Year Built	1911, Renovated in 2000	Gas	None
Owner	Landmark	Electricity	Resident

Unit Type	Units	SF	Asking Rent	Rent/SF
All Studio	1	490	\$1,010	\$2.06
All 1 Bedroom	118	836	\$1,140	\$1.36
All 2 Bedroom	114	1189	\$1,486	\$1.25
All 3 Bedroom	14	1624	\$1,999	\$1.23
TOTAL/AVG	246	1044	\$1,349	\$1.29

Rent Comparables



3

Shorehaus Lofts

425 Lakeside Ave.
Cleveland, OH 44113
1.5 mile from subject property

# of Units	57	Manager	Owner Managed
# of Stories	6	Sewer/Trash	Landlord
Occupancy	82.5%	Water	Landlord
Year Built	1905, Renovated in 1995	Gas	None
Owner	Grey Fox Capital	Electricity	Resident

Unit Type	Units	SF	Asking Rent	Rent/SF
All Studio	-	-	-	-
All 1 Bedroom	42	696	\$1,374	\$1.97
All 2 Bedroom	14	1090	\$1,553	\$1.42
All 3 Bedroom	1	1890	\$2,876	\$1.52
TOTAL/AVG	57	814	\$1,444	\$1.77



4

The Bingham

1278 W 9th Street
Cleveland, OH 44113
0.9 mile from subject property

# of Units	340	Manager	Owner Managed
# of Stories	9	Sewer/Trash	Landlord
Occupancy	89.9%	Water	Landlord
Year Built	1915, Renovated in 2004	Gas	Landlord
Owner	Town	Electricity	Resident

Unit Type	Units	SF	Asking Rent	Rent/SF
All Studio	-	-	-	-
All 1 Bedroom	183	1015	\$1,577	\$1.55
All 2 Bedroom	130	1388	\$2,126	\$1.53
All 3 Bedroom	25	2410	\$2,200	\$0.91
TOTAL/AVG	338	1,262	\$1,834	\$1.45

Rent Comparables



5

Worthington Square Apts

844-850 W. Saint Clair Avenue

Cleveland, OH 44113

0.9 mile from subject property

# of Units	53	Manager	Owner Managed
# of Stories	5	Sewer/Trash	Landlord
Occupancy	96.2%	Water	Landlord
Year Built	1880, Renovated in 1996	Gas	None
Owner	Sixty North	Electricity	Resident

Unit Type	Units	SF	Asking Rent	Rent/SF
All Studio	-	-	-	-
All 1 Bedroom	40	522	\$1,025	\$1.96
All 2 Bedroom	13	970	\$1,375	\$1.42
All 3 Bedroom	-	-	-	-
TOTAL/AVG	53	632	\$1,111	\$1.76



6

Hingetown Lofts

2820 Detroit Road

Cleveland, OH 44113

0.5 mile from subject property

# of Units	19	Manager	Owner Managed
# of Stories	4	Sewer/Trash	Landlord
Occupancy	83.4%	Water	Landlord
Year Built	1910	Gas	Landlord
Owner	Adam Hayoun	Electricity	Resident

Unit Type	Units	SF	Asking Rent	Rent/SF
All Studio	5	741	\$978	\$1.32
All 1 Bedroom	9	961	\$1,003	\$1.04
All 2 Bedroom	5	1300	\$1,905	\$1.47
All 3 Bedroom	-	-	-	-
TOTAL/AVG	19	992	\$1,233.79	\$1.24

Rent Comp Study - Available Units

Worthington Yards	Bridgeview Apartments	Worthington Square Apartments	Hingetown Lofts	The Bingham	Shorehaus Lofts
Studio Apartments	Studio Apartments	1-Bedroom Apartments	1-Bedroom Apartments	Studio Apartments	1-Bedroom Apartments
None	Unit 509	Unit 205	Unit 203	Unit 215	Unit 201
1-Bedroom Apartments	\$1,195/mo - 642 SF - Available Now	\$1,025/mo - 778 SF - Available Now	\$1,145/mo - 875 SF - Available Now	\$1,325/mo - 599 SF - Available Now	\$1,295/mo - 969 SF - Available Now
Unit 317	1-Bedroom Apartments	Unit 305	Unit 303	1-Bedroom Apartments	Unit 304
\$1,685/mo - 711 SF - Available Now	Unit 603	\$1,050/mo - 782 SF - Available Nov 1	\$1,225/mo - 912 SF - Available Nov 1	Unit 411	\$1,375/mo - 710 SF - Available Now
Unit 317	\$1,329/mo - 755 SF - Available Nov 1	2-Bedroom Apartments	2-Bedroom Apartments	\$1,575/mo - 828 SF - Available Nov 10	Unit 308
\$1,725/mo - 825 SF - Available Now	Unit 714	Unit 401	Unit 401	Unit 502	\$1,450/mo - 705 SF - Available Nov 1
Unit 329	\$1,410/mo - 812 SF - Available Now	\$1,375/mo - 970 SF - Available Now	\$1,471/mo - 1,118 SF - Available Dec 1	\$1,650/mo - 910 SF - Available Now	2-Bedroom Apartments
\$1,750/mo - 823 SF - Available Nov 15	Unit 904		Unit 404	2-Bedroom Apartments	Unit 401
2-Bedroom Apartments	\$1,475/mo - 996 SF - Available Dec 1		\$1,520/mo - 1,125 SF - Available Now	Unit 603	\$1,553/mo - 1,090 SF - Available Now
Unit 411	2-Bedroom Apartments			\$2,050/mo - 1,410 SF - Available Now	Unit 503
\$2,225/mo - 1,327 SF - Available Now	Unit 1012			Unit 708	\$1,625/mo - 1,150 SF - Available Dec 1
Unit 503	\$1,925/mo - 1,284 SF - Available Now			\$2,195/mo - 1,475 SF - Available Dec 1	
\$2,475/mo - 1,356 SF - Available Nov 1	Unit 1201				
Unit 521	\$2,125/mo - 1,310 SF - Available Nov 15				
\$2,610/mo - 1,468 SF - Available Dec 1					

The background image shows a multi-story brick building with many windows, likely a historic structure. To the right, a blue steel bridge is visible in the background. The scene is set on a city street with a clear blue sky.

Cleveland Market Overview

THE APARTMENTS AT NAUTICA

Offering Memorandum



CLEVELAND DEMOGRAPHICS



TOTAL POPULATION
2,165,812



EMPLOYEES
1,239,702



HOUSEHOLDS
930,675



BUSINESSES
81,062



AVERAGE HOUSEHOLD INCOME
\$99,624



"WHITE COLLAR" JOBS
63.3%



AVERAGE HOME VALUE
\$278,332



BACHELOR'S DEGREE OR HIGHER
35.8%



CLEVELAND MARKET OVERVIEW

CLEVELAND, OHIO

Cleveland, Ohio, is located in the state's Northeast corner along the shores of Lake Erie, just a two-hour drive north of Columbus. Widely recognized as a global leader in healthcare, the city also thrives as a hub for advanced manufacturing, biotech engineering, aerospace production, and information technology.

Beyond its economic strengths, Cleveland offers a rich cultural experience, featuring world-class museums like the Rock & Roll Hall of Fame, expansive parks, and a dynamic culinary scene. With its blend of innovation, recreation, and affordability, Cleveland delivers a high quality of life that rivals major cities across the country.

THE CLEVELAND ADVANTAGE: KEY STATS

- #1** Affordable Housing Market by Square Foot in the U.S.
Yahoo Finance, 2023
- #2** National Park In The U.S. - Cuyahoga Valley National Park
Travel Lens
- #2** State In The U.S. In Quality Of Life
Forbes
- #2** Largest Theater District in the US
Playhouse Square
- #2** Best City to Kickstart Your Career
Cleveland.com, 2024
- #5** State For Overall Business Climate
Site Selection Magazine
- #6** Public Market In The U.S. - West Side Market
The Travel
- #8** Best City in the U.S. for Recent College Grads
ADP Research Institute, 2024

TOP EMPLOYERS

Rank	Employer	Local Employees
1	Cleveland Clinic	51,350
2	Group Management Services	35,700
3	University Hospitals	31,051
4	Minute Men Cos.	28,000
5	Walmart	12,410
6	U.S. Office of Personal Management	10,000
7	Amazon.com Inc	9,000
8	Cuyahoga County	7,500
9	The Progressive Corp	7,159
10	Cleveland Metropolitan School District	7,000
11	The MetroHealth System	6,700
12	KeyCorp	6,500
13	Sherwin-Williams Co.	4,900
14	Giant Eagle Inc.	4,500
15	City of Cleveland	4,200
16	Parker Hannifin Corp.	3,800
17	Swagelok Co	3,700
18	Medical Mutual of Ohio	3,500
19	Lincoln Electric Holdings Inc.	3,400
20	Akron Children's Hospital	3,200

Data from Crain's Cleveland Business published in August 2024

MAJOR HEADQUARTERS

In Northeast Ohio



CLEVELAND’S DIVERSE ECONOMY

Cleveland’s economy thrives on a foundation of three key industries: manufacturing, healthcare, and logistics. Each sector contributes to the region’s growth and resilience.

MANUFACTURING: The city’s long-standing history in manufacturing is supported by innovative processes in aerospace, advanced materials, and paint industries. Skilled labor and cutting-edge technology drive continued advancement and competitiveness.

HEALTHCARE: The Cleveland Clinic stands as a global leader in healthcare, bolstering the city’s reputation as a hub for medical services, research, education, and biotechnology. The sector’s growth is fueled by groundbreaking innovations and a strong commitment to patient care.

LOGISTICS: Cleveland’s strategic location—at the crossroads of major railroads, highways, and port facilities along Lake Erie—cements its role as a crucial logistics hub. This infrastructure supports both regional and national supply chains, contributing to Cleveland’s importance in global trade.

Together, these industries form a diversified, resilient economy that positions Cleveland as a center for innovation and commerce in the U.S.

CLEVELAND’S GROWTH AND DEVELOPMENT

Cleveland is in the midst of an exciting expansion, establishing itself as a national leader in office-to-residential conversions. This transformation highlights the city’s progressive approach to urban development, emphasizing sustainability and thoughtful planning.

Cleveland’s diverse neighborhoods contribute to its vibrant character, each bringing unique qualities and charm to the city. The blend of innovation, culture, and community-focused growth is propelling Cleveland forward as a dynamic and thriving metropolis.



TOP FORTUNE 500 COMPANIES

- Progressive Corporation - Rank: 62
- Sherwin-Williams – Rank: 176
- Goodyear Tire & Rubber Company – Rank: 204
- Parker-Hannifin (Cleveland) – Rank: 216
- FirstEnergy – Rank: 331
- KeyCorp – Rank: 386
- J.M. Smucker Company – Rank: 446
- Avery Dennison – Rank: 450
- RPM International – Rank: 492
- Cleveland-Cliffs – Rank: 185

Cleveland: Healthcare Capital of the World

Cleveland, Ohio, is internationally recognized for its exceptional healthcare system, earning the title of “Medical Capital of the World.” The city is home to some of the world’s most renowned medical institutions, including the Cleveland Clinic, University Hospitals Cleveland Medical Center, and MetroHealth Medical Center.

These institutions are leaders in medical research, innovation, and patient care, drawing patients from across the globe who seek specialized treatments and cutting-edge therapies. Cleveland’s healthcare ecosystem continues to set new standards for excellence in the field

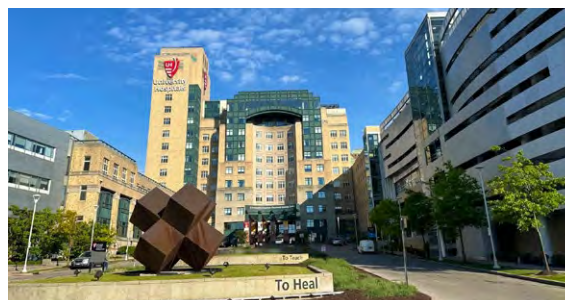
CLEVELAND CLINIC: GLOBAL HEALTHCARE LEADER



- #1 in Cardiology & Heart Surgery for 29 consecutive years (U.S. News & World Report, 2024)
- #2 Hospital in the World for five years straight (Newsweek, 2023)
- Honor Roll of Top Hospitals (U.S. News & World Report, 2024)
- Nationally ranked in all 10 pediatric specialties
- 80,642 caregivers serving 3.3M patients and 15.1M encounters annually (2023)
- Main campus in Cleveland, with 15 regional hospitals across Northeast Ohio
- \$12.4B operating revenue, \$21.6B economic impact in Ohio

Cleveland Clinic continues to set global standards in healthcare, both in patient care and as a major economic driver in the region.

UNIVERSITY HOSPITALS & CLEVELAND'S HEALTHCARE LEADERSHIP



- 2nd Largest Healthcare Employer and 7th Largest Employer in Ohio (Ohio Department of Development, 2022)
- #2 Best Hospital in the World (Newsweek, 2021)
- UH Rainbow Babies & Children’s Hospital ranked among the nation’s top 50 in all 10 pediatric specialties, with 8 in the top 30 (U.S. News & World Report, 2024)
- #28 Academic Medical Center in the World, #14 in the U.S. (Brand Finance, 2024)
- \$197M in research funding driving medical innovation
- 12.6M outpatient procedures, 1.1M unique patients annually
- 6,476 providers, 26,675 employees delivering world-class care

University Hospitals continues to drive healthcare innovation, research, and excellence, solidifying Cleveland’s reputation as a global medical hub.

METROHEALTH: A LEADER IN COMMUNITY HEALTHCARE



- #1 in Ohio for Contributions to Community Health (MetroHealth 2023 Annual Report)
- Opened a state-of-the-art Birth Center and NICU in 2023, along with a Vector and Cellular Facility
- 1.5 million annual visits, with 1,489,434 total patient visits
- 1 hospital and 19 medical centers serving the region
- \$1.82 billion in revenue, reflecting 41% growth over the past five years (Cleveland Clinic)
- A dedicated team of 600 doctors, 1,700 nurses, and 8,825 total employees
- The MetroHealth Glick Center opened in November 2022, providing cutting-edge medical care
- Ranked #7 Best Physical Rehabilitation Centers (Newsweek, 2020)

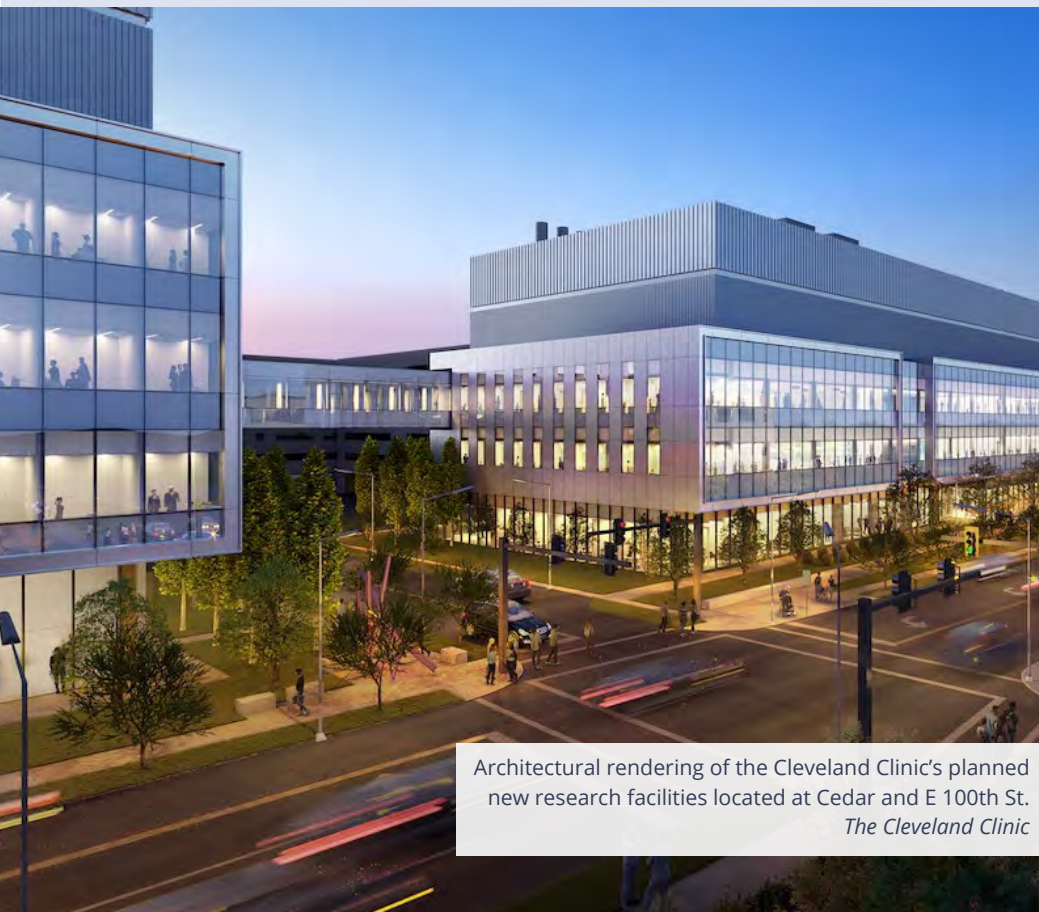
MetroHealth continues to expand its impact through innovation, accessibility, and commitment to community health.

Cleveland: A Hub for Biomedical Innovation

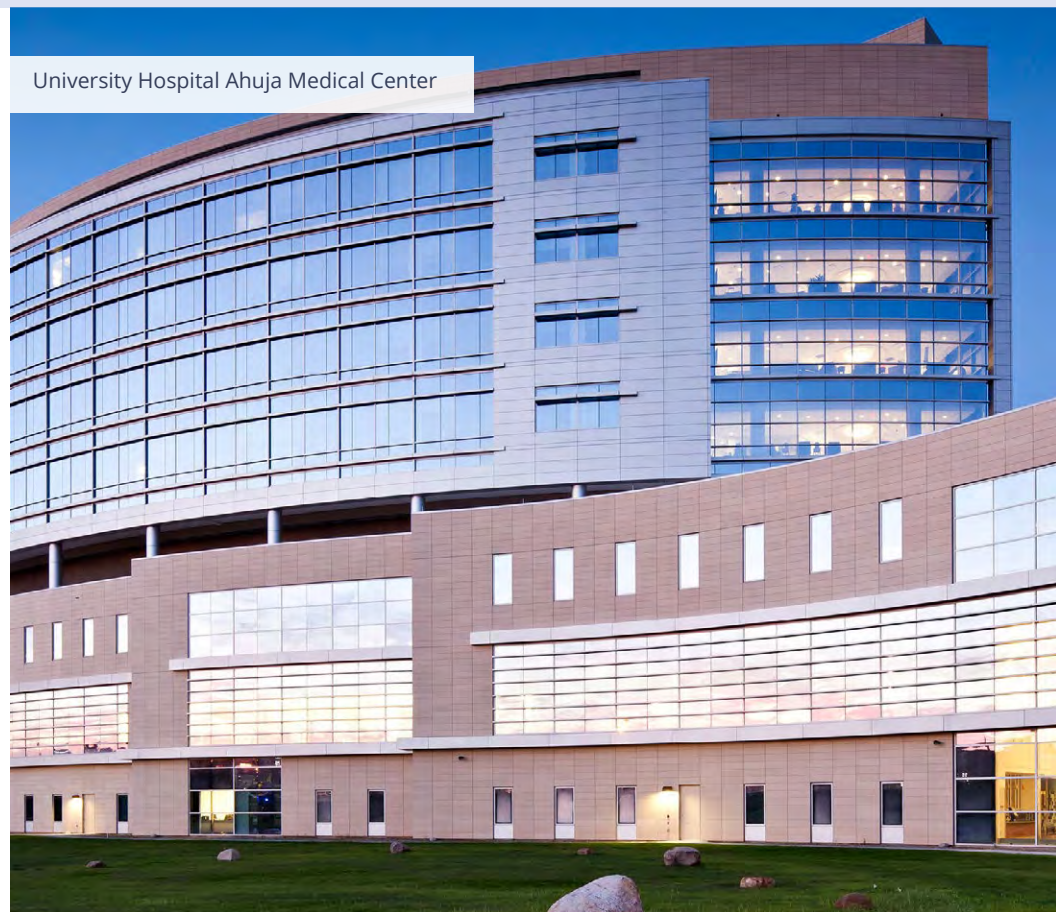
Cleveland's internationally recognized clinical and research institutions form the foundation of the city's thriving biomedical industry. Together, these institutions conduct over \$700 million in annual research and are nationally ranked by U.S. News & World Report in numerous medical specialties.

- Cleveland Clinic: Ranked nationally in 24 specialties, including #1 in heart and heart surgery for 21 consecutive years, and #2 in gastroenterology & GI surgery, rheumatology, urology, and nephrology.
- University Hospitals: Ranked in 17 specialties, including cancer, ear, nose, and throat, gastroenterology and GI surgery, and orthopedics.
- Akron Children's Hospital: Ranked in 7 specialties, including neonatology, neurology & neurosurgery, and urology.
- Case Western Reserve University: Nationally ranked with the School of Nursing at 17th, School of Medicine at 24th, and School of Engineering at 47th.

These leading institutions have received over \$500 million in targeted funding to drive innovation in cardiovascular therapies, biomaterials, neurostimulation, medical imaging, and regenerative medicine. Cleveland continues to be a global leader in biomedical research and healthcare innovation.



Architectural rendering of the Cleveland Clinic's planned new research facilities located at Cedar and E 100th St.
The Cleveland Clinic



University Hospital Ahuja Medical Center

Higher Education in Northeast Ohio

Northeast Ohio is home to a diverse range of higher education institutions, offering top-tier academic programs, research opportunities, and workforce development.

MAJOR UNIVERSITIES & RESEARCH INSTITUTIONS:

- **Case Western Reserve University** – A nationally ranked private research university known for engineering, medicine, and law.
- **Kent State University** – A leading public research institution with strong programs in business, fashion, and aeronautics.
- **University of Akron** – Recognized for polymer science, engineering, and business programs.
- **Cleveland State University** – A growing urban university with strong law, business, and healthcare programs.
- **Youngstown State University** – A regional leader in STEM, business, and education.

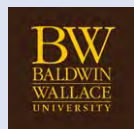
COMMUNITY & TECHNICAL COLLEGES:

- **Cuyahoga Community College (Tri-C)** – Ohio's largest community college, providing workforce training and transfer programs.
- **Lorain County Community College (LCCC)** – A leader in affordable higher education and innovation.
- **Stark State College** – Offers career-focused technical and associate degree programs.

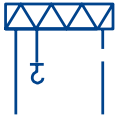
SPECIALIZED & PRIVATE COLLEGES:

- **John Carroll University** – A top-ranked Jesuit university with a strong liberal arts and business focus.
- **Baldwin Wallace University** – Known for business, music, and healthcare programs.
- **Oberlin College & Conservatory** – A prestigious liberal arts college and world-class music conservatory.

These institutions play a critical role in shaping Northeast Ohio's workforce and economic growth.



The Major Industries in Northeast Ohio



MANUFACTURING

- Manufacturing industry accounts for 20% of the Northeast Ohio GDP.
- There is a broad range of sub sectors within the industry, with chemical and fabricated metals being the largest.
 - \$13.4B industry growth by 2025
 - Cleveland Cliffs
 - Parker
 - ArcelorMittal
 - Swagelok



AUTOMOTIVE

- Deep infrastructure reaching major national and international markets. Access to foreign trade zones.
- \$31B gross regional product is shipped out of state annually.
 - Good Year
 - Bridgestone
 - Ford



BIOTECH

- Businesses are bolstered with innovative collaborations, a diverse range of funding sources, and major biomedical real estate projects.
- \$3B invested in over 700 companies, Third largest in the Midwest.
 - Cleveland Clinic
 - Univ. Hospitals
 - GE Healthcare
 - Steris



INFORMATION TECHNOLOGY

- The cost of doing business is 10% lower than the national average. Blockchain employment has increased 300% since 2017. The digital infrastructure spans 24 counties and 2,500 miles.
- 35,700 employed, there has been a 17.2% growth in employment since 2013.
 - Hyland
 - Cisco
 - Blockland
 - Brandmuscle



AEROSPACE & AVIATION

- Hub for aerospace component design, engineering, and production.
- \$3.2B annually in economic activity.
 - NASA Glenn Research Center
 - Northrop Grumman
 - Parker
 - PCC Airfoils, LLC



POLYMERS & MATERIALS

- Companies choose to locate here as the plastics and rubber industry has 159% more employment in Northeast Ohio than the national average, and lower labor costs, helping make Northeast Ohio #1 in the state for employment.
- Home to 935 industry firms, 70 foreign-owned employing 26,000+ polymer workers.
 - EATON
 - Sherwin Williams
 - Avient
 - Saint-Obain

Cleveland, Ohio Parks: Urban Green Spaces and Natural Beauty

Known as the “Emerald Necklace,” Cleveland Metroparks consists of 18 park reservations covering over 24,000 acres with more than 300 miles of trails, eight golf courses, and five nature centers. Popular destinations include:

- **Rocky River Reservation** – A scenic park with trails, picnic areas, and fishing spots.
- **Edgewater Park** – A lakefront gem offering beaches, fishing piers, and skyline views.
- **Brecksville Reservation** – Home to stunning gorges, waterfalls, and hiking trails.
- **Cuyahoga Valley National Park** – Although managed by the National Park Service, this expansive park runs through Cleveland’s backyard, featuring the famous Brandywine Falls, the Towpath Trail, and the Cuyahoga Valley Scenic Railroad.

DOWNTOWN & LAKEFRONT PARKS

- **Public Square** – A revitalized urban green space at the heart of downtown.
- **Wendy Park at Whiskey Island** – A popular waterfront destination for birdwatching, kayaking, and skyline views.
- **Voinovich Bicentennial Park** – A great spot to take in Lake Erie sunsets with a backdrop of downtown Cleveland.

CLEVELAND BOTANICAL GARDEN & ZOO

- **Cleveland Botanical Garden** – A lush retreat featuring exotic plant exhibits and themed gardens.
- **Cleveland Metroparks Zoo** – One of the country’s best zoos, featuring the RainForest, African Savanna, and Asian Highlands.

Cleveland’s parks provide a balance of urban greenery and natural escapes, making it a vibrant city for outdoor enthusiasts and nature lovers alike.





EXPLORE CLEVELAND'S BEST

Cleveland has a lot to offer, whether you're into arts and culture, sports, food, or outdoor activities. Here are some must-see attractions and things to do:

TOP ATTRACTIONS

- **Rock & Roll Hall of Fame** – A must-visit for music lovers, showcasing iconic memorabilia from legendary artists.
- **Cleveland Museum of Art** – Free admission and an incredible collection, including works by Monet, Picasso, and Van Gogh.
- **West Side Market** – A historic indoor market with over 100 vendors selling fresh produce, meats, and baked goods.
- **Cleveland Metroparks Zoo & Rainforest** – A great place for families, featuring exotic animals and a tropical rainforest exhibit.
- **Great Lakes Science Center** – Hands-on exhibits, an IMAX theater, and the historic steamship William G. Mather.
- **Playhouse Square** – The second-largest theater district in the U.S., hosting Broadway shows and concerts.

OUTDOOR ACTIVITIES

- **Edgewater Park** – A scenic lakefront park with a beach, great for picnicking, swimming, and watching sunsets.
- **Cuyahoga Valley National Park** – Just outside Cleveland, offering hiking, waterfalls, and scenic train rides.
- **Cleveland Botanical Garden** – Beautiful gardens with a glasshouse featuring rainforest and desert biomes.
- **Lake Erie Cruises** – Take a boat tour to enjoy views of the Cleveland skyline from the water.
- **Cedar Point Amusement Park** - Located in Sandusky, about an hour west of Cleveland, Cedar Point is known as the "Roller Coaster Capital of the World."





SPORTS & ENTERTAINMENT

- **Progressive Field** – Catch a Cleveland Guardians (MLB) game.
- **Rocket Mortgage FieldHouse** – Home of the Cleveland Cavaliers (NBA) and concerts.
- **Cleveland Browns Stadium** – Experience the energy of a Browns (NFL) game.
- **Cleveland Monsters (AHL)** – The city's hockey team, also playing at Rocket Mortgage FieldHouse
- **JACK Cleveland Casino** – If you're into gaming, this downtown casino offers slots, table games, and poker.
- **Thistledown Racino** - Located in North Randall, just southeast of Cleveland, Thistledown is a historic horse racing track and casino operated by JACK Entertainment.

FOOD & DRINK

- **East 4th Street** – A lively area packed with great restaurants and bars, like Mabel's BBQ and The Greenhouse Tavern.
- **Little Italy** – Amazing Italian food, especially at Mama Santa's and Mia Bella.
- **Happy Dog** – Famous for its gourmet hot dogs with crazy toppings.
- **Great Lakes Brewing Company** – A historic brewery with excellent craft beer and pub food.
- **Slyman's Deli** – Famous for massive corned beef sandwiches.
- **Pier W** – Upscale seafood with stunning Lake Erie views.
- **Porco Lounge & Tiki Room** – One of Cleveland's most unique bars, offering a true tiki-style escape with tropical vibes, exotic cocktails, and a cozy, dimly lit atmosphere.

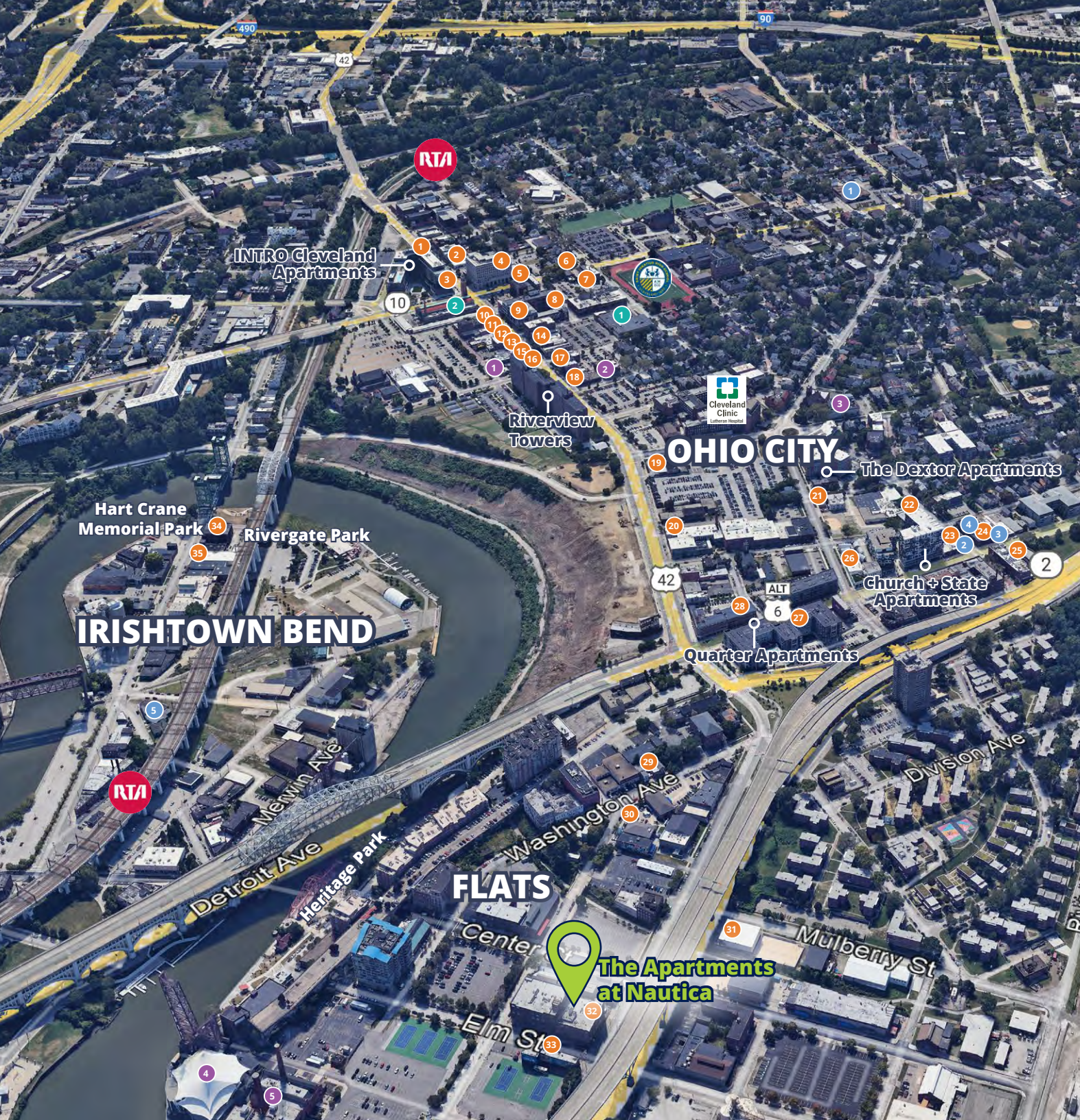




Neighborhood Market Overview

THE APARTMENTS AT NAUTICA

Offering Memorandum



FOOD & BEVERAGE

1. Green Salad Co.
2. Avo Modern Mexican
3. Edda Coffee Roasters
4. Bartleby
5. Boaz Fresh Lebanese Ohio City
6. Hansa Brewery
7. Farkas Pastry Shoppe
8. Great Lakes Brewing Company
9. Bright Side
10. Market Garden Brewpub & Pizza
11. TownHall
12. Choolaah
13. Soho Chicken + Whiskey
14. 16-Bit Bar+Arcade
15. Mitchell's Ice Cream
16. Nano Brew Cleveland
17. Ohio City Burrito
18. Tabletop Board Game Cafe
19. Kan Zaman
20. Bookhouse Brewing
21. Banana Blossom Thai Cuisine
22. Larder Delicatessen & Bakery
23. Saucy Brew Works
24. JUKEBOX
25. BOP Stop @ The Music Settlement
26. Amba
27. Beet Jar
28. Lekko Coffee
29. Carney's Top of the Flats Bar
30. Stella Maris Coffee Shop
31. Mulberry's
32. McCarthy's Downtown Grill
33. Harbor Inn Cafe
34. Sainato's at Rivergate
35. Brick And Barrel

GROCERY

1. Dave's Market
2. West Side Market

ENTERTAINMENT

1. Glass Bubble Project
2. Perplexity Games Escape Room
3. Cleveland Rocks Climbing
4. Jacobs Pavillion
5. Greater Cleveland Aquarium

FITNESS

1. Planet Fitness
2. Harness Cycle
3. Corus 45 Ohio City
4. Soul Yoga
5. IC Fitness



FOOD & BEVERAGE

1. Alley Cat Oyster Bar
2. Punch Bowl Social
3. The Lakehouse
4. Sora Japanese
5. 27 Coffee Club
6. Collision Bend Brewing Company
7. 1330 on the River
8. Camino Mexican
9. Cleveland Chop
10. Blue Point Grill Seafood
11. Barley House
12. Insomnia Cookies
13. Olivia Steakhouse
14. FILTER Restaurant
15. Johnny's Downtown
16. Fahrenheit
17. Venetia Italian
18. Savour Coffee and Creations
19. Rebel
20. Chipotle
21. Balance
22. Potbelly
23. Shake Shack
24. The Corner Alley
25. Butcher and the Brewer
26. Mable's BBQ
27. Saigon Restaurant & Bar
28. Cordelia
29. Blue Agave Street Tacos & Margaritas
30. Flannery's Pub
31. Goma
32. Barrio Tacos
33. Harry Buffalo
34. Wahlburgers
35. South Tier Brewery
36. BrewDog
37. Flat Iron Cafe
38. Merwin's Wharf

GROCERY

1. Heinen's

ENTERTAINMENT

1. Jack Casino
2. Hilarities 4th Street Theater
3. Rock & Roll Hall of Fame
4. Great Lakes Science Center
5. Steamship William G. Mather Museum
6. Huntington Convention Center Cleveland
7. Soldiers and Sailor's Monument
8. Public Square
9. The Western Reserve Fire Museum
10. House of Blues

Nautica Entertainment Complex

Cleveland's Nautica Waterfront District spans 20+ acres along the Cuyahoga River, offering skyline views, entertainment, dining, an aquarium, and river excursions for all to enjoy.

WINDOWS ON THE RIVER

Windows On The River offers banquet rooms, patios, gourmet cuisine, and stunning views of Cleveland's bridges and skyline. Housed in a historic brick powerhouse, its industrial-chic design creates a unique loft-like ambiance. With expert planning and seamless coordination, every event—from weddings to corporate gatherings—is unforgettable.

GREATER CLEVELAND AQUARIUM

Since opening in 2012 in the historic FirstEnergy Powerhouse, the Greater Cleveland Aquarium has inspired curiosity about aquatic life and the environment. From peering at piranha and standing beneath sandtiger sharks to getting up close with native turtles, visitors can explore freshwater and saltwater galleries and enjoy daily interactive experiences that spark wonder and connection to the natural world.

FIRST ENERGY POWERHOUSE

Built in 1892 to power Cleveland's streetcars, the Romanesque Revival powerhouse later fell into disuse before being thoughtfully renovated in the 1980s. Today, this historic and iconic building is home to the Greater Cleveland Aquarium and Windows On The River.

LADY CAROLINE

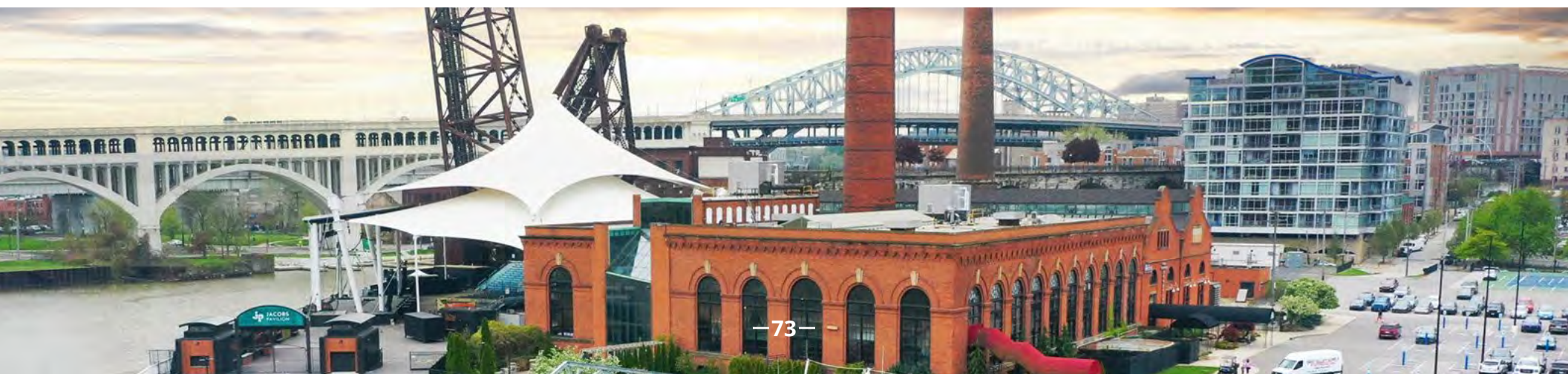
Since arriving in Cleveland in May 2023, the 120-foot Lady Caroline offers 15,000 square feet of luxury fun across three climate-controlled decks, including elegant dining, a dance floor, lounge, and an open-air observation deck with skyline views. Perfect for weddings, reunions, corporate events, and celebrations, every cruise combines food, service, ambiance, and excitement.

JACOBS PAVILION

Anchored by two striking jackknife bridges, Jacobs Pavilion is Cleveland's premier covered outdoor amphitheater. Since 1987, the 5,000-seat venue has hosted top summer acts like Jack White, Green Day, Mariah Carey, and more. Don't miss your chance to see live music under the city lights—check out this season's lineup.

SUGAR WAREHOUSE

Once a hub for unloading sugar, the 50,000-square-foot Sugar Warehouse now pulses with entertainment and adventure. Visitors can enjoy Great Lakes Watersports, laugh at nationally touring comedians at Funny Bone Comedy Club & Restaurant, catch live music at the Music Box Supper Club, or experience the newly renovated Shooters Yacht Club on the Cleveland riverfront.



Downtown The Flats

GLOBE IRON

(Directly across the street North of The Apartments at Nautica)
Globe Iron, a new concert venue in Cleveland's West Bank of the Flats, officially opened on May 2025. The 1,200-capacity indoor concert hall has mixed metal, rock, indie and folk offerings.

IRISHTOWN BEND PARK

Irishtown Bend Park is an exciting new development in Cleveland, transforming a 23-acre area along the Cuyahoga River into a vibrant green space. The park aims to connect downtown Cleveland with the river and Lake Erie, providing a scenic and accessible area for the community. The park will feature areas for gathering, play, and exercise, and will highlight the neighborhood's rich history, particularly its Irish heritage. Plans include preserving historical elements like the original street grid and coal dock foundations.

WENDY PARK BRIDGE

The Wendy Park Bridge is a 500-foot-long bridge in Cleveland that connects downtown to the Cleveland Metroparks lakefront parks. It extends over the Norfolk-Southern railroad tracks and provides a new trail connection for both pedestrians and bicyclists. The bridge links the Cleveland Foundation Centennial Lake Link Trail to Wendy Park on Whiskey Island and Lake Erie providing easy access to Wendy Park, Whiskey Island, the historic Coast Guard station, and Edgewater Park.



Irishtown Bend Park Project

Irishtown Bend Park is a transformative 23- to 25-acre project on Cleveland's west bank of the Cuyahoga River, aiming to stabilize a landslide-prone hillside and convert it into a vibrant public space that honors the area's rich history as a 19th-century Irish immigrant neighborhood.

PROJECT OVERVIEW

Location: West bank of the Cuyahoga River, near Ohio City.

Size: Approximately 23–25 acres.

Purpose: To stabilize a landslide-prone hillside and develop a public park that honors the area's Irish immigrant history.

Lead Agencies: Cleveland-Cuyahoga County Port Authority, LAND Studio, Cleveland Metroparks, and Ohio City Inc.

STABILIZATION & TRAIL INTEGRATION

To address severe hillside erosion that has threatened infrastructure and river traffic since 2007, a \$60 million stabilization project began in 2023, with \$14 million in federal support. Led by Goettle Inc., the effort is expected to take 18–24 months and is critical to protecting the \$4.7 billion maritime economy. Once stabilized, the area will complete a missing link in the Cleveland Foundation Centennial Lake Link Trail—connecting Lake Erie to the Cuyahoga Valley National Park through Irishtown Bend, where a pedestrian promenade and canopy walkway will enhance public access and trail continuity.



Irishtown Bend Park Project (continued)

PARK DESIGN & FEATURES

The park's design thoughtfully integrates the site's historical and cultural significance:

Historical Commemoration: A dedicated five-acre section will honor the 19th-century Irish immigrants who settled in the area, reflecting the neighborhood's origins from the 1850s .

Zoned Layout:

Ohio City Farms: Located at the southern summit, this area will be integrated into the park.

Neighborhood Park & Playground: Situated north of the farms.

History Zone: Featuring boardwalks over excavated archaeological sites between Franklin Avenue and Riverbed Street.

Riverfront Zone: Includes a pedestrian promenade and man-made wetlands from Riverbed Street to the shoreline.

Connectivity: A 22-foot-high canopy walkway will link residential areas north of the park via an arch in the Detroit-Superior Bridge, enhancing pedestrian access.



Downtown Cuyahoga Riverfront Development

The Riverfront Cleveland is a transformational, mixed-use development reimagining 35 acres of underutilized land and the historic Tower City Center along the Cuyahoga River. The 3.5 million square foot master plan development will include 12 acres of publicly accessible space including parks, plazas, trails, a 3,000 foot riverwalk, open areas and waterfront access with year-round activities.

The Cleveland Clinic Global Peak Performance Center is a state-of-the-art training facility being developed for the Cleveland Cavaliers and the community. Situated on the Cuyahoga River in downtown Cleveland, this 210,000 square foot facility will be one of the largest and most advanced training complexes in the world. The facility is part of Bedrock's Cuyahoga Riverfront Master Plan, a \$3.5 billion vision for the city that prioritizes accessibility and sustainability. Planned to open in 2027.



Ohio City

Located just west of Downtown Cleveland, Ohio City is a historic, walkable neighborhood known for its cultural diversity, vibrant food scene, and strong sense of community. It has become one of the city's most sought-after areas for both residents and visitors.

PRIME LOCATION & WALKABILITY

- Less than 1 mile from Downtown Cleveland, I-90 and Lorain-Carnegie Bridge
- Walk Score: Very Walkable – daily errands don't require a car
- Steps from West Side Market, RTA Red Line, and bike-friendly lanes

DINING THAT DEFINES THE SCENE

- TownHall – health-conscious fare & buzzing nightlife
- Larder Delicatessen – James Beard-nominated deli
- Great Lakes Brewing Co. – Cleveland's legendary brewery
- Saucy Brew Works, Market Garden Brewery, Nano Brew – craft beer & patio vibes

RETAIL & LOCAL BUSINESSES

- Harness Cycle – boutique fitness meets local lifestyle
- Tabletop Board Game Café – coffee, games & community
- Glass Bubble Project – hands-on glassblowing studio
- Cleveland Candle Co., Wild Cactus Boutique, Banyan Tree – curated local shopping

CULTURE, ENTERTAINMENT & EVENTS

- West Side Market – over 100 years of culinary tradition
- Ohio City Street Festival, Market Square events, local art walks
- Nearby attractions: Tremont, Edgewater Park, The Flats East Bank
- Street art, murals, and vibrant pop-ups year-round

WHY IT MATTERS TO RENTERS

- High demand from millennials, Gen Z, and remote professionals
- Blend of historic charm and sleek new developments
- Diverse housing – from affordable flats to luxury lofts
- Urban living with cultural energy and true neighborhood spirit



Ohio City West Side Market: \$50M Renovation



Renovations will begin this summer, starting with the East Arcade, a largely vacant produce hall between the parking lot and the main market building. Early improvements will include new heating-ventilating-air conditioning systems, upgraded vendor stalls, and renovations to the basement featuring mechanical upgrades, walk-in coolers, a shared commercial kitchen and a new freight elevator.

Future phases will transform the North Arcade and Courtyard into vibrant destinations with new seating areas, restaurants, event spaces, food stalls, full-service bars and public dining options. The city of Cleveland owns the West Side Market but, as of April 2024, an independent nonprofit Cleveland Public Market Corporation manages the complex.

The West Side Market in Cleveland, open since 1912, is a historic and vibrant public market known for its diverse food offerings, including fresh produce, meats, baked goods, and ethnic specialties. Its iconic Romanesque Revival architecture and 137-foot clock tower make it a landmark. Beyond shopping, the market is a community hub and hosts events like food festivals and cooking demos. It emphasizes local and sustainable products, supporting Ohio farmers and artisans.

The West Side Market is not just a place to shop but a Cleveland institution, deeply tied to the city's identity. It features over 100 vendors offering a variety of food, from meats and seafood to fresh cheeses, breads, and international delicacies. Many of these vendors have been family-owned for generations, adding to the market's charm and authenticity.

In addition to its food offerings, the market is known for its unique, historical ambiance. The building's architectural details, including the vaulted ceilings and beautiful tile work, transport visitors to a different time, reflecting the early 20th century.

Over the years, the market has become a cultural center for Cleveland, hosting seasonal events like the "West Side Market Farmers Market" and local holiday celebrations. It's a great place to experience the city's diverse culinary scene, and with its proximity to the Ohio City neighborhood, it's easy to explore other local attractions nearby.

Downtown Scranton Peninsula

BREWDOG

BrewDog Cleveland is a massive brewery, bar, and restaurant located on Scranton Peninsula, just across the Cuyahoga River from downtown. Opened in 2022, this location is part of the Scottish craft beer company's expansion into the U.S. and serves as both a brewing facility and an entertainment destination. The venue features an impressive 10,000-square-foot taproom with a rooftop bar offering stunning views of the Cleveland skyline and is designed as a social hub, with fire pits, outdoor seating, and recreational spaces.

The development of BrewDog on Scranton Peninsula aligns with the area's ongoing revitalization efforts, bringing new energy to a historically industrial part of the city. With its unique location, strong craft beer reputation, and vibrant atmosphere, BrewDog has quickly become a popular gathering spot for both locals and visitors looking for a great drink with a view.

THE COLLINS AT THE RIVERBEND & SILVER HILLS

Multifamily development along Carter Road on the Scranton Peninsula which currently has 616 units under construction along with 15 townhomes (only for rent, not for sale).

GREAT LAKES BREWING

Great Lakes Brewing Company (GLBC) is planning a new development on Cleveland's Scranton Peninsula. The first phase includes a potential entertainment venture and beer garden. They have submitted a permit for site preparation on 1.873 acres of riverfront land. GLBC also owns additional land nearby, which could be part of future phases.





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