GENERAL BACKGROUND INFORMATION

(As available @ 8/2026 - subject to change without notice)

Receiver Directs Immediate Sale

12700 SHAKER BLVD
CLEVELAND, OH

Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, President & Broker

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

GENERAL BACKGROUND INFORMATION

(Included as of 8/2026)

- Property Photos
- Aerial Photos
- Location Maps
- Data Sheet
- Unit Mix
- Demographics
- Tax Parcel
- Neighborhoods Map
- Zoning Map
- Property Summary
- Market Information / County Profile
- Selected Sale Comparables & Selected Rent Comparables
- Consumer Guide to Agency Relationships / Registration

Property Photos

*** Note: Photos may not represent existing conditions*

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Property Photos

*** Note: Photos may not represent existing conditions*

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Property Photos

*** Note: Photos may not represent existing conditions*

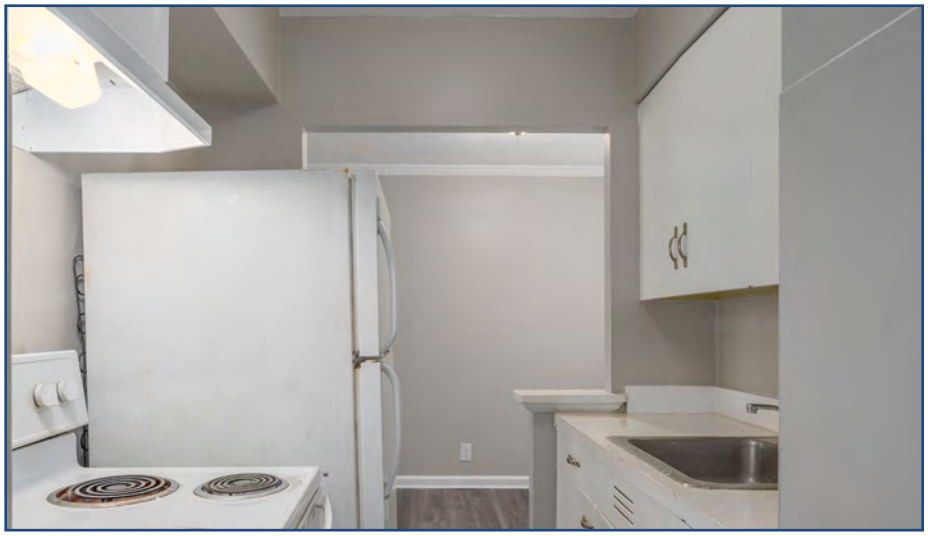
Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

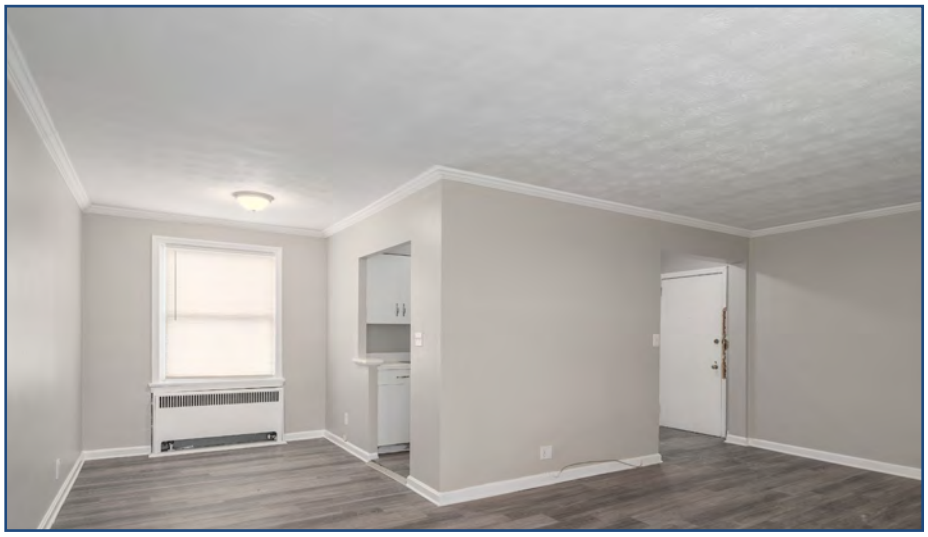
12700 Shaker Blvd - Cleveland, OH

*** Note: Photos may not represent existing conditions*

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

12700 Shaker Blvd - Cleveland, OH



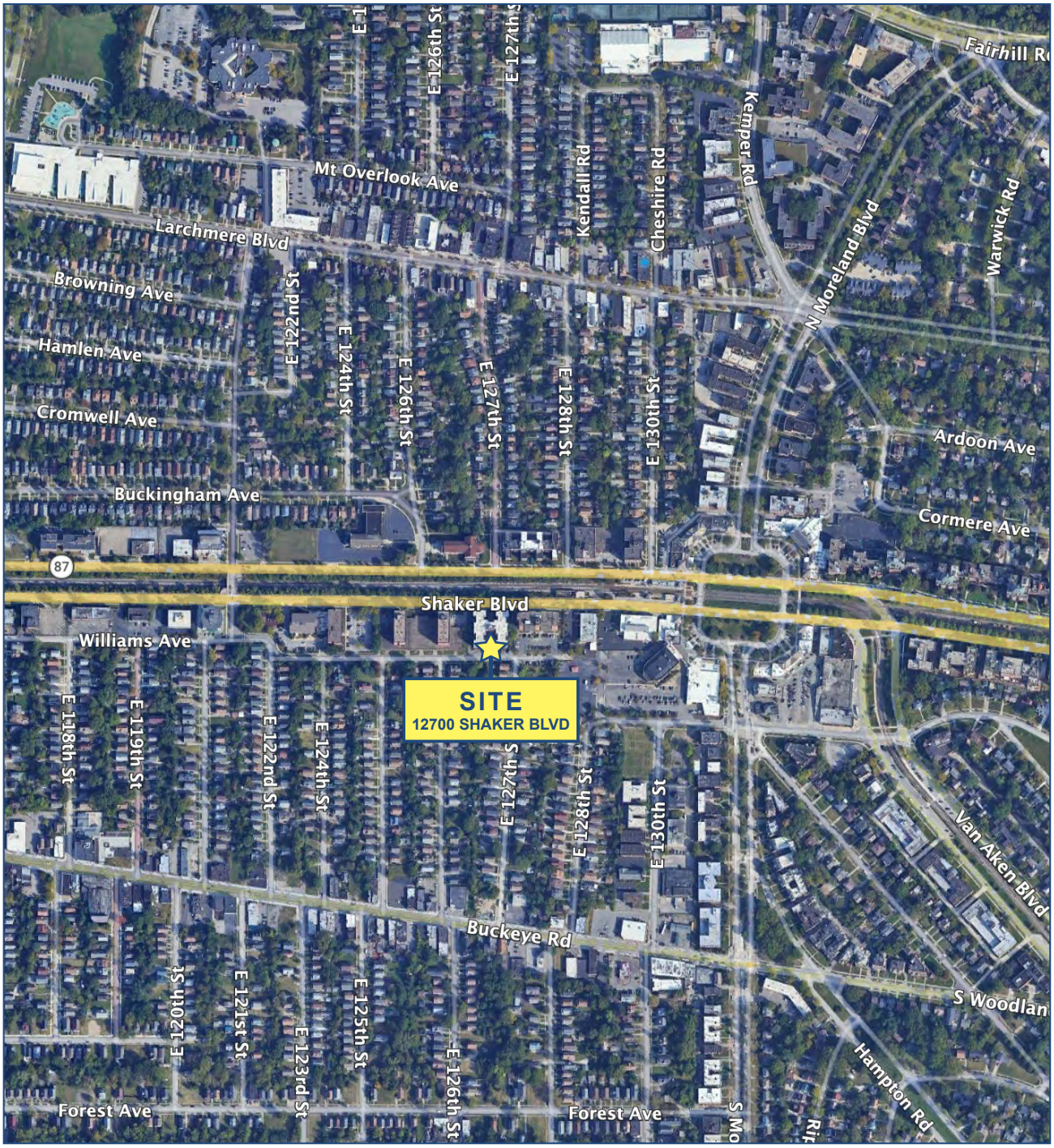


*** Note: Photos may not represent existing conditions*

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Aerial Photo

Aerial Photo



*** Note: Property Outline for illustration only; See Parcel Map for Lot Lines*

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Location Map

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Data Sheet

The Property	12700 Shaker Blvd
Zoning:	Multi-Family-2
Property Class:	C
Land Acres:	.84 AC
Land SF	36,838 SF
Street Frontage:	200
Parcel Numbers:	129-10-002

Building

Number of Units:	102
Unit Types:	6 - Studios
	84 - 1 bedrooms
	12 - 2 bedrooms
Number of Stories:	6
Square Footage:	115,748 SF
Typical Floor:	21,769
Year Built:	1957

Site Amenities

Elevator 2 Passenger / 1 Freight (not working)

Laundry Facilities

Property Manager on Site / Maintenance On Site

Unit Amenities

Heating

Kitchen, Oven, Refrigerator

**All information per county website to be verified by potential purchaser.*

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Unit Mix

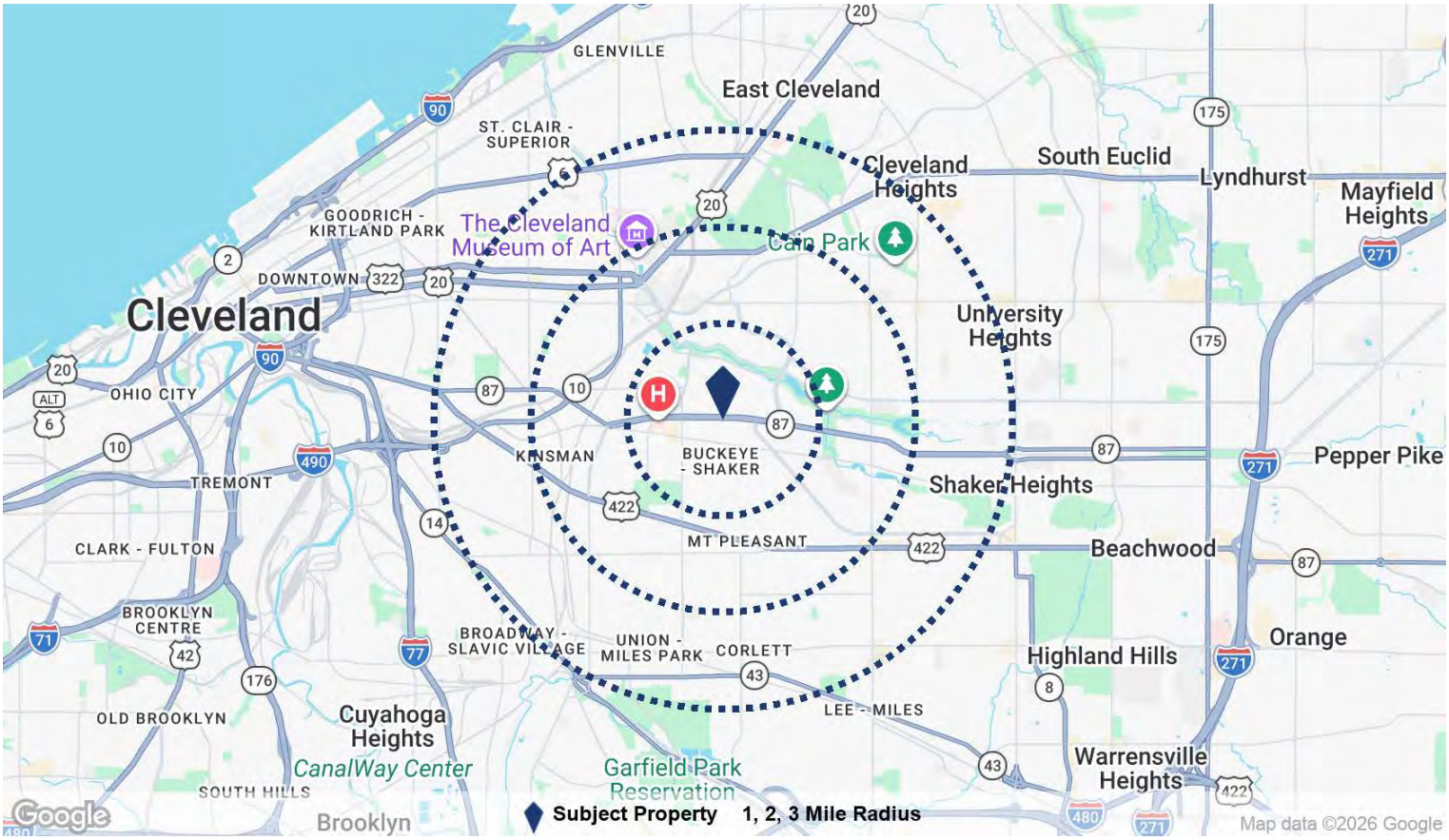
UNIT	UNIT TYPE	UNIT	UNIT TYPE
201	One Bedroom	501	One Bedroom
202	One Bedroom	502	One Bedroom
203	One Bedroom	503	One Bedroom
204	One Bedroom	504	One Bedroom
205	Two Bedroom	505	Two Bedroom
206	Two Bedroom	506	Two Bedroom
207	One Bedroom	507	One Bedroom
208	One Bedroom	508	One Bedroom
209	One Bedroom	509	One Bedroom
210	One Bedroom	510	One Bedroom
211	One Bedroom	511	One Bedroom
212	One Bedroom	512	One Bedroom
213	One Bedroom	513	One Bedroom
214	One Bedroom	514	One Bedroom
215	One Bedroom	515	One Bedroom
216	One Bedroom	516	One Bedroom
217	Efficiency	517	Efficiency
301	One Bedroom	601	One Bedroom
302	One Bedroom	602	One Bedroom
303	One Bedroom	603	One Bedroom
304	One Bedroom	604	One Bedroom
305	Two Bedroom	605	Two Bedroom
306	Two Bedroom	606	Two Bedroom
307	One Bedroom	607	One Bedroom
308	One Bedroom	608	One Bedroom
309	One Bedroom	609	One Bedroom
310	One Bedroom	610	One Bedroom
311	One Bedroom	611	One Bedroom
312	One Bedroom	612	One Bedroom
313	One Bedroom	613	One Bedroom
314	One Bedroom	614	One Bedroom
315	One Bedroom	615	One Bedroom
316	One Bedroom	616	One Bedroom
317	Efficiency	617	Efficiency
401	One Bedroom	701	One Bedroom
402	One Bedroom	702	One Bedroom
403	One Bedroom	703	One Bedroom
404	One Bedroom	704	One Bedroom
405	Two Bedroom	705	Two Bedroom
406	Two Bedroom	706	Two Bedroom
407	One Bedroom	707	One Bedroom
408	One Bedroom	708	One Bedroom
409	One Bedroom	709	One Bedroom
410	One Bedroom	710	One Bedroom
411	One Bedroom	711	One Bedroom
412	One Bedroom	712	One Bedroom
413	One Bedroom	713	One Bedroom
414	One Bedroom	714	One Bedroom
415	One Bedroom	715	One Bedroom
416	One Bedroom	716	One Bedroom
417	Efficiency	717	Efficiency

Demographic Overview

12700 Shaker Blvd

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
20,667	1.9	41	$43,248

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	2 Mile	3 Mile
2025 Population	20,667	68,680	147,807
2030 Population	20,446	68,330	147,636
Pop Growth 2025-2030	(1.1%)	(0.5%)	(0.1%)
2025 Average Age	41	40	40
Households			
2025 Households	10,270	32,533	66,386
2030 Households	10,149	32,380	66,335
Household Growth 2025-2030	(1.2%)	(0.5%)	(0.1%)
Median Household Income	$43,248	$44,710	$44,584
Average Household Size	1.9	1.9	2.1
Average HH Vehicles	1	1	1
Housing			
Median Home Value	$153,070	$171,602	$142,616
Median Year Built	1947	1947	1947

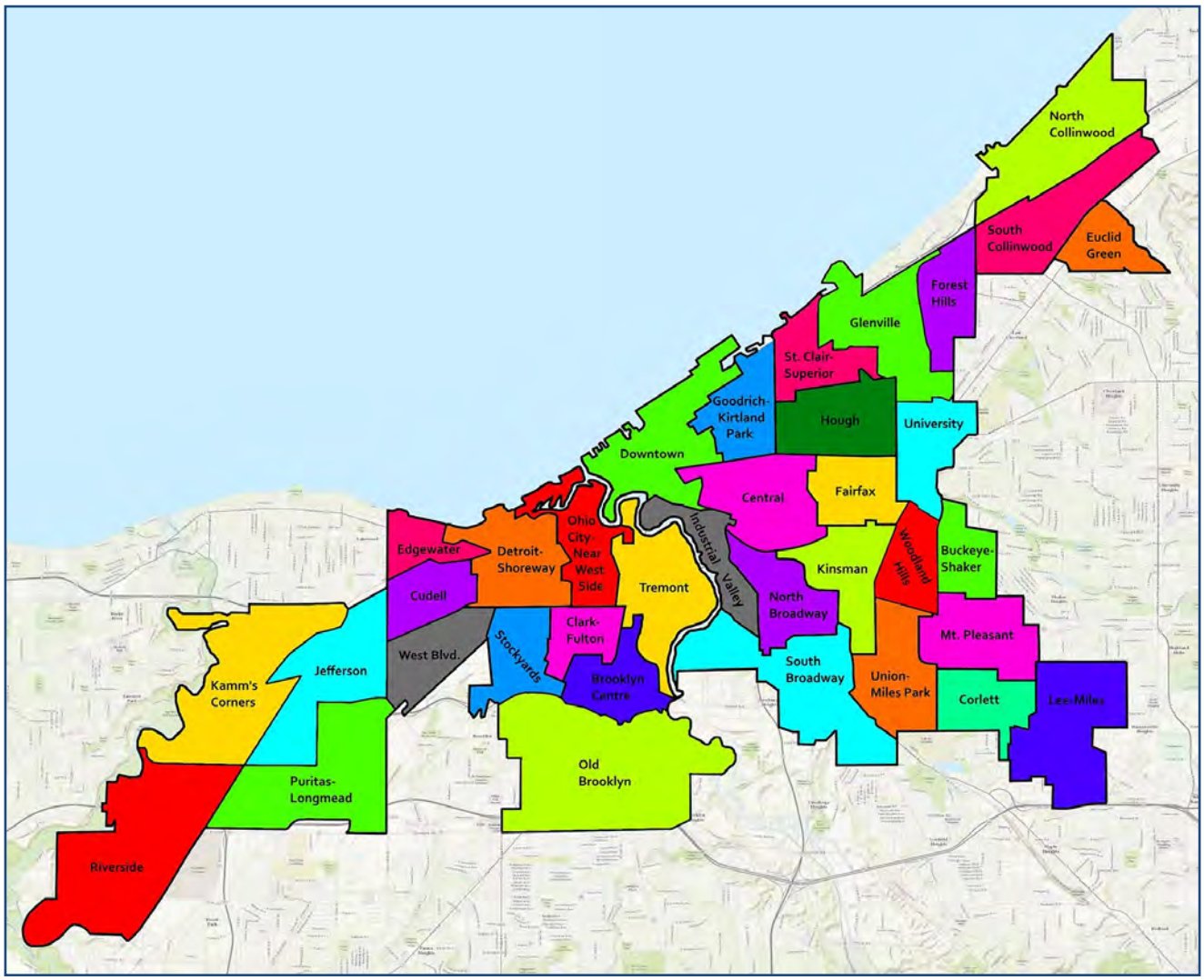
© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413
Information is in draft form and is subject to errors, omissions, and should be considered incomplete.

Tax Parcel

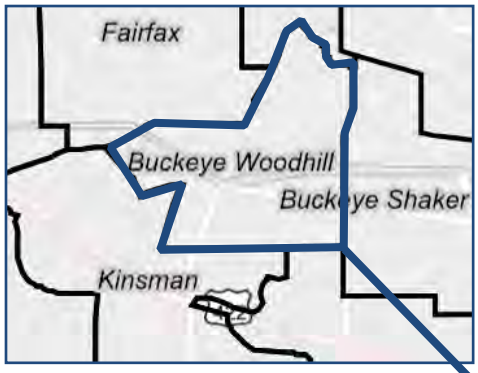
**Parcel Lines Approximate, for illustration only*

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

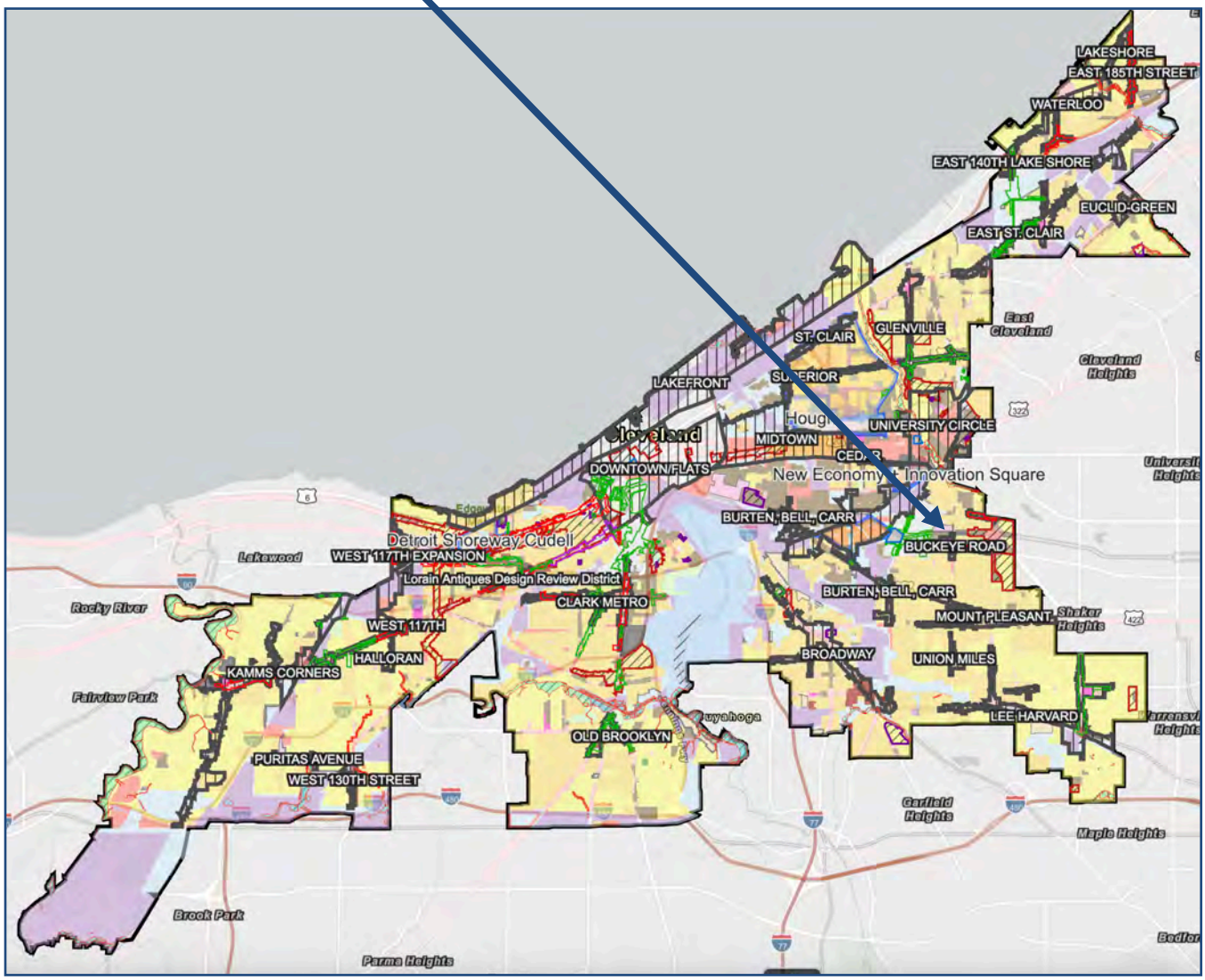
Cleveland Neighborhoods Map



12700 Shaker Blvd - Cleveland, OH



Zoning Map



Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Cuyahoga County, Ohio - Property Summary Report
Parcel: 129-10-002

Owner	12700 SHKAER REALTY LLC
Address	12700 SHAKER BLVD CLEVELAND, OH. 44120
Land Use	(4070) C - ELEVATOR APTS 40+ U
Description	429 S/L 148 ALL TO 151 ALL & 152 WP & NEXT NORTH & WEST
Neighborhood Code	30281

SKETCH

Building 1

If this is a residential property the sketch is unavailable.

Commercial building sketches are not available at this time.

Please contact us at appraisal@cuyahogacounty.gov

or call (216) 443-4663 for a copy of the building card.

MAP VIEW

BUILDING INFORMATION

Building ID	1	Construction Class	CLASS C	Basement Type	FULL
Total Story Height	7	Usable Area	115,748	Condition	AVERAGE
Date Built	1940	Date Remodeled		Exterior Walls	BRICK
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	9	Heat Type	HOT-WATR/STM	Air Conditioning	NONE
Office Finish		Retail Area		Retail Finish	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	200		0.84	36,600

VALUATION

2025 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2008	30 - New Construction			100%	No	MGMT OFF CLOSED, ALTS ASSUMED TO BE COMP NV 1-1- 2008

IMPROVEMENTS

Type	Description	Size	Height Depth
180	GARAGE	11,891 SQUARE FEET	
200	PAVING	2,500 SQUARE FEET	

SALES

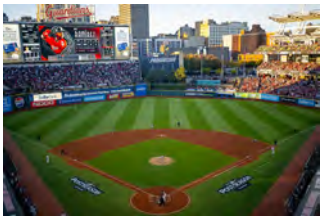
Date	Buyer	Seller	Price
9/5/2024	12700 SHKAER REALTY LLC	SHAKER ONE LLC	$0
3/12/2020	SHAKER ONE LLC	SHAKER ONE OHIO LLC	$0
4/4/2019	SHAKER ONE OHIO LLC	SHAKER HALL, LLC	$0
9/1/2004	SHAKER HALL, LLC	Shaker Hall Apartments, Ltd	$0
12/14/2001	Shaker Hall Apartments, Ltd	Shaker Hall Apts	$0
10/18/1983	Shaker Hall Apts	Shaker Hall Apts Co	$1,050,000
5/18/1978	Shaker Hall Apts Co	H B Cahoon Ivestment Co	$950,000
5/18/1978	H B Cahoon Ivestment Co	H B Cahoon Investment Co	$0
4/21/1978	H B Cahoon Investment Co	Shaker Lakes Apartments Co	$0
1/1/1975	Shaker Lakes Apartments Co		$0

The request was aborted: Could not create SSL/TLS secure channel.
https://gis.cuyahogacounty.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPServer/_ags_41cc06f6-911b-11f1-9c70-3e09b9300061.png

Information included on this report is believed to be accurate, but is not guaranteed. Cuyahoga County is not liable for errors or omissions.https://gis.cuyahogacounty.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPServer/_ags_41cc06f6-911b-11f1-9c70-3e09b9300061.png

Market Information

Downtown Cleveland Highlights



The Rock and Roll Hall of Fame (RRHOF), also simply referred to as the Rock Hall, is a museum and hall of fame located in downtown Cleveland, Ohio, United States, on the shore of Lake Erie. The museum documents the history of rock music and the artists, producers, engineers, and other personnel who have influenced its development.

Playhouse Square is a theater district in downtown Cleveland, Ohio, United States. It is the largest performing arts center in the US outside of New York City (only Lincoln Center is larger).Constructed in a span of 19 months in the early 1920s, the theaters became a major entertainment hub for the city for much of the 20th century. However, by the late 1960s, the district had fallen into decline and its theaters had closed down. In the 1970s, the district was revived through a grassroots effort that helped usher in a new era of downtown revitalization. For this reason, the revival of Playhouse Square is often locally referred to as being “one of the top ten successes in Cleveland history.

Huntington Bank Field is a stadium in Cleveland, Ohio, United States. It is the home field of the Cleveland Browns of the National Football League (NFL), and serves as a venue for other events such as college and high school football, soccer, hockey, and concerts.

Progressive Field is a baseball stadium in the downtown area of Cleveland, Ohio. It is the ballpark of the Cleveland Guardians of Major League Baseball and, together with Rocket Arena, is part of the Gateway Sports and Entertainment Complex.It was ranked as MLB’s best ballpark in a 2008 Sports Illustrated fan opinion poll.

Rocket Arena is a multi-purpose arena in Cleveland, Ohio. The building is the home of the Cleveland Cavaliers of the National Basketball Association (NBA) and the Cleveland Monsters of the American Hockey League (AHL). It is also the planned home of the Cleveland Sirens of the Women’s National Basketball Association (WNBA), which is scheduled to begin play in 2028.

The **Great Lakes Science Center** is a museum and educational facility in downtown Cleveland, Ohio, United States. The center’s exhibits focus on STEM (science, technology, engineering, math) concepts. Opening in July 1996, the facility includes signature (permanent) and traveling exhibits, meeting space, a cafe, and the Cleveland Clinic Dome Theater. Science center staff conduct daily science demonstrations. The Science Center is also home to the NASA Glenn Visitor Center, one of only 11 such Visitor Centers in the country.

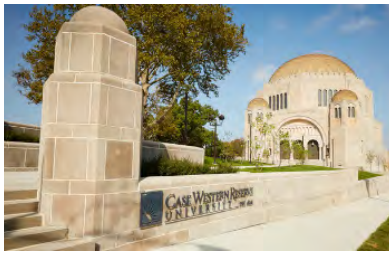
Jack Cleveland Casino (formerly Horseshoe Cleveland) is a casino in the downtown core of Cleveland, Ohio, United States, owned by Vici Properties and operated by Jack Entertainment.

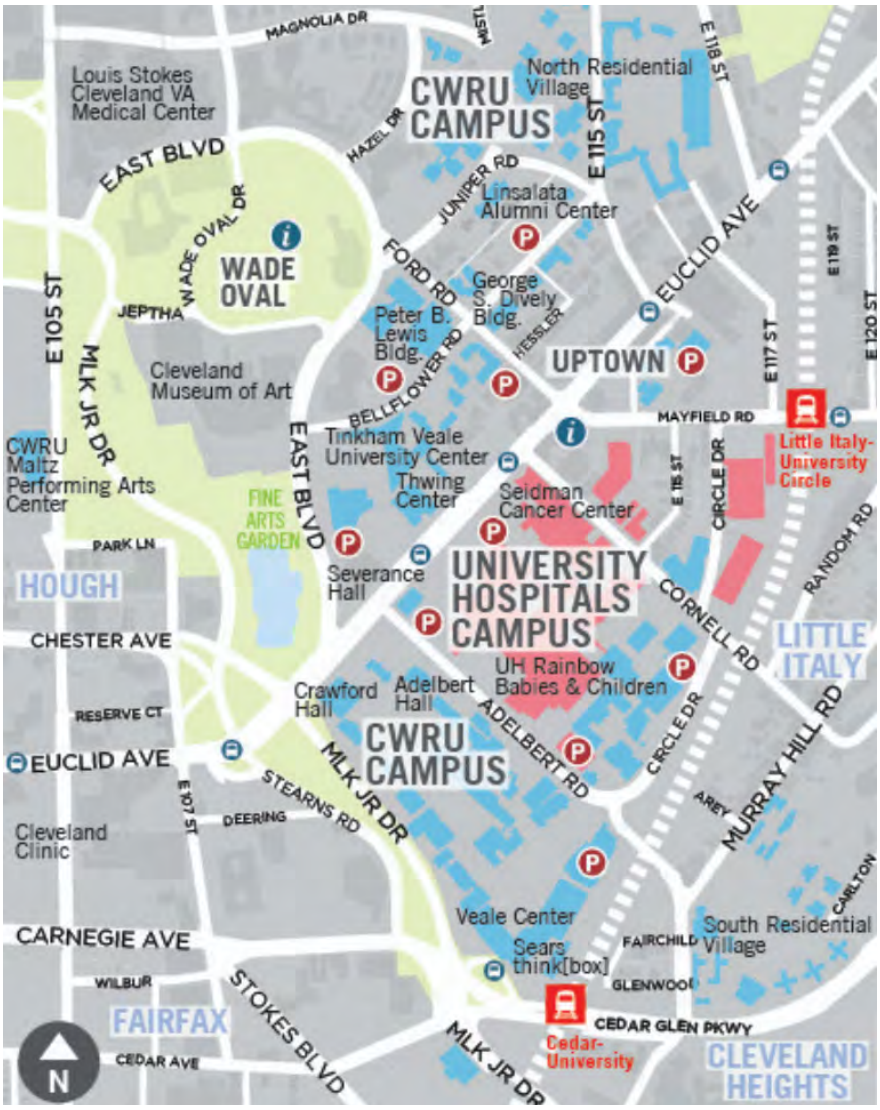
The above content was found on: https://www.playhousesquare.org/ , https://en.wikipedia.org

Market Information

University Circle

University Circle is a district in the neighborhood of University on the East Side of Cleveland, Ohio. It is home to the **Cleveland Museum of Art, Severance Hall** (home to the Cleveland Orchestra), the **Cleveland Institute of Art**, the **Cleveland Cinematheque, Case Western Reserve University**, the **Cleveland Institute of Music**, the **Museum of Contemporary Art Cleveland**, the **Cleveland Botanical Garden**, historic **Lake View Cemetery**, the **Cleveland Museum of Natural History**, and **University Hospitals Cleveland Medical Center.**





The above content was found on: https://www.universitycircle.org , https://en.wikipedia.org

Market Information

Shaker Square

The historic American Colonial-Georgian shopping center, which was largely influenced by European town squares, was built between 1927 and 1929 by the Van Sweringen brothers. Several pieces were added to the four quadrants, likely in the 1950s. Nearby, along Van Aken Boulevard but essentially an appendage to the Square, a commercial strip was built in 1939.The two brothers, who also developed much of the land to the east of the neighborhood as the planned community of Shaker Heights, envisioned **Shaker Square** as its gateway between the urban and suburban living spaces represented in the early 20th century. On either side of the train tracks are two lawn areas. A short distance east of the Shaker Square stop, the track splits into the Green Line (that heads east to Green Road), and the Blue Line (that runs southeast on Van Aken Boulevard, until it reaches Chagrin Boulevard).

Today, **Shaker Square** is the heart of the neighborhood. Near the square are more than 4,000 units of rental and condominium apartments (the largest concentration of multi-family housing in Cleveland), townhouses, and many private homes.

The above content was found on: https://www.shakersquare.net/ , https://en.wikipedia.org, https://coolcleveland.com

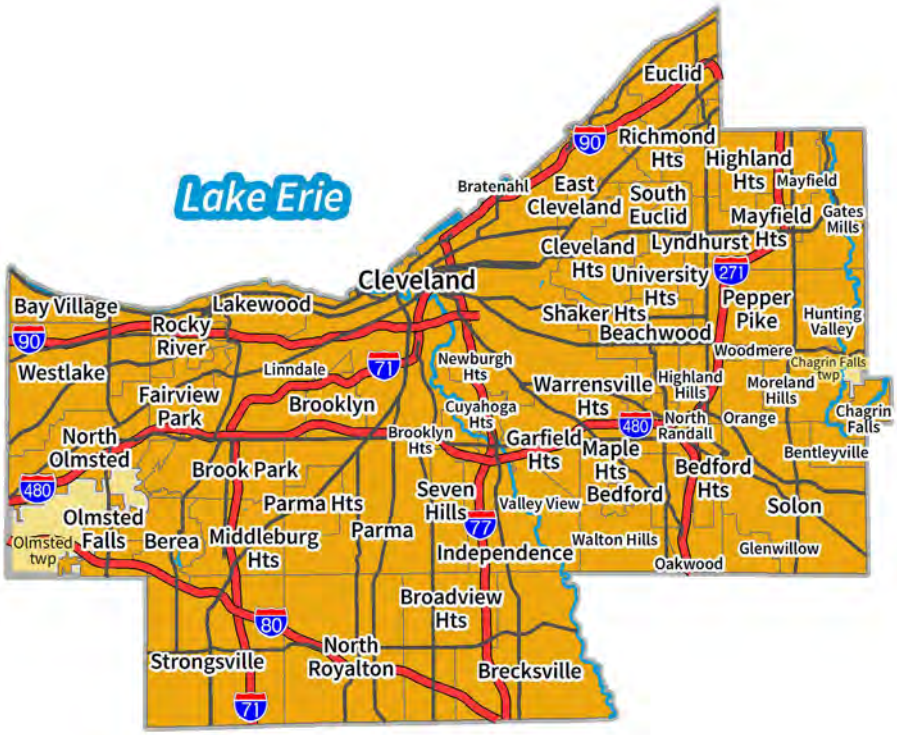
Ohio County Profiles

Prepared by the Office of Research **2025 Edition**

Ohio Department of Development

Cuyahoga County

Established: Act - June 7, 1807
2024 Population: 1,240,594
Land Area: 458.3 square miles
County Seat: Cleveland City
Named for: Native American word meaning "crooked"



Taxes

Taxable value of real property	$33,728,454,350
Residential	$24,663,429,480
Agriculture	$13,649,770
Industrial	$1,261,678,550
Commercial	$7,788,726,990
Mineral	$969,560
Ohio income tax liability	$1,037,700,635
Average per return	$1,775.11

Land Use/Land Cover

	Percent
Developed, Lower Intensity	46.74%
Developed, Higher Intensity	36.40%
Barren (strip mines, gravel pits, etc.)	0.05%
Forest	14.13%
Shrub/Scrub and Grasslands	0.04%
Pasture/Hay	0.79%
Cultivated Crops	0.08%
Wetlands	1.51%
Open Water	0.27%

Largest Places

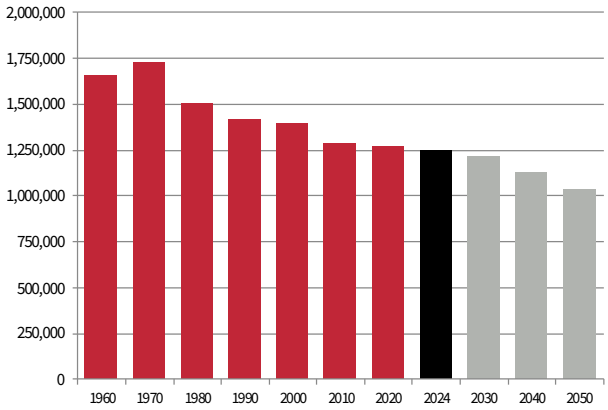
	2024	2020
Cleveland city	365,379	371,853
Parma city	79,350	80,962
Lakewood city	49,517	50,825
Euclid city	48,421	49,586
Strongsville city	45,768	46,428
Cleveland Heights city	44,064	45,221
Westlake city	34,232	34,200
North Olmsted city	31,690	32,379
North Royalton city	30,894	31,285
Garfield Heights city	29,014	29,729

UB: Unincorporated balance

Total Population

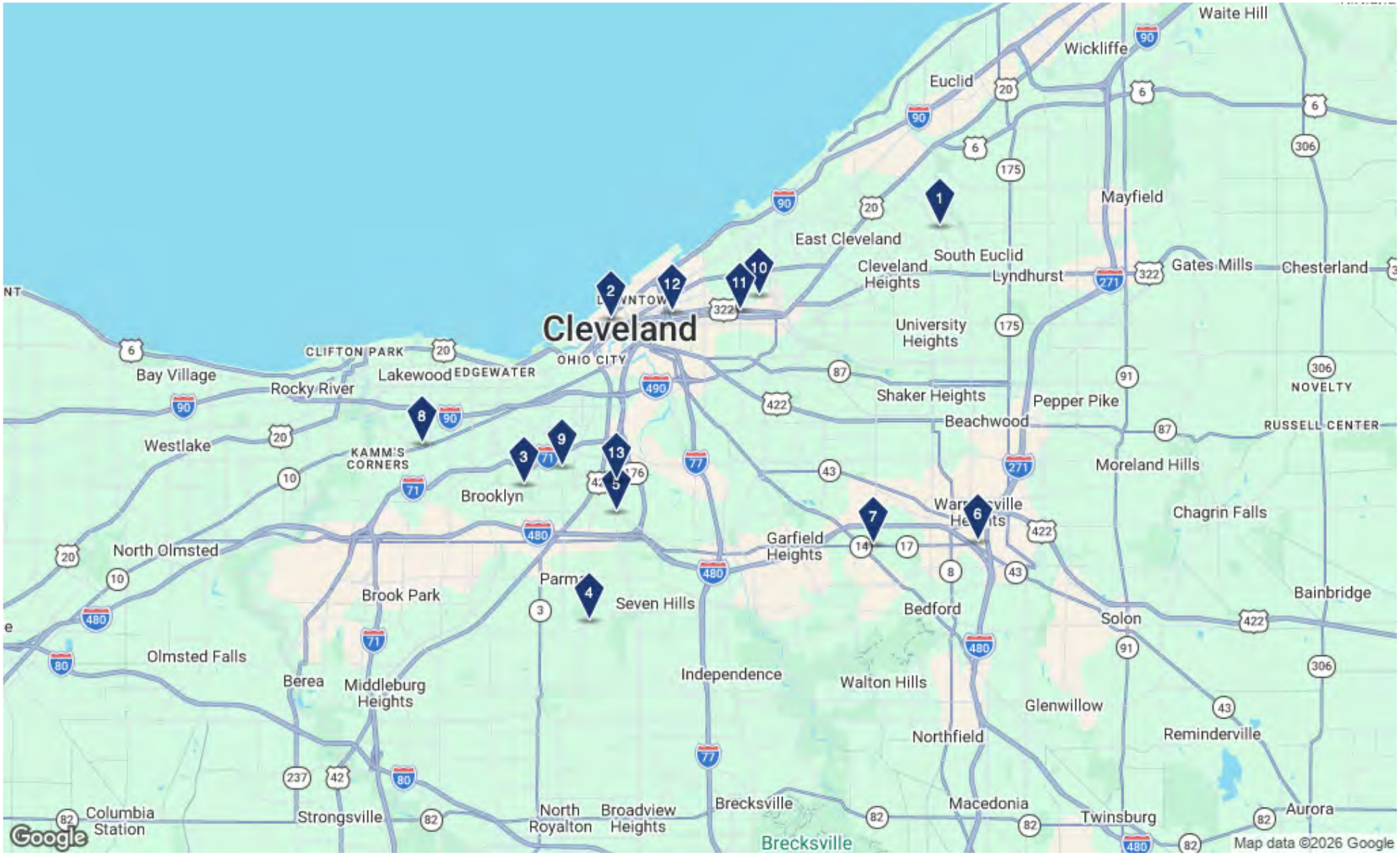
Census

1800		1910	637,425	2020	1,264,817
1810	1,459	1920	943,495		
1820	6,328	1930	1,201,455		
1830	10,373	1940	1,217,250	Estimate	
1840	26,506	1950	1,389,532	2024	1,240,594
1850	48,099	1960	1,647,895		
1860	78,033	1970	1,721,300		
1870	132,010	1980	1,498,400	Projection	
1880	196,943	1990	1,412,140	2030	1,210,921
1890	309,970	2000	1,393,978	2040	1,124,128
1900	439,120	2010	1,280,122	2050	1,030,507

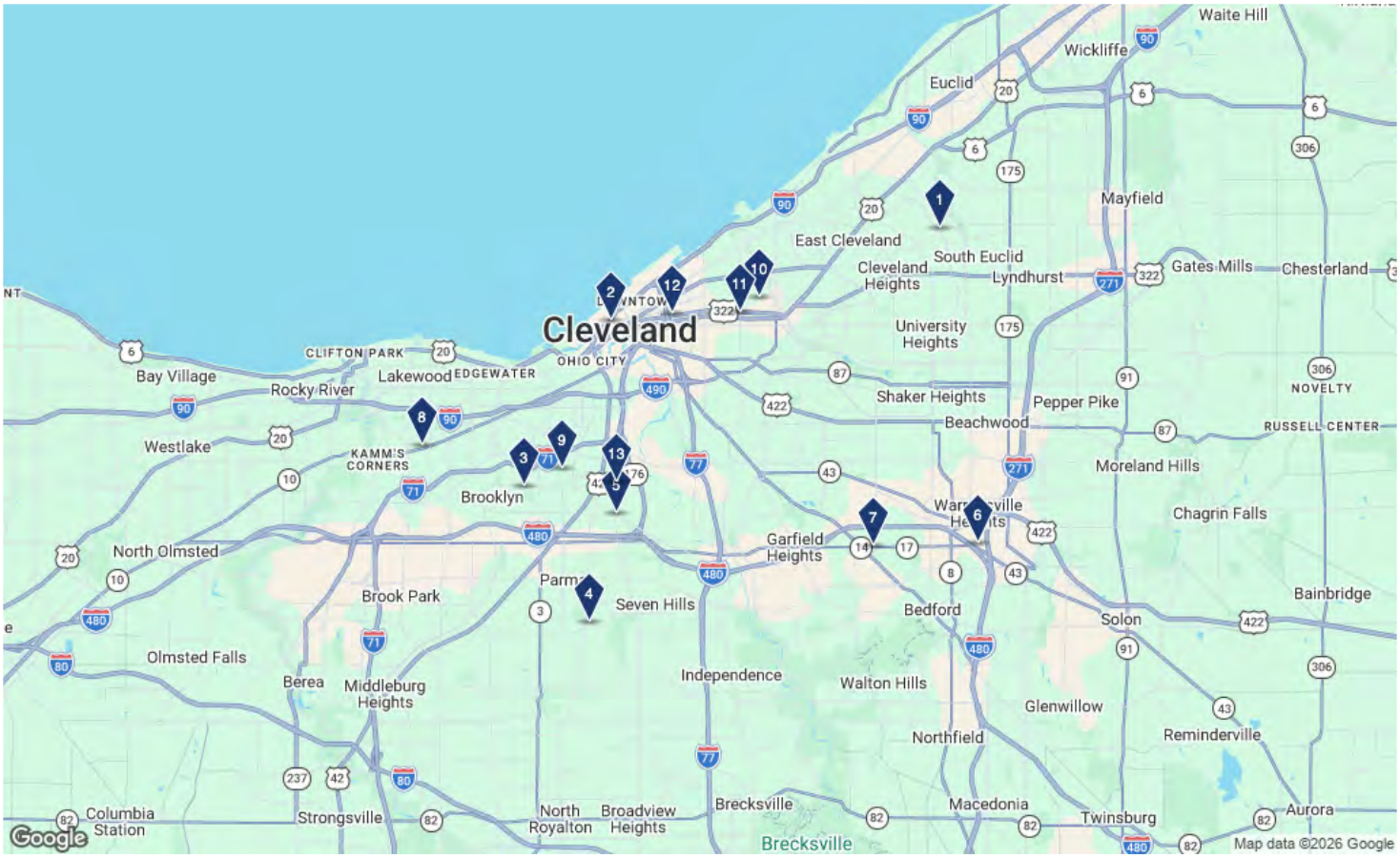


Selected Sale Comparables

Sale Comps Map Overview



Map with One Line Comp Info Report



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	Belvoir Center 4075-4095 Monticello Blvd	Cleveland Heights	Apartments ★★☆☆☆	91.901 SF	Sold: $7,700,000 ($101,315.79/Unit)
2	Shorehaus Lofts 425 W Lakeside Ave	Cleveland	Apartments ★★☆☆☆	88.448 SF	Sold: $4,760,000 ($83,508.77/Unit)
3	Memorial Heights 8251-8271 Memphis Ave	Brooklyn	Multifamily ★★☆☆☆	76.434 SF	Sold: $5,363,890 ($43,966.31/Unit)
4	West Creek Apartments 6501 State Rd	Cleveland	Multifamily ★★☆☆☆	92.760 SF	Sold: $7,380,470 ($61,503.92/Unit)
5	South Hills 4687 Broadview Rd	Cleveland	Multifamily ★★☆☆☆	48.800 SF	Sold: $2,637,640 ($43,240.00/Unit)
6	Libby Aurora Mobile Home Park 23381 Aurora Rd	Bedford	Manufactured Housing/Mobile Home Park ★★☆☆☆	1.200 SF	Sold: $750,000 ($7,894.74/Unit)
7	Saxony Apartments 16218 Maple Heights Blvd	Maple Heights	Apartments ★★☆☆☆	37.088 SF	Sold: $2,550,000 ($42,500.00/Unit)
8	Las Palmas 14305 Lorain Ave	Cleveland	Apartments ★★☆☆☆	80.832 SF	Sold: $3,840,000 ($40,000.00/Unit)
9	Fulton Flats North 4072 Fulton Rd	Cleveland	Apartments ★★☆☆☆	55.250 SF	Sold: $3,179,750 ($40,250.00/Unit)

Sale Comps List (Continued)

	Property Name Address	City	Type	Size	Sale Information
10	Kingsbury Towers 8925 Hough Ave	Cleveland	Apartments ★★★☆☆	95.805 SF	Sold: $9,000,000 ($69,767.44/Unit)
11	Rainbow Place 7829 Euclid Ave	Cleveland	Apartments ★★☆☆☆	126.398 SF	Sold: $14,000,000 ($77,348.07/Unit)
12	University Commons Apartments 1900 E 30th St	Cleveland	Apartments ★★☆☆☆	90.776 SF	Sold: $4,950,000 ($51,030.93/Unit)
13	Valley Point Apartments 4211 W 20th St	Cleveland	Apartments ★★☆☆☆	42.240 SF	Sold: $2,576,000 ($40,250.00/Unit)

4075-4095 Monticello Blvd - Belvoir Center

Cleveland Heights, OH 44121 (Cuyahoga County) - Monticello-Noble Submarket

★★☆☆☆ Apartments

Sale Summary

Sold	1/14/2025
Sale Price	$7,700,000 ($101,316/Unit)
Units	76
GBA (% Vacant)	91,901 SF (1.32%)
Price per SF	$83.79/SF
Price Status	Confirmed
Built	1962
Land Area	4.65 AC/202,576 SF
Sale Comp Status	Research Complete
Sale Comp ID	7046889
Parcel Numbers	682-18-007

Contacts

Type	Name	Location	Phone
Recorded Buyer	Savani Belvoir Properties Llc	South Euclid, OH	-
True Buyer	Savani Properties	South Euclid, OH 44121	(216) 381-0167
Recorded Seller	Belvoir Center Apartments Ltd	-	-
True Seller	S&P Management, Inc.	Pepper Pike, OH 44122	(216) 595-3950
Contacts	Peter Wells (216) 496-8987		
Listing Broker	Berkadia Real Estate Advisors	Birmingham, MI 48009	(248) 646-7701
Contacts	Rick Brace (313) 550-2541		

Property Details

Average Unit Size	876 SF	Stories	3
Market Segment	All	Elevators	None
Rent Type	Market	Building FAR	0.45
Number of Buildings	2	Units Per Land Area	16/AC
Parking Spaces	1.59/Unit; 45 Surface Spaces; 76 Covered Spaces		

Transaction Details

Sale Date	1/14/2025	Hold Period	20+ Years
Sale Price	$7,700,000 ($101,316/Unit)	Recording Date	1/27/2025
Land Price	$1,655,736/AC ($38.01/SF)	Zoning	MF1
Sale Type	Investment	% Improved	76.98%
Time On Market	6 Months 24 Days	Document Number	202501270497
Parcel Number	682-18-007		

Loan

1st Mortgage	Pinnacle Bank
Balance	$2,762,000

Previous Sale

Sale Date	2/25/2003	Actual Cap Rate	9.6%
Sale Price	$2,126,000 ($27,974/Unit)	Comp ID	734459
Sale Type	Investment	Comp Status	Research Complete

425 W Lakeside Ave - Shorehaus Lofts

Cleveland, OH 44113 (Cuyahoga County) - Warehouse District Submarket

Apartments

Sale Summary

Sold	3/11/2025
Sale Price	$4,760,000 ($83,509/Unit)
Units	57
GBA (% Vacant)	88,448 SF (22.81%)
Price per SF	$53.82/SF
Price Status	Confirmed
Built/Renovated	1905/1995
Land Area	0.34 AC/14,810 SF
Sale Comp Status	Research Complete
Sale Comp ID	7108479
Parcel Numbers	101-09-002

Contacts

Type	Name	Location	Phone
Recorded Buyer	425 Lakeside Investment Llc	Independence, OH 44131	-
True Buyer	Grey Fox Capital	Independence, OH 44131	(440) 669-5040
Contacts	Ryan Sommers (440) 669-5040		
Recorded Seller	Stone Block 425 Llc	-	-
True Seller	Sixty North Ventures,LLC	East Lansing, MI 48823	(517) 913-0465
Contacts	Mike Peplowski (517) 525-9101		

Property Details

Average Unit Size	813 SF	Stories	6
Market Segment	All	Elevators	Yes
Rent Type	Market	Building FAR	5.97
Number of Buildings	1	Units Per Land Area	168/AC
Parking Spaces	1.05/Unit; Surface Spaces Available; 60 Covered Spaces		

Transaction Details

Sale Date	3/11/2025	Recording Date	3/14/2025
Sale Price	$4,760,000 ($83,509/Unit)	Transfer Tax	$1,904
Land Price	$14,000,000/AC ($321.40/SF)	Zoning	UNIQUE COM DIST
Sale Type	Investment	% Improved	78.21%
Hold Period	52 Months	Document Number	202503140190
Parcel Number	101-09-002		

Loan

1st Mortgage	S & T Bank
Balance	$5,361,375

Previous Sale

Sale Date	11/19/2020	Comp ID	5381181
Sale Price	Withheld	Comp Status	Research Complete

8251-8271 Memphis Ave - Memorial Heights (Part of a 3-Property Po...

Brooklyn, OH 44144 (Cuyahoga County) - Brooklyn Submarket

★★☆☆☆ Apartments

Sale Summary

Sold	6/4/2025
Sale Price	$5,363,890 ($43,966/Unit)
Units	122
GBA (% Vacant)	76,434 SF (39.29%)
Price per SF	$70.18/SF
Price Status	Full Value
Built	1962
Land Area	3.10 AC/135,036 SF
Pro Forma Cap Rate	6.75%
Sale Comp Status	Research Complete
Sale Comp ID	7219715
Parcel Numbers	432-24-016

Contacts

Type	Name	Location	Phone
Recorded Buyer	293 Parma Heights Llc	Cleveland, OH 44111	-
True Buyer	950 Management	Middleburg Heights, OH 44130	(855) 477-8855
Buyer Broker	None on the deal	-	-
Recorded Seller	Wp Memphis Spe Llc	-	-
Recorded Seller	Wp State Hill Spe Llc	-	-
Recorded Seller	Wp Broadview Spe Llc	-	-
True Seller	Agostino Pintus	Akron, OH 44303	(734) 787-4511
Contacts	Agostino Pintus (734) 787-4511		
Listing Broker	None on the deal	-	-

Property Details

Average Unit Size	560 SF	Stories	2
Market Segment	All	Elevators	Walk Up
Rent Type	Market	Building FAR	0.57
Number of Buildings	7	Units Per Land Area	36/AC
Parking Spaces	1.09/Unit; 120 Surface Spaces		

Transaction Details

Sale Date	6/4/2025	Hold Period	20+ Years
Sale Price	$5,363,890 ($43,966/Unit)	Recording Date	6/12/2025
Land Price	$1,730,287/AC ($39.72/SF)	Transfer Tax	$21,456
Sale Type	Investment	Document Number	202506120437
Parcel Number	432-24-016		

6501 State Rd - West Creek Apartments (Part of a 3-Property Portfolio)

4

Cleveland, OH 44134 (Cuyahoga County) - Parma Submarket

★★☆☆☆ Apartments

Sale Summary

Sold	6/4/2025
Sale Price	$7,380,470 ($61,504/Unit)
Units	120
GBA (% Vacant)	92,760 SF (20%)
Price per SF	$79.57/SF
Price Status	Full Value
Built	1967
Land Area	9.33 AC/406,415 SF
Pro Forma Cap Rate	6.75%
Sale Comp Status	Research Complete
Sale Comp ID	7219715
Parcel Numbers	451-01-003

Contacts

Type	Name	Location	Phone
Recorded Buyer	293 Parma Heights Llc	Cleveland, OH 44111	-
True Buyer	950 Management	Middleburg Heights, OH 44130	(855) 477-8855
Buyer Broker	None on the deal	-	-
Recorded Seller	Wp Memphis Spe Llc	-	-
Recorded Seller	Wp State Hill Spe Llc	-	-
Recorded Seller	Wp Broadview Spe Llc	-	-
True Seller	Agostino Pintus	Akron, OH 44303	(734) 787-4511
Contacts	Agostino Pintus (734) 787-4511		
Listing Broker	None on the deal	-	-

Property Details

Average Unit Size	741 SF	Stories	3
Market Segment	All	Elevators	Walk Up
Rent Type	Market	Building FAR	0.23
Asking Rent at Sale	$900/Unit ($1.16/SF)	Units Per Land Area	13/AC
Number of Buildings	8		

Transaction Details

Sale Date	6/4/2025	Hold Period	40 Months
Sale Price	$7,380,470 ($61,504/Unit)	Recording Date	6/12/2025
Land Price	$791,047/AC ($18.16/SF)	Transfer Tax	$21,456
Sale Type	Investment	Document Number	202506120437
Parcel Number	451-01-003		

Previous Sale

Sale Date	2/2/2022	Comp ID	5898528
Sale Price	$8,122,000 ($74,514/Unit)	Comp Status	Research Complete
Sale Type	Investment		

4687 Broadview Rd - South Hills (Part of a 3-Property Portfolio)

Cleveland, OH 44109 (Cuyahoga County) - South Hills Submarket

★★☆☆☆ Apartments

Sale Summary

Sold	6/4/2025
Sale Price	$2,637,640 ($43,240/Unit)
Units	61
GBA (% Vacant)	48,800 SF (44.26%)
Price per SF	$54.05/SF
Price Status	Full Value
Built	1964
Land Area	1.56 AC/67,954 SF
Pro Forma Cap Rate	6.75%
Sale Comp Status	Research Complete
Sale Comp ID	7219715
Parcel Numbers	010-04-085

Contacts

Type	Name	Location	Phone
Recorded Buyer	293 Parma Heights Llc	Cleveland, OH 44111	-
True Buyer	950 Management	Middleburg Heights, OH 44130	(855) 477-8855
Buyer Broker	None on the deal	-	-
Recorded Seller	Wp Memphis Spe Llc	-	-
Recorded Seller	Wp State Hill Spe Llc	-	-
Recorded Seller	Wp Broadview Spe Llc	-	-
True Seller	Agostino Pintus	Akron, OH 44303	(734) 787-4511
Contacts	Agostino Pintus (734) 787-4511		
Listing Broker	None on the deal	-	-

Property Details

Average Unit Size	500 SF	Stories	2
Market Segment	All	Elevators	Walk Up
Rent Type	Market	Building FAR	0.72
Number of Buildings	6	Units Per Land Area	39/AC
Parking Spaces	89 Surface Spaces		

Transaction Details

Sale Date	6/4/2025	Hold Period	40 Months
Sale Price	$2,637,640 ($43,240/Unit)	Recording Date	6/12/2025
Land Price	$1,690,795/AC ($38.82/SF)	Transfer Tax	$21,456
Sale Type	Investment	Document Number	202506120437
Parcel Number	010-04-085		

Ag Real Estate Group, Inc.

2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Information is in draft form and is subject to errors, omissions, and should be considered incomplete.

CoStar™

Previous Sale

Sale Date	2/2/2022	Comp ID	5907917
Sale Price	$3,320,000 ($92,222/Unit)	Comp Status	Research Complete
Sale Type	Investment		

16218 Maple Heights Blvd - Saxony Apartments

Maple Heights, OH 44137 (Cuyahoga County) - Maple Heights Submarket

Apartments

Sale Summary

Sold	9/18/2025
Sale Price	$2,550,000 ($42,500/Unit)
Units	60
GBA (% Vacant)	37,088 SF (5%)
Price per SF	$68.76/SF
Price Status	Full Value
Built	1959
Land Area	1.82 AC/79,279 SF
Sale Comp Status	Research Complete
Sale Comp ID	7369779
Parcel Numbers	781-12-021

Contacts

Type	Name	Location	Phone
Recorded Buyer	16218 Maple Heights Blvd Llc	-	-
True Buyer	YS Developers	Brooklyn, NY 11211	(917) 282-6071
Contacts	Yitzchok Schwartz (917) 282-6071		
Recorded Seller	New York Avenue Ltd	-	-
True Seller	States Avenue Ltd	Brunswick, OH 44212	(440) 781-9695
Contacts	Clay Armbruster (440) 582-1647		
Listing Broker	Institutional Property Advisors	Independence, OH 44131	(216) 264-2000
Contacts	Michael Barron (216) 264-2016		
Listing Broker	Marcus & Millichap	Independence, OH 44131	(216) 264-2000
Contacts	Charles Gagliano (440) 666-2679		

Property Details

Average Unit Size	618 SF	Stories	3
Market Segment	All	Elevators	None
Rent Type	Market	Building FAR	0.47
Number of Buildings	4	Units Per Land Area	33/AC
Parking Spaces	3.60/Unit; 12 Surface Spaces; 56 Covered Spaces		

Transaction Details

Sale Date	9/18/2025	Recording Date	10/1/2025
Sale Price	$2,550,000 ($42,500/Unit)	Transfer Tax	$10,200
Land Price	$1,401,099/AC ($32.16/SF)	Zoning	Commercial
Sale Type	Investment	% Improved	86.00%
Hold Period	71 Months	Document Number	202510010485
Parcel Number	781-12-021		

Loan

1st Mortgage

Loan Type	Construction	Balance	$2,163,000

Previous Sale

Sale Date	10/22/2019	Comp ID	4944751
Sale Price	Withheld	Comp Status	Research Complete
Sale Type	Investment		

14305 Lorain Ave - Las Palmas

8

Cleveland, OH 44111 (Cuyahoga County) - Jefferson Submarket

★★☆☆☆ Apartments

Sale Summary

Sold	12/30/2025
Sale Price	$3,840,000 ($40,000/Unit)
Units	96
GBA (% Vacant)	80,832 SF (13.54%)
Price per SF	$47.51/SF
Price Status	Full Value
Built	1964
Land Area	2.44 AC/106,286 SF
Sale Comp Status	Research Complete
Sale Comp ID	7485521
Parcel Numbers	027-33-001

Contacts

Type	Name	Location	Phone
Recorded Buyer	14305 Llc	-	-
True Buyer	Ownerland Realty Inc	Cincinnati, OH 45246	(513) 896-1200
Contacts	Vince Pecoraro (386) 451-2356		
Recorded Seller	Wolfe Pintus Lorain Llc	-	-
True Seller	Agostino Pintus	Akron, OH 44303	(734) 787-4511
Contacts	Agostino Pintus (734) 787-4511		

Property Details

Average Unit Size	549 SF	Stories	3
Market Segment	All	Elevators	None
Rent Type	Market	Building FAR	0.76
Number of Buildings	4	Units Per Land Area	39/AC
Parking Spaces	0.52/Unit; 50 Surface Spaces		

Transaction Details

Sale Date	12/30/2025	Recording Date	12/31/2025
Sale Price	$3,840,000 ($40,000/Unit)	Transfer Tax	$15,360
Land Price	$1,573,770/AC ($36.13/SF)	Zoning	MF-1
Sale Type	Investment	% Improved	89.44%
Hold Period	20+ Years	Document Number	202512310641
Parcel Number	027-33-001		

Loan

1st Mortgage	Barrington Bank & Trust Company,N.A
Balance	$3,072,000

4072 Fulton Rd - Fulton Flats North

Cleveland, OH 44144 (Cuyahoga County) - Brookside Submarket

Apartments

Sale Summary

Sold	12/30/2025
Sale Price	$3,179,750 ($40,250/Unit)
Units	79
GBA (% Vacant)	55,250 SF (37.97%)
Price per SF	$57.55/SF
Price Status	Full Value
Built	1956
Land Area	2.51 AC/109,161 SF
Sale Comp Status	Research Complete
Sale Comp ID	7486856
Parcel Numbers	013-19-064

Contacts

Type	Name	Location	Phone
Recorded Buyer	79 Fulton Llc	-	-
True Buyer	950 Management	Middleburg Heights, OH 44130	(855) 477-8855
Contacts	Joshua Cantwell (216) 233-5448		
Recorded Seller	Wp Fulton Spe Llc	-	-
True Seller	Agostino Pintus	Akron, OH 44303	(734) 787-4511
Contacts	Agostino Pintus (734) 787-4511		

Property Details

Average Unit Size	661 SF	Stories	3
Market Segment	All	Elevators	None
Rent Type	Market	Building FAR	0.51
Number of Buildings	7	Units Per Land Area	32/AC
Parking Spaces	2.81/Unit; 36 Covered Spaces; 36 One-Car Garage Spaces; 150 Surface Spaces		

Transaction Details

Sale Date	12/30/2025	Recording Date	1/6/2026
Sale Price	$3,179,750 ($40,250/Unit)	Transfer Tax	$12,719
Land Price	$1,268,855/AC ($29.13/SF)	Zoning	N/Av, Cleveland
Sale Type	Investment	% Improved	91.12%
Hold Period	52 Months	Document Number	202601060442
Parcel Number	013-19-064		

Loan

1st Mortgage

Loan Type	Conventional	Balance	$3,707,000

Previous Sale

Sale Date	8/11/2021	Comp ID	5697736
Sale Price	$3,792,000 ($48,000/Unit)	Comp Status	Research Complete
Sale Type	Investment		

8925 Hough Ave - Kingsbury Towers

10

Cleveland, OH 44106 (Cuyahoga County) - Hough Submarket

★★★☆☆ Apartments

Sale Summary

Sold	3/6/2026
Sale Price	$9,000,000 ($69,767/Unit)
Units	129
GBA (% Vacant)	95,805 SF (5.43%)
Price per SF	$93.94/SF
Price Status	Full Value
Built	1977
Land Area	2.23 AC/97,139 SF
Sale Comp Status	Research Complete
Sale Comp ID	7567226
Parcel Numbers	107-19-009 +2

Contacts

Type	Name	Location	Phone
Recorded Buyer	Kingsbury Tower Apartments Lp	-	-
True Buyer	Capital Realty Group, Inc.	Spring Valley, NY 10977	(845) 356-7773
Contacts	Moshe Eichler (845) 356-7773 X140		
Recorded Seller	Kingsbury Tower I Ltd	-	-
True Seller	The Millennia Companies	Cleveland, OH 44114	(216) 520-1250
Contacts	Frank Sinito (216) 520-1250		

Property Details

Average Unit Size	709 SF	Stories	9
Market Segment	All	Elevators	None
Rent Type	Affordable	Building FAR	0.99
Asking Rent at Sale	$815/Unit ($1.15/SF)	Units Per Land Area	58/AC
Number of Buildings	2		
Parking Spaces	0.39/Unit; 50 Surface Spaces		

Transaction Details

Sale Date	3/6/2026	Recording Date	3/6/2026
Sale Price	$9,000,000 ($69,767/Unit)	Transfer Tax	$36,000
Land Price	$4,035,874/AC ($92.65/SF)	Zoning	MF3+
Sale Type	Investment	% Improved	85.10%
Hold Period	149 Months	Document Number	202603060096
Parcel Number	107-19-009, 107-19-030, 107-22-016		

Previous Sale

Sale Date	10/29/2013	Comp ID	3001456
Sale Price	$3,441,500 ($26,678/Unit)	Comp Status	Research Complete

7829 Euclid Ave - Rainbow Place

Cleveland, OH 44103 (Cuyahoga County) - Midtown Cleveland Submarket

Apartments

Sale Summary

Sold	3/20/2026
Sale Price	$14,000,000 ($77,348/Unit)
Units	181
GBA (% Vacant)	126,398 SF (8.84%)
Price per SF	$110.76/SF
Price Status	Full Value
Built	1981
Land Area	4.30 AC/187,432 SF
Sale Comp Status	Research Complete
Sale Comp ID	7573533
Parcel Numbers	118-10-009 +3

Contacts

Type	Name	Location	Phone
Recorded Buyer	Rainbow Group Apartments LP	-	-
True Buyer	House of David Preservation	Kansas City, MO 64130	(816) 666-7579
True Buyer	Capital Realty Group, Inc.	Spring Valley, NY 10977	(845) 356-7773
Recorded Seller	Rainbow Place Apartments LP	-	-
True Seller	The Millennia Companies	Cleveland, OH 44114	(216) 520-1250

Property Details

Average Unit Size	599 SF	Stories	8
Market Segment	All	Elevators	1 passenger
Rent Type	Affordable	Building FAR	0.67
Number of Buildings	1	Units Per Land Area	42/AC
Parking Spaces	1.11/Unit; 200 Surface Spaces		

Transaction Details

Sale Date	3/20/2026	Recording Date	3/23/2026
Sale Price	$14,000,000 ($77,348/Unit)	Zoning	MMUD-1
Land Price	$3,253,657/AC ($74.69/SF)	% Improved	91.73%
Sale Type	Investment	Document Number	202603170569
Hold Period	20+ Years		
Parcel Number	118-10-015, 118-10-014, 118-10-009, 119-14-033		

1900 E 30th St - University Commons Apartments

12

Cleveland, OH 44115 (Cuyahoga County) - Midtown Cleveland Submarket

★★☆☆☆ Apartments

Sale Summary

Sold	4/16/2026
Sale Price	$4,950,000 ($51,031/Unit)
Units	97
GBA (% Vacant)	90,776 SF (7.22%)
Price per SF	$54.53/SF
Price Status	Confirmed
Built/Renovated	1945/2000
Land Area	1.19 AC/51,671 SF
Sale Comp Status	Research Complete
Sale Comp ID	7626397
Parcel Numbers	103-05-003

Contacts

Type	Name	Location	Phone
Recorded Buyer	1900 East 30 Llc	-	-
True Buyer	Insight Holdings	Cleveland, OH 44113	(216) 393-7110
Buyer Broker	None on the deal	-	-
Recorded Seller	Amg University Llc	-	-
True Seller	AMG Realty Group	Skokie, IL 60076	(732) 659-0185
Listing Broker	Bellwether Investment Sales, LLC	Cleveland, OH 44114	(216) 820-4500
Contacts	Anthony DeMarco (313) 590-4068, Samantha Benak (216) 820-4547		

Property Details

Average Unit Size	684 SF	Stories	7
Market Segment	All	Elevators	1 passenger
Rent Type	Market	Building FAR	1.76
Number of Buildings	1	Units Per Land Area	82/AC
Parking Spaces	0.22/Unit; 21 Surface Spaces		

Transaction Details

Sale Date	4/16/2026	Recording Date	4/24/2026
Sale Price	$4,950,000 ($51,031/Unit)	Transfer Tax	$19,800
Land Price	$4,172,993/AC ($95.80/SF)	Zoning	MF, Cleveland
Sale Type	Investment	% Improved	83.50%
Hold Period	13 Months	Document Number	202604240357
Parcel Number	103-05-003		

Loan

1st Mortgage

Loan Type	Construction	Balance	$3,965,000

Previous Sale

Sale Date	3/12/2025	Comp ID	7108481
Sale Price	$3,600,000 ($37,113/Unit)	Comp Status	Research Complete
Sale Type	Investment	Sale Conditions	High Vacancy Property

4211 W 20th St - Valley Point Apartments

Cleveland, OH 44109 (Cuyahoga County) - Old Brooklyn Submarket

Apartments

Sale Summary

Sold	5/6/2026
Sale Price	$2,576,000 ($40,250/Unit)
Units	64
GBA (% Vacant)	42,240 SF (6.25%)
Price per SF	$60.98/SF
Price Status	Full Value
Built	1963
Land Area	3.06 AC/133,294 SF
Sale Comp Status	Research Complete
Sale Comp ID	7642415
Parcel Numbers	009-14-039

Contacts

Type	Name	Location	Phone
Recorded Buyer	64 Valley Point Llc	-	-
True Buyer	950 Management	Middleburg Heights, OH 44130	(855) 477-8855
Recorded Seller	Wp Brooklyn Spe Llc	-	-
True Seller	Agostino Pintus	Akron, OH 44303	(734) 787-4511
Contacts	Agostino Pintus (734) 787-4511		

Property Details

Average Unit Size	575 SF	Stories	2
Market Segment	All	Elevators	Walk Up
Rent Type	Market	Building FAR	0.32
Number of Buildings	4	Units Per Land Area	21/AC
Parking Spaces	1.41/Unit; 90 Surface Spaces		

Transaction Details

Sale Date	5/6/2026	Recording Date	5/8/2026
Sale Price	$2,576,000 ($40,250/Unit)	Transfer Tax	$10,304
Land Price	$841,830/AC ($19.33/SF)	Zoning	MF-1
Sale Type	Investment	% Improved	84.38%
Hold Period	58 Months	Document Number	202605080576
Parcel Number	009-14-039		

Loan

1st Mortgage	CF Bank		
Loan Type	Conventional	Balance	$6,095,440

2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Information is in draft form and is subject to errors, omissions, and should be considered incomplete.

CoStar™

Previous Sale

Sale Date	7/13/2021	Comp ID	5662318
Sale Price	$4,503,000 ($70,359/Unit)	Comp Status	Research Complete
Sale Type	Investment		

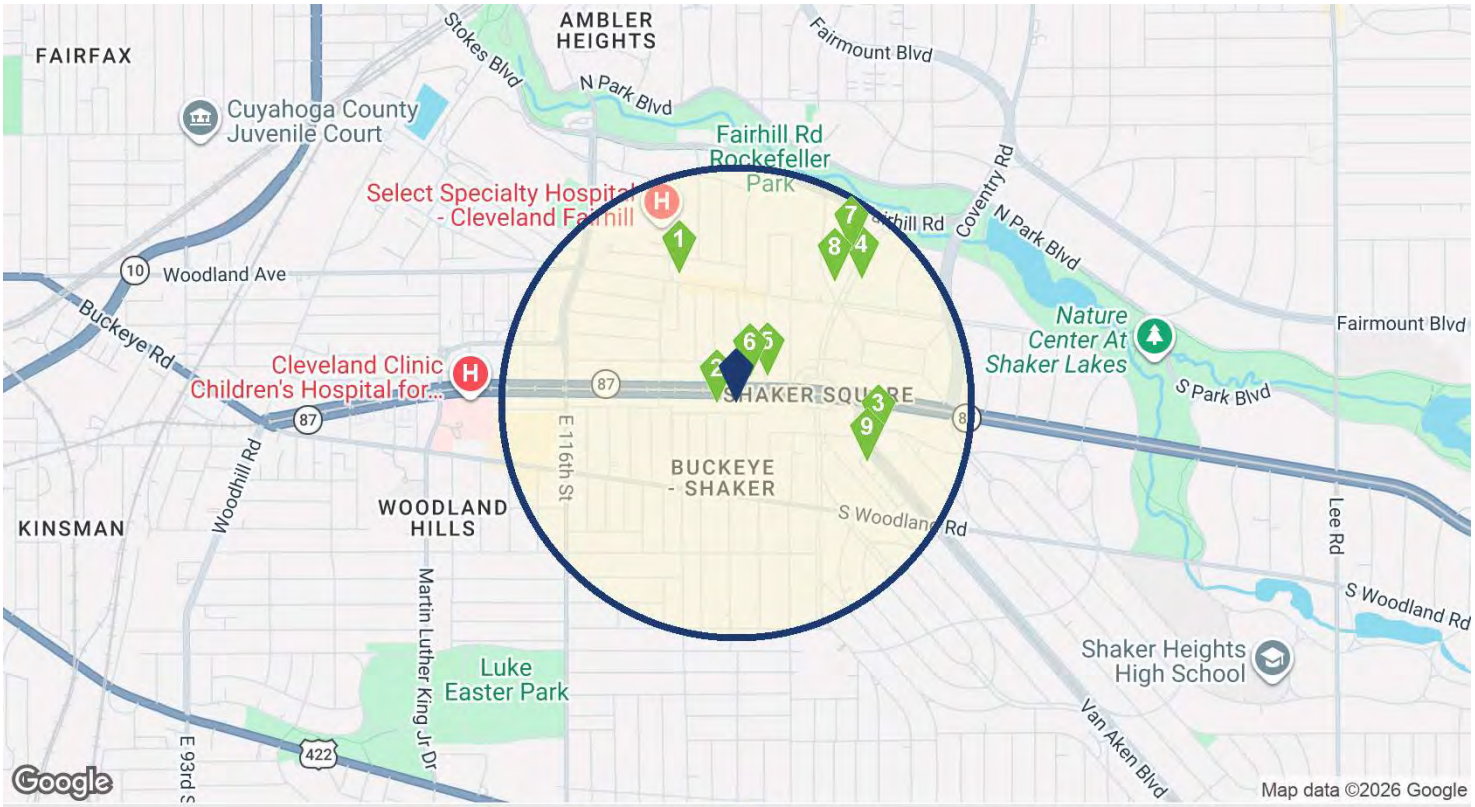
Selected Rent Comparables

Rent Comparables Summary

12700 Shaker Blvd - Shaker Hall

No. Rent Comps	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
9	$1,106	$1.42	15.8%

RENT COMP LOCATIONS



Shaker Hall Rent Comps CoStar Default Comp Set - 0.6 Mile Radius

RENT COMPS SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	70	108	111	157
Studio Units	0	11	6	45
One Bedroom Units	24	55	44	110
Two Bedroom Units	24	40	35	64
Three Bedroom Units	0	2	0	15

Property Attributes	Low	Average	Median	High
Year Built	1941	1955	1949	2021
Number of Floors	2	4	4	8
Average Unit Size SF	536	780	784	1,009
Vacancy Rate	0.4%	15.8%	5.9%	48.2%
Star Rating	★★☆☆☆	★★☆☆☆ 2.7	★★★☆☆	★★★☆☆

© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Rent Comparables Summary

12700 Shaker Blvd - Shaker Hall

				Property Size		Asking Rent Per Month Per Unit				
	Property Name/Address	Rating	Yr Built	Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	Rent/SF
1	121 Larchmere 12201 Larchmere Blvd	★★★☆☆	2021	88	910	$1,450	$2,003	$2,611	-	$2.41
2	The Vista at Shaker Square 12500-12600 Shaker Blvd	★★☆☆☆	1955	130	536	$746	$900	$1,292	-	$1.72
3	Colony Apartments 2809-2949 Van Aken Blvd	★★★☆☆	1945	153	670	-	$985	$1,236	-	$1.62
4	North Moreland Courts 2571 N Moreland Blvd	★★☆☆☆	1944	72	687	-	$950	$1,245	-	$1.57
5	Shaker House & Shaker… 12929 Shaker Blvd	★★★☆☆	1941	157	728	$630	$950	$1,099	-	$1.30
6	The Residences at Shake… 12701 Shaker Blvd	★★☆☆☆	1949	119	784	$618	$931	$1,066	$1,471	$1.22
7	Shaker Park East Apartm… 2540 N Moreland Blvd	★★★☆☆	1953	75	937	$624	$920	$1,116	$1,678	$1.21
8	Shaker Lake Apartments 2590 N Moreland Blvd	★★★☆☆	1941	70	982	-	$942	$1,123	-	$1.06
9	Van Aken Crossing 2830-2890 Van Aken Blvd	★★★☆☆	1950	111	1,009	$760	$966	$890	-	$0.90
	Shaker Hall 12700 Shaker Blvd	★★☆☆☆	1957	103	-	$611	$998	$1,120	-	-

© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Rent Comparables Summary

12700 Shaker Blvd - Shaker Hall

			Vacancy		Availability		Asking Rent		Effective Rent		
	Property Name/Address	Total Units	Units	%	Units	%	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	121 Larchmere 12201 Larchmere Blvd	88	5	5.7%	9	10.2%	$2,188	$2.41	$1,823	$2.00	16.7%
2	The Vista at Shaker Square 12500-12600 Shaker Blvd	130	63	48.5%	14	10.8%	$919	$1.72	$910	$1.70	1.0%
3	Colony Apartments 2809-2949 Van Aken Blvd	153	2	1.3%	2	1.3%	$1,085	$1.62	$1,081	$1.61	0.4%
4	North Moreland Courts 2571 N Moreland Blvd	72	17	23.6%	1	1.4%	$1,081	$1.57	$1,070	$1.56	1.0%
5	Shaker House & Shaker… 12929 Shaker Blvd	157	3	1.9%	6	3.8%	$950	$1.30	$946	$1.30	0.4%
6	The Residences at Shake… 12701 Shaker Blvd	119	51	42.9%	11	9.2%	$959	$1.22	$949	$1.21	1.0%
7	Shaker Park East Apartm… 2540 N Moreland Blvd	75	2	2.7%	1	1.3%	$1,133	$1.21	$1,128	$1.20	0.5%
8	Shaker Lake Apartments 2590 N Moreland Blvd	70	9	12.9%	4	5.7%	$1,045	$1.06	$1,035	$1.05	1.0%
9	Van Aken Crossing 2830-2890 Van Aken Blvd	111	0	0.0%	5	4.5%	$911	$0.90	$908	$0.90	0.3%
	Shaker Hall 12700 Shaker Blvd	103	52	50.5%	4	3.9%	$779	-	$771	-	-

© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Rent Comparables Photo Comparison

12700 Shaker Blvd

1 121 Larchmere

12201 Larchmere Blvd
88 Units / 4 Stories
Rent/SF $2.41, Vacancy 5.7%
Owner: First Interstate Properties, LTD

2 The Vista at Shaker Square

12500-12600 Shaker Blvd
130 Units / 8 Stories
Rent/SF $1.72, Vacancy 48.5%
Owner: Alba Construction Co

3 Colony Apartments

2809-2949 Van Aken Blvd
153 Units / 2 Stories
Rent/SF $1.62, Vacancy 1.3%
Owner: Smartland

4 North Moreland Courts

2571 N Moreland Blvd
72 Units / 2 Stories
Rent/SF $1.57, Vacancy 23.6%
Owner: Birgo

5 Shaker House & Shaker To…

12929 Shaker Blvd
157 Units / 7 Stories
Rent/SF $1.30, Vacancy 1.9%
Owner: Capital Properties Management

6 The Residences at Shaker S…

12701 Shaker Blvd
119 Units / 6 Stories
Rent/SF $1.22, Vacancy 42.9%
Owner: Alba Construction Co

7 Shaker Park East Apartments

2540 N Moreland Blvd
75 Units / 5 Stories
Rent/SF $1.21, Vacancy 2.7%
Owner: Montlack Realty;Montlack Re…

8 Shaker Lake Apartments

2590 N Moreland Blvd
70 Units / 4 Stories
Rent/SF $1.06, Vacancy 12.9%
Owner: Birgo Capital

9 Van Aken Crossing

2830-2890 Van Aken Blvd
111 Units / 3 Stories
Rent/SF $0.90, Vacancy 0%
Owner: KPL Development

© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Rent Comparables Photo Comparison

12700 Shaker Blvd

Subject Property

Shaker Hall

12700 Shaker Blvd
103 Units / 6 Stories
Rent/SF -, Vacancy 50.5%
Owner: Mendel Steiner;Aven Realty

© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

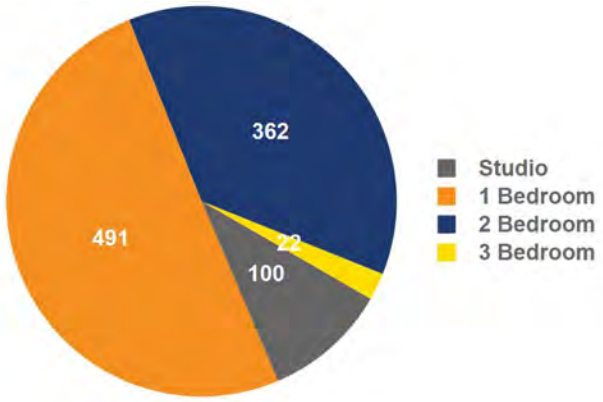
Rent Comparables by Bedroom

12700 Shaker Blvd - Shaker Hall

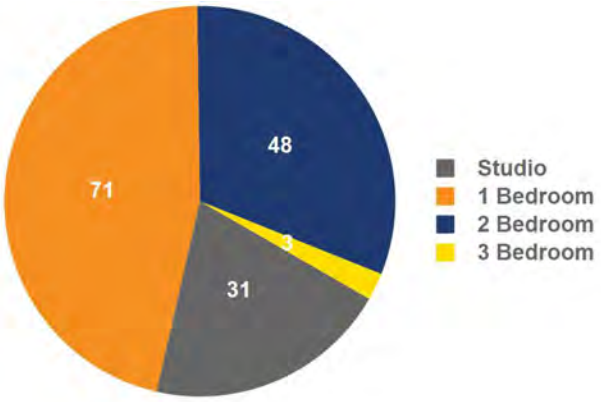
Studio Comps	One Bed Comps	Two Bed Comps	Three Bed Comps
$761	$1,042	$1,257	$1,612
Subject	Subject	Subject	Subject
$611	$998	$1,120	-

Current Conditions in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Number of Units	100	491	362	22
Vacancy Rate	31.1%	14.5%	13.3%	15.8%
Asking Rent Per Unit	$761	$1,042	$1,257	$1,612
Asking Rent Per SF	$1.80	$1.52	$1.30	$1.14
Effective Rents Per Unit	$734	$1,007	$1,209	$1,602
Effective Rents Per SF	$1.73	$1.47	$1.25	$1.14
Concessions	3.5%	3.4%	3.9%	0.6%
Changes Past Year in Rent Comps	**Studio**	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**
Year-Over-Year Effective Rent Growth	3.5%	6.0%	7.4%	-0.2%
Year-Over-Year Vacancy Rate Change	-0.4%	-0.5%	-0.4%	-2.2%
12 Month Absorption in Units	1	4	2	0

EXISTING UNITS

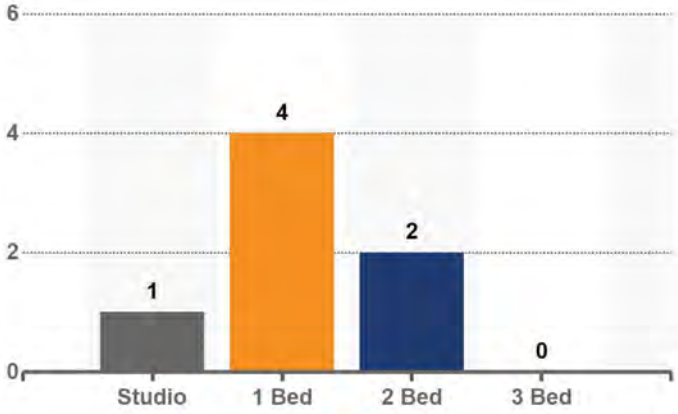


VACANT UNITS



ASKING RENT PER UNIT PER MONTH

12 MONTH ABSORPTION IN UNITS



© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Studio Rent Comparables

12700 Shaker Blvd - Shaker Hall

Property Name/Address	Rating	Studio Rent Per Unit	Rent/SF	Change in Rent Quarter	Change in Rent Year
121 Larchmere 12201 Larchmere Blvd	★★★☆☆	$1,450	$2.71	-1.0%	11.5%
Van Aken Crossing 2830-2890 Van Aken Blvd	★★★☆☆	$760	$1.21	0.1%	1.4%
The Vista at Shaker Square 12500-12600 Shaker Blvd	★★☆☆☆	$746 $743 $773	$1.84	0.0%	0.7%
Shaker House & Shaker Town… 12929 Shaker Blvd	★★★☆☆	$630	$1.56	0.0%	7.7%
Shaker Park East Apartments 2540 N Moreland Blvd	★★★☆☆	$624	$2.08	0.0%	-2.5%
The Residences at Shaker Sq… 12701 Shaker Blvd	★★☆☆☆	$618	$1.54	0.0%	0.7%
Shaker Hall 12700 Shaker Blvd	★★☆☆☆	$611	-	0.0%	0.7%

$200 $650 $1,100 $1,550 $2,000

© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

One Bedroom Rent Comparables

12700 Shaker Blvd - Shaker Hall

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent Quarter	Change in Rent Year
121 Larchmere 12201 Larchmere Blvd	★★★☆☆	$2,003 $1,684 $2,560	$2.26	1.2%	4.7%
Shaker Hall 12700 Shaker Blvd	★★☆☆☆	$998	-	0.0%	0.7%
Colony Apartments 2809-2949 Van Aken Blvd	★★★☆☆	$985 $964 $1,009	$1.82	0.0%	2.5%
Van Aken Crossing 2830-2890 Van Aken Blvd	★★★☆☆	$966 $815 $978	$1.05	0.0%	1.4%
Shaker House & Shaker Town… 12929 Shaker Blvd	★★★☆☆	$950 $899 $994	$1.37	1.5%	10.4%
North Moreland Courts 2571 N Moreland Blvd	★★☆☆☆	$950 $768 $995	$1.54	0.0%	14.0%
Shaker Lake Apartments 2590 N Moreland Blvd	★★★☆☆	$942 $919 $975	$1.13	0.0%	0.7%
The Residences at Shaker Sq… 12701 Shaker Blvd	★★☆☆☆	$931 $927 $1,030	$1.25	0.0%	0.7%
Shaker Park East Apartments 2540 N Moreland Blvd	★★★☆☆	$920 $799 $1,006	$1.35	5.3%	8.0%
The Vista at Shaker Square 12500-12600 Shaker Blvd	★★☆☆☆	$900 $877 $1,134	$1.73	0.0%	0.7%

$0 $875 $1,750 $2,625 $3,500

© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Two Bedroom Rent Comparables

12700 Shaker Blvd - Shaker Hall

Property Name/Address	Rating	Two Bedroom Rent Per Unit	Rent/SF	Change in Rent Quarter	Change in Rent Year
121 Larchmere 12201 Larchmere Blvd	★★★☆☆	$2,597 – $2,611 – $2,630	$2.52	0.0%	10.8%
The Vista at Shaker Square 12500-12600 Shaker Blvd	★★☆☆☆	$1,292	$1.58	0.0%	0.7%
North Moreland Courts 2571 N Moreland Blvd	★★☆☆☆	$1,245	$1.61	4.1%	24.6%
Colony Apartments 2809-2949 Van Aken Blvd	★★★☆☆	$1,019 – $1,236 – $1,421	$1.43	0.0%	2.5%
Shaker Lake Apartments 2590 N Moreland Blvd	★★★☆☆	$1,000 – $1,123 – $1,200	$1.03	0.0%	1.8%
Shaker Hall 12700 Shaker Blvd	★★☆☆☆	$1,120	-	0.0%	0.7%
Shaker Park East Apartments 2540 N Moreland Blvd	★★★☆☆	$1,108 – $1,116 – $1,157	$1.11	1.5%	3.4%
Shaker House & Shaker Town… 12929 Shaker Blvd	★★★☆☆	$987 – $1,099 – $1,230	$1.10	0.0%	7.7%
The Residences at Shaker Sq… 12701 Shaker Blvd	★★☆☆☆	$978 – $1,066 – $1,699	$1.17	0.0%	0.7%
Van Aken Crossing 2830-2890 Van Aken Blvd	★★★☆☆	$890	$0.81	0.0%	1.4%

$500 $1,250 $2,000 $2,750 $3,500

© 2026 CoStar Group - Licensed to Ag Real Estate Group - 553413

Ag Real Estate Group, Inc.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected Ag Real Estate Group, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate Ag Real Estate Group, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing the Sellers
Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers
When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

Dual Agency
Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller
On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Ag Real Estate Group, Inc.
Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Ag Real Estate Group, Inc. and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Ag Real Estate Group, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Ag Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Ag Real Estate Group, Inc. has listed. In that instance Ag Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages
When Ag Real Estate Group, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ag Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Ag Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Ag Real Estate Group, Inc. will be representing your interests. When acting as a buyer's agent, Ag Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement
It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.

_____	_____
Name (Please Print)	Name (Please Print)
_____	_____
Signature Date	Signature Date

REGISTRATION

12700 Shaker Blvd
Cleveland, OH

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as The *Ag* Real Estate Group, Inc.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the *Ag* Real Estate Group, Inc. Brokers contacting the *Ag* Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 90 days after the later date below, after which time the registration becomes null and void.**

CIRCLE ONE CHOICE: ***I am*** / **am not** represented by a broker or agent.

_____

Buyer (print and sign) Phone # Date

_____

Buyer's Agent - Name and Phone # Date

_____

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker

The sole purpose of ***The General Background Information*** included herein is to provide ***general and not specific*** information regarding the real property described.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the size, dimensions, details, quality, condition, suitability, and potential value of the property.

THE BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION.