

Cedar Industrial Lofts - Offering Memorandum

Investment Highlights

Offering Price: \$15,800,000

Total Units: 128 units

Year Built: 1996

In-Place Occupancy: 90% occupancy

Net Operating Income: \$1,030,000

Cedar Industrial Lofts is a 128-unit multifamily community located in Cleveland, OH. Adaptive-reuse multifamily on a former light-industrial parcel with NO Phase I Environ

Rent Roll Summary

Unit Type	Count	Avg SqFt	Market Rent
1BR/1BA	58	700	1520
2BR/2BA	70	1000	1950

Offering Notes

Offering memorandum cites a stabilized NOI that exceeds the trailing-12 operating statement; the discrepancy must be reconciled.

No Phase I Environmental Site Assessment is included in the data room despite the former light-industrial use of the parcel.