

OFFERING MEMORANDUM

15557 Lakeshore Boulevard

Mixed-Use Investment Opportunity | Cleveland, Ohio



Offering Price: \$399,900

Investment Snapshot

Purchase Price	\$399,900
Gross Annual Income	\$54,360
NOI	\$41,419
Cap Rate	10.36%
Occupancy	100%
Unit Mix	3 Residential / 2 Commercial

15557 Lakeshore Boulevard offers investors the opportunity to acquire a fully occupied mixed-use asset consisting of three residential units and two commercial storefronts. The property benefits from diversified income streams, strong occupancy, updated apartment interiors, and future rent growth potential.

Property Photos





Rent Roll & Security Deposits

Unit	Type	Monthly Rent	Annual Rent	Security Deposit
Store 1	Commercial	\$930	\$11,160	\$700
Store 2	Commercial	\$1,100	\$13,200	\$1,100
Apt 1	2 Bed / 1 Bath	\$700	\$8,400	\$700
Apt 2	2 Bed / 1 Bath	\$900	\$10,800	\$500
Apt 3	1 Bed / 1 Bath	\$900	\$10,800	\$450
TOTAL		\$4,530	\$54,360	\$3,450

Operating Expenses

Expense	Annual Amount
Real Estate Taxes	\$6,701
Water/Sewer	\$3,600
Gas/Electric	\$480
Landscaping/Snow	\$360
Trash	\$1,800
Total	\$12,941

Estimated NOI: \$41,419

Estimated Cap Rate: 10.36%

The estimated 10.36% cap rate is based on current rental income and operating expenses provided by ownership and excludes insurance expense. Actual returns may vary based on a purchaser's financing terms, insurance costs, management structure, maintenance expenses, and future operating performance. Prospective purchasers should conduct their own independent due diligence regarding all income, expenses, leases, and property conditions.

Contact Information



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