

## **8400 LAKE APARTMENTS – OFFERING SUMMARY**

### **8400 LAKE AVENUE | CLEVELAND OH 44102**



8400 Lake Apartments is located on the near west side of Cleveland, between the popular Edgewater and Detroit Shoreway neighborhoods. Its site on Lake Avenue, which boasts a newly transformed roadway and streetscape, is adjacent to Edgewater Park and Beach, two of the most treasured recreation venues in the city. Downtown Cleveland, the region’s primary employment hub, is 3.5 miles to the East and quickly accessible by car, public transportation, and bike path. The Memorial Shoreway—one block from 8400 Lake—provides convenient access to Interstates 77 and 90.

There are multiple restaurants, bars, and entertainment venues within easy walking distance, including All Saints Public House, Terrestrial Brewing, Astoria Café, and many more. The Ohio City and Tremont neighborhoods are only a few minutes away.

The plan is to develop a stylish, market-rate portfolio of apartments whose generous interior and exterior amenity spaces, abundant landscaping, fresh design, and views of the park and lake will allow residents to combine the pleasures of high-end apartment living with easy access to nature.

The building will provide 170 apartments comprising studio, one-bedroom, one-bedroom plus den, and two-bedroom options. Parking includes 171 spaces, almost exclusively in the on-site garage

## RETURN SUMMARY

The preliminary investment proforma indicates annual cash on cash returns ranging from deferred distributions accrued at the 9% hurdle rate in the initial years of the investment holding period. Over the 10-year hold analysis, Class A Member returns indicate a 20.8% IRR and a 4.10 multiple on investment. Cash flows are designed to provide investors with a 9% return on invested capital.

Distributions from the Company's annual operating cash flow will flow to the equity investors in accordance with the following multi-level priorities: First, to all Class A investors and the Managing Member such that their unreturned capital account earns an annual 9% cumulative yield. Thereafter, cash flow shall be allocated 75% to the Class A members and 25% to the Managing Member. All distributions are subject to the availability of sufficient cash flow from operations.





## SOURCES AND USES



<b>SOURCES</b>	<b>\$</b>	<b>%</b>
Construction Loan	39,630,000	80%
Class A Member	7,411,927	14.96%
Sponsor	2,500,000	5.04%
<b>TOTAL SOURCES</b>	<b>49,541,927</b>	<b>100%</b>

<b>USES</b>	<b>\$</b>	<b>%</b>
Land	1,750,000	3.53%
Hard Costs	42,644,364	86.07%
Owner's Rep	120,000	.24%
Financing Costs	2,727,562	5.6%
Developer Contingency & Fee	2,300,000	4.64%
<b>TOTAL USES</b>	<b>49,541,927</b>	<b>100%</b>

## SPONSOR INFORMATION & CONTACT



Property Advisors is a full service commercial real estate investment, development, and management firm based in Cleveland, Ohio. With over 1 million square feet of office, flex, distribution, multifamily and self storage properties throughout Ohio and the region, Property Advisors is dedicated to creating high-quality commercial environments, providing impeccable tenant services, and employing rigorous management practices—all to help our clients thrive.

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