



**BERKSHIRE
HATHAWAY**
HomeServices
Professional Realty

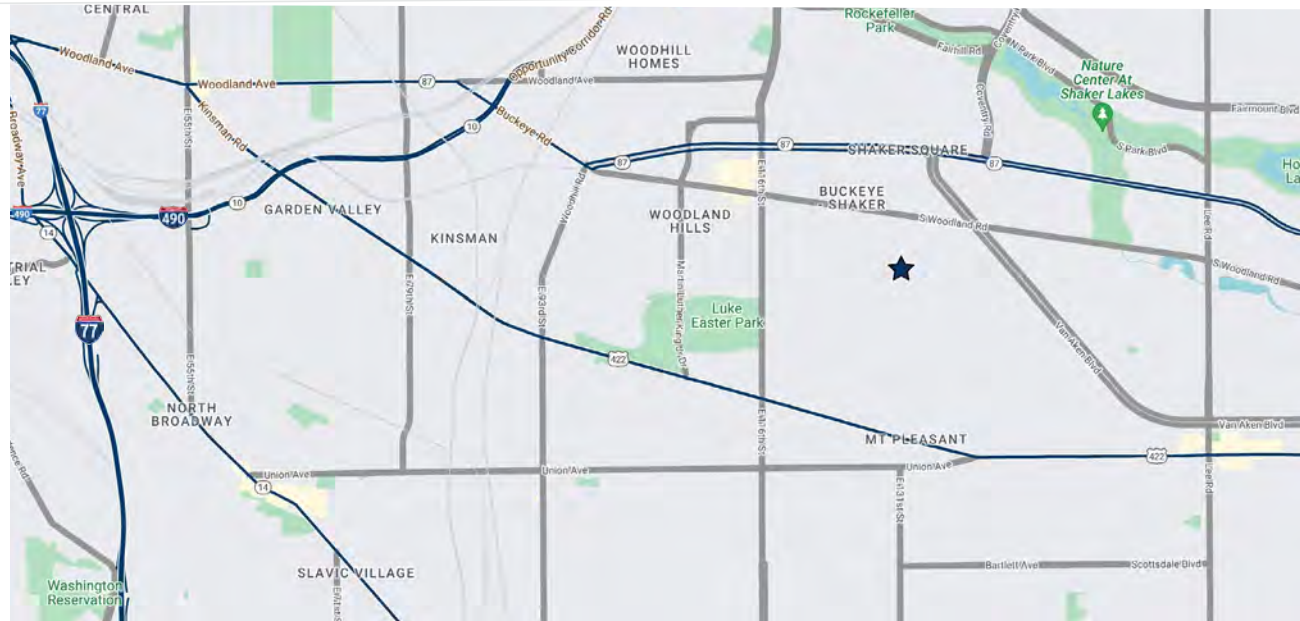


MULTIFAMILY PROPERTY FOR SALE

ELATIONS | 3016 S MORELAND BOULEVARD, CLEVELAND, OHIO 44120

RELATIONS | 3016 S MORELAND BOULEVARD, CLEVELAND, OHIO

Address	3016 S Moreland Blvd, Cleveland, Ohio 44120
Building SF	32,365 SF
Year Built	1938
# of Buildings	1
# of Floors	3
# of Units	28
Parking	12 Surface Spaces
Land Acres	0.59 AC



PROPERTY HIGHLIGHTS

- Walk score of 74 - very walkable
- Great public transit access, located on the 48 bus line
- 10 minute drive to Van Aken District
- 5-mile population of 333,271
- Average household income of \$80,357 within a 5-mile radius





Lots of Storage for Tenants



Abundance of Natural Light



Storage Units



Spacious Units

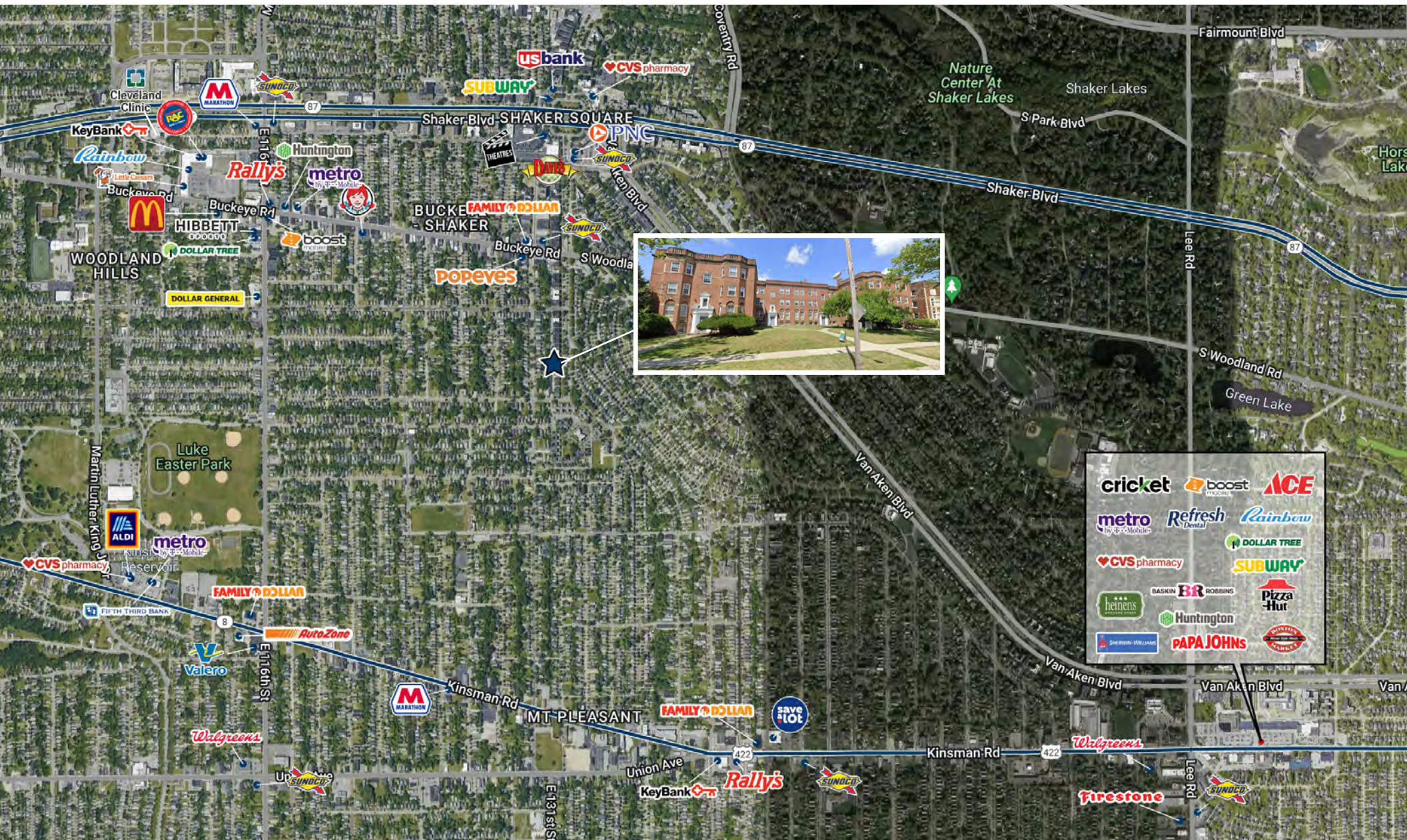


12 Parking Spaces



On-Site Laundry

NEIGHBORHOOD OVERVIEW



A collection of logos for various businesses and brands, including:

- cricket
- boost
- ACE
- metro
- Refresh
- Rainbow
- DOLLAR TREE
- CVS pharmacy
- SUBWAY
- heimens
- BASKIN BR ROBBINS
- Pizza Hut
- Huntington
- PAPA JOHN'S
- Walgreens
- Firestone
- SUNOCO



BUCKEYE - SHAKER NEIGHBORHOOD

The Buckeye-Shaker neighborhood is located on the eastern side of Cleveland, Ohio. It is a vibrant and diverse community that is known for its historic architecture, cultural landmarks, and community engagement. The neighborhood is home to a diverse population, with African American residents making up the majority of the community. It is a predominantly residential area, with many single-family homes, apartments, and duplexes. The streets are lined with well-maintained homes, tree-lined sidewalks, and plenty of green spaces. The neighborhood is also home to many historic landmarks, including the Shaker Square Historic District, which features a variety of shops, restaurants, and community events.

Buckeye-Shaker is a community that is deeply committed to community engagement and social justice. The neighborhood has a strong tradition of grassroots activism and community organizing, with many residents working together to improve the quality of life for everyone in the community. There are many community organizations and non-profits in the area that work to provide resources and support to residents, including the Buckeye Area Development Corporation and the Shaker Square Alliance. The neighborhood also hosts a variety of community events throughout the year, including the annual Larchmere Porchfest, which features live music, food, and community vendors. Overall, the Buckeye-Shaker neighborhood is a vibrant and welcoming community that is dedicated to creating a better future for all its residents.

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Alexander L. Russo, SIOR
Senior Vice President
arusso@coresalestate.com
+1 216 525 1495

Diane Russo Armington
+1 216 390 0910
diane.armington@gmail.com

Cushman & Wakefield | CRESCO
3 Summit Park Drive, Suite 200
Cleveland, OH 44131
coresalestate.com

Berkshire Hathaway HomeServices
Professional Realty
25 S Franklin Street
Chagrin Falls, OH 44022
www.bhhspro.com

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**CONFIDENTIALITY/REGISTRATION AGREEMENT
EXCLUSIVE/PRINCIPAL**

THIS CONFIDENTIALITY AGREEMENT, (“Agreement”) is made and agreed to by **BERKSHIRE HATHAWAY HOMESERVICES PROFESSIONAL REALTY**, (“Broker”), exclusive listing broker for the Property, and _____ (“Purchaser”) and _____ (“Selling Broker”) regarding the property(s) known as Elation Properties, llc Celestial I & II, (collectively, “Property”). The obligation of confidentiality undertaken pursuant to this Agreement shall survive the terms of the Broker’s Listing Agreement with the property owner, hereinafter “Owner”.

PURCHASER HAS REQUESTED certain information concerning Property, hereinafter “Information”, from Broker for the purpose of evaluating a possible acquisition of the Property. Owner has instructed Broker to deliver Information, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

The parties agree, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, nor release, disseminate or transfer any information obtained hereunder (“Information”) to any other person or entity, except to those of its agents, representatives and employees who need to know the Information, and who are informed by Purchaser of the confidential nature of the Information, and agree to be bound by the terms of this Agreement.
2. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time, or in any manner, be used for any other purpose.
3. Purchaser agrees that it will make no copies of the Information, and that the Information will be kept confidential and will not be disseminated in written or oral form to any third party without Broker’s or Owner’s prior written consent, which may be granted or denied at their sole discretion following Purchaser’s disclosure to Broker of the name of the proposed recipient.
4. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker’s written permission. Such persons include, without limitation, Owner’s employees, suppliers and tenants.
5. Further, Purchaser and its agents, representatives and employees will not volunteer, or disclose in any way, to any person or entity, including tenants or prospective tenants of the Property or any competing properties:
 - a. that the Information has been made available,
 - b. any notes or summaries of the Information,
 - c. the fact that the Property may be for sale,
 - d. that discussions or negotiations are taking place or will take place, or
 - e. any of the terms or conditions or other facts concerning a possible acquisition of the Property.
6. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information as described above. This Agreement shall be binding upon their respective successors, assigns, heirs and legal representatives, including, without limitation, any corporation or other business entity with which the Purchaser may merge or consolidate or to which they may transfer substantially all of its assets or enter into an acquisition or reorganization transaction.
7. Purchaser acknowledges that its agents, representatives and employees shall be bound by this Agreement, and any breach thereby shall be deemed a breach by Purchaser.
8. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.

9. In the event of any breach or threatened breach of this Agreement, Broker and Owner shall have the right and remedy to institute proceedings to obtain immediate injunctive relief, since such breach or threatened breach may cause irreparable damage to Owner and Broker, for which monetary damages would not provide an adequate remedy. Nothing in this agreement shall be construed to limit other remedies available to Broker and Owner, and the breaching party shall be liable for all costs of enforcement of the terms of this Agreement, including, without limitation, court costs and reasonable attorney's fees.
10. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property (except Advisors working on behalf of their pension fund clients). Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named in paragraph 14 below in connection with the property.
11. Neither Broker nor Owner makes any representations or warranty, express or implied, as to the accuracy or completeness of any Information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all Information received and expressly waives all rights of recourse against Owner and Broker with respect to the same, and agrees to hold Broker and Owner harmless from any and all claims arising out of delivery of the Information to Purchaser.
12. The Persons signing on behalf of Purchaser represent that they have the authority to bind the parties for whom they sign.
13. This Agreement shall be governed and construed in accordance with the laws of the State of Ohio, with venue exclusively in the state court in Hamilton County.
14. Purchaser, jointly and severally, indemnify Broker and Owner against any commission claims by any broker other than Owner's representative, Berkshire Hathaway HomeServices Professional Realty. Purchaser further acknowledges that Broker will not pay a commission to anyone who is, acts as, or has an interest of any kind or nature whatsoever, whether contingent or vested, direct or indirect, oral or written, in the Purchaser, and further acknowledges that in this contemplated transaction, the Broker is acting as the agent of the Owner and, in the event of a sale of the Property, shall be paid a commission based on a prior agreement between the Owner and the broker.

Purchaser:

Dated

Name/Company

Signature

Print Name

Title

Selling Broker or Agent:

Dated

BHHS Professional Realty & Cushman Wakefield
Name/Company

25 South Franklin
Address

Chagrin Falls, Ohio 44022
City, State, Zip

216-390-0910
Telephone

Fax Number

Diane Russo Armington dotloop verified
05/23/23 9:14 AM EDT
BRR9-HQ71-GHQQ-SKND
Signature

Diane Russo Armington
Print Name