

PROPERTY HIGHLIGHTS

- Historically renovated 270 unit apartment located in the heart of Downtown CLE - 100% occupied
- Up to 4,857 SF (divisible) first floor retail space available for lease
- Join Carter Manor's newest tenants: Domino's, Liberty Labor, and Guardian Title
- Join Prospect Ave's newest tenants: Chicago's Home of Chicken and Waffles & Yoga Strong - Barre Fly

CLEVELAND HIGHLIGHTS

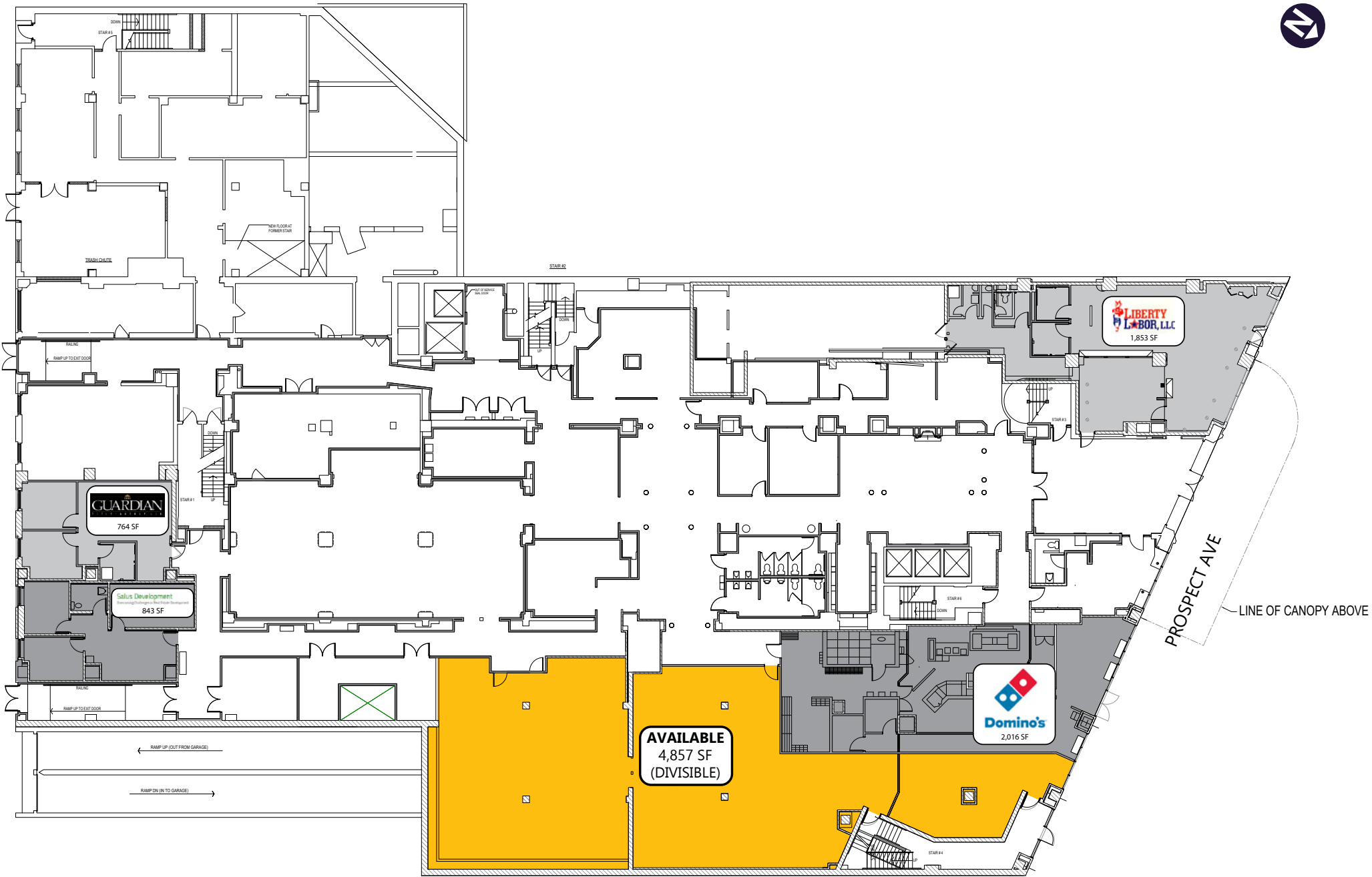
- Current residential population 13,000 projected to grow to 18,000 in 2017
- One of the most skilled work forces in the US
- A walkable downtown that attracts and retains talent
- A favorable business climate
- Ranked 5th fastest growing population of workers
- Housing market remains the highest in Northeast Ohio
- nuCLEus project planned for Gateway District

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	13,669	\$59,117	114,287
3 Miles	80,541	\$41,894	202,901
5 Miles	260,352	\$40,605	297,581
5 Minute	114,086	\$39,361	240,109

QUICK LINKS *(click to view)*







Public Square Area: Rock and Roll Hall of Fame + Museum, Westin Hotels & Resorts Urban Farmer, Noble Beast Brewing Co., Energy Adegga, Alex Theater, Heinens Grocery Store, Volt, Wyndham Hotels and Resorts, Statler Arms, Playhouse Square, Chicago's Barre & Fly, Hyatt Regency, Kimpton Parkers, 515 Apartments Coming Soon, PIZZA 216, Rising Star, Chocolate & Bar, J3, J. Gumbo's, Chipotle, Jimmy John's, Harry Buffalo, The Q, Wahiburgers Coming Soon, Pub & Eatery, Johnny's Little Bar, Bart Logan's, Tower City Center, Renaissance Hotels & Resorts, J-A-C-K Cleveland Casino, Starbucks, PNC, Morton's The Steakhouse, Wonder Bar, Zocalo, Red The Strategist, Lola, Picnic & Prok, House of Cakes Cleveland, the greenhouse tavern, Planners Pub, Society, Ristorante Chinato & Grill, Butcher & Brewer, Salsipar Restaurant & Bar, Cleveland Clothing Co., Mabel's BBQ, NucLeus Cleveland Ohio, Starbucks Coffee, Progressive Field.

Reserve Square Area: Reserve Square, 811, Carter Manor, Prospect Ave & Huron Rd, A.J. Rocco's, Cleveland, Dangetheory, Gateway, Oat+, Radisson, Titanium, The Q, The Q.

Other Locations: The Burnham, The Lobby Bar, The Noshery, Bar 32, Cleveland Convention Center, Hilton, Johnny's Little Bar, Bart Logan's, Tower City Center, Renaissance Hotels & Resorts, J-A-C-K Cleveland Casino, Starbucks, PNC, Morton's The Steakhouse, Wonder Bar, Zocalo, Red The Strategist, Lola, Picnic & Prok, House of Cakes Cleveland, the greenhouse tavern, Planners Pub, Society, Ristorante Chinato & Grill, Butcher & Brewer, Salsipar Restaurant & Bar, Cleveland Clothing Co., Mabel's BBQ, NucLeus Cleveland Ohio, Starbucks Coffee, Progressive Field.



SITE

ONTARIO ST



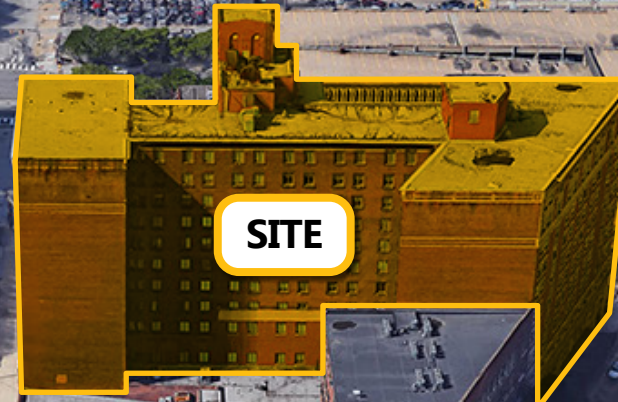




YOGA STRONG - BARRE FLY
YOGA & BARRE STUDIO - NOW OPEN



CHICAGO'S RESTAURANT
CHICKEN & WAFFLES - NOW OPEN



SITE

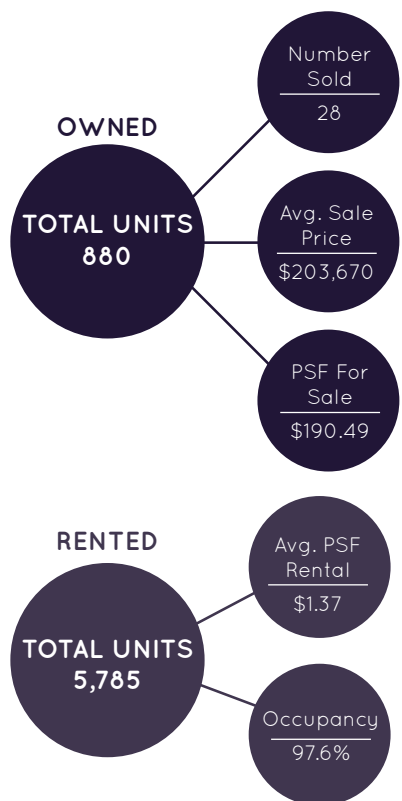
BOLIVAR RD

PROSPECT AVE E

RETAIL MARKET UPDATE / *The new retail in Q3*



HOUSING MARKET UPDATE



OVER **1,700** PEOPLE ARE ON A WAITING LIST FOR DOWNTOWN APARTMENTS

EMPLOYMENT & TALENT UPDATE

Cleveland ranks **second** nationally in employment & income growth

- HOUSTON
- CLEVELAND**
- ST. LOUIS
- SEATTLE
- TULSA
- KANSAS CITY
- DAYTON
- AKRON
- CINCINNATI
- PITTSBURGH

HOTEL MARKET UPDATE

AVERAGE DAILY RATE
\$146.15
 REV/AVAILABLE ROOM
\$114.32



DEVELOPMENT UPDATE

- Historic Schofield Building
- Lakefront Development
- Leader Building
- First Merit Convention Center of Cleveland
- Hilton Downtown Cleveland Hotel

COLLEGE GROWTH

8TH Cleveland ranks 8th in U.S. in growth rate of college-educated millennials

DCA Q3 FULL REPORT