

# GENERAL BACKGROUND INFORMATION

*(As available @ 7/2018 - subject to change without notice)*

## REDEVELOPMENT OPPORTUNITY

### 181 Room Hotel Available For Sale

2.02 +/- Acres  
10 Stories

3614 Euclid Avenue, Cleveland, Ohio 44115  
MidTown Cleveland - CBD



*Presented Exclusively by:*

**Ag REAL ESTATE GROUP, INC.**

Eric M. Silver, Receiver, President & Broker

# 3614 Euclid Avenue

## REGISTRATION

**3614 Euclid Avenue**  
**Cleveland, Ohio 44115**

Eric M. Silver is the court appointed Receiver and a Real Estate Broker licensed in the State of Ohio, doing business as The Ag Real Estate Group, Inc.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the later date below, after which time the registration becomes null and void.**

**CIRCLE ONE CHOICE:** / ***am*** / ***am not*** represented by a broker or agent.

\_\_\_\_\_  
Buyer (print and sign) Phone # Date

\_\_\_\_\_  
Buyer's Agent - Name and Phone # Date

\_\_\_\_\_  
Ag Real Estate Group, Inc. Date  
By: Eric M. Silver, President and Broker

## 3614 Euclid Avenue

This property is owned by, U.S. Tommy, Inc. ET AL, and is in Receivership via an order signed by Judge John J. Russo, case # CV-11-750490; Cuyahoga County, OH. The order is available for review. The order directs the Receiver to, among other tasks, market the property for sale.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described. The Receiver has been involved with the property since June 2018 and therefore has very limited information about the property and its historical operations, including expenses.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Receiver, the Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the size, dimensions, details, quality, condition, suitability, and potential value of the property.

**THE RECEIVER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, THE STATUS OF ANY LITIGATION RELATED TO THE PROPERTY OR THE OWNER, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).**

**TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE RECEIVER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE RECEIVER. ANY AND ALL CONTEMPLATED TRANSACTIONS WILL BE COMPLETED ONLY BY APPROVAL OF THE COURT.**

## **GENERAL BACKGROUND INFORMATION**

*(Included as of 7/2018)*

- **Market Information**
- **Data Sheet**
- **Photos**
- **Selected Sale Comparables**
- **Location Maps**
- **Hotel Survey**
- **Tax Map / Tax Parcel**
- **Flood Map**
- **Zoning Information / Zoning Map**
- **Aerial Photos**
- **Property Auditor Information**



## Market Information

### Midtown, Cleveland

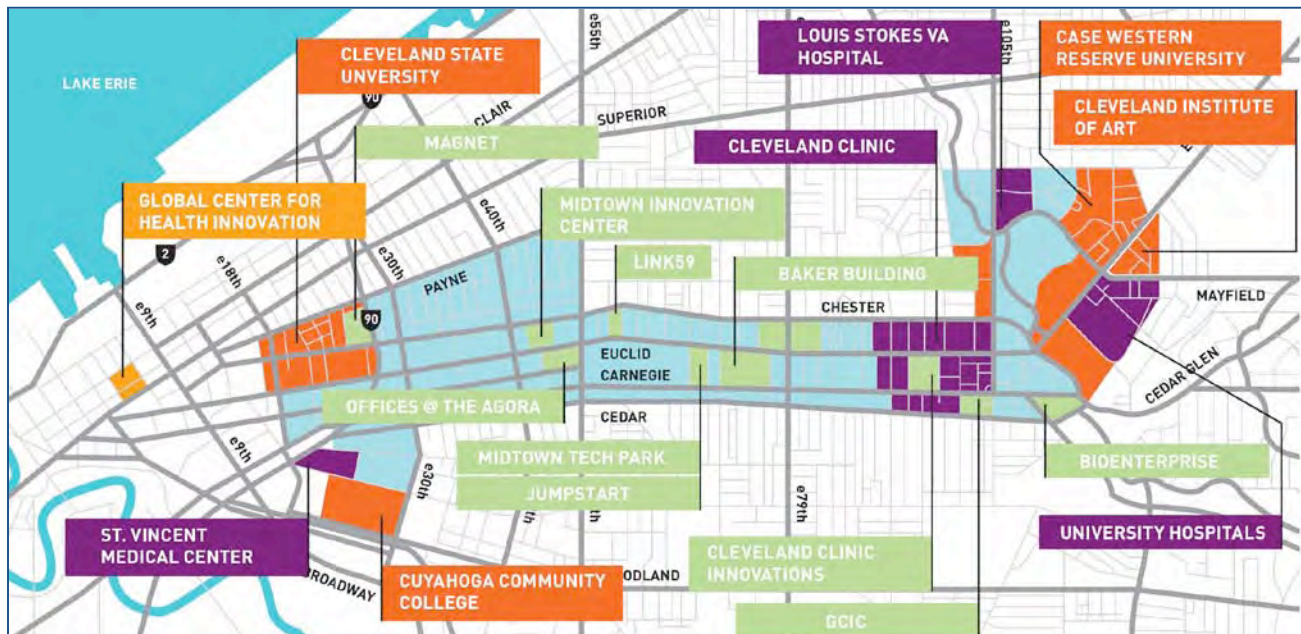


**Located between Downtown and University Circle, we are the town to the city and unlike any other neighborhood in Cleveland.** A town is larger than a village but smaller than a city, a community minded place where it is easier to build strong neighborhood connections.

**Just as Cleveland offers talent, diversity, and innovation on a regional scale, MidTown offers it in a single neighborhood.** Here, you can find world-class hospitals putting down roots next to legacy manufacturers, historic concert venues near leading architectural firms, and residential housing built to accommodate the talent driving the region's economy. The town celebrates the dynamism, accessibility, and growth of our community at a neighborhood scale.

MidTown is home to more than 650 organizations, including 50 nonprofits, 12 design and architecture firms, 75 health tech & high tech ventures, dozens of manufacturers, and hundreds of small businesses. More than **18,000 people** work in MidTown and over **2,000 residents** call MidTown home.

MidTown is at the center of the Cleveland Health-Tech Corridor ("HTC"), a prime location for biomedical, healthcare and technology companies looking to take advantage of close proximity to four world-class healthcare institutions including the Cleveland Clinic and University Hospitals, six business incubators, four academic centers, and more than 170 high-tech and health-tech companies engaged in the business of innovation.



*The above content was found on: <https://midtowncleveland.org>, <https://www.cleveland.com>*

## Market Information

### Midtown, Cleveland

#### Development

**MidTown is growing. It takes more than just people to make a strong neighborhood -- a cohesive built environment is the path to a complete neighborhood.**

*Over \$152 million of new development is underway or planned through the end of 2018 including new office and coworking space, apartment buildings, townhomes, a hotel, and museum, entertainment, and food amenities.*

#### LATEST PROJECT COMPLETION (NOV 2017)

The **Children's Museum of Cleveland** just reopened in its new home in MidTown! The renovated mansion from Millionaire's Row has new life, and will be welcoming thousands of visitors each year.



#### Transit Services & Getting Around Midtown

**MidTown is centrally located in Cleveland, just a few minutes from Downtown Cleveland.** MidTown is:

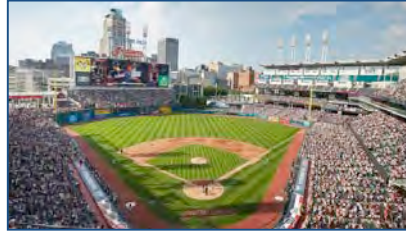
- Less than eight minutes from the Cleveland Clinic, University Hospitals, and Case Western Reserve University
- Twenty minutes from Hopkins International Airport
- Easy to access from east, west, and south, with eight major access points to the interstate highway system (I-71, I-77, I-90 and the East 55th Street link to I-490)
- Eight minutes from the Public Square hub for RTA's HealthLine bus and train system.

**Several major thoroughfares run through MidTown, connecting it to both Downtown and University Circle.** Prominently, RTA's HealthLine, a state-of-the art bus-rapid transit (BRT) system, offers rail-like convenience with the flexibility of a bus. It connects Public Square to the Louis Stokes Station at Windermere in East Cleveland.

**Free and paid street parking is widely available in MidTown**, and bike lanes run prominently along Euclid the entire stretch of the neighborhood, both into Downtown and through University Circle.

*The above content was found on: <https://midtowncleveland.org>*

## Market Information Downtown, Cleveland



Downtown Cleveland is a great place to live, work, play and travel in part because of the bustling nightlife and growing food scene. Through world-class theater, award-winning cuisine, diverse entertainment acts and culturally rich history, there is always something new to try in dtCLE.

Home of Rock and Roll, 3 major sports teams, world-class music and art, and a vast collection of diverse people and neighborhoods. Cleveland is home to many things, but boring is not one of them! See all of the entertainment that can be found in Downtown.

### Attractions

**Progressive Field** is a world-class facility that was created expressly for baseball, specifically for Cleveland. This urban ballpark and Cleveland landmark offers a fan-friendly facility within an intimate environment.

**Quicken Loans Arena**, also known as "**The Q**", is a multi-purpose arena in downtown Cleveland, Ohio, United States. The building is the home of the Cleveland Cavaliers of the National Basketball Association (NBA), the Cleveland Monsters of the American Hockey League, and the Cleveland Gladiators of the Arena Football League. It also serves as a secondary arena for Cleveland State Vikings men's and women's basketball.

**FirstEnergy Stadium**, officially **FirstEnergy Stadium, Home of the Cleveland Browns**, is a multi-purpose stadium in Cleveland, Ohio, United States, primarily for American football. It is the home field of the Cleveland Browns of the National Football League (NFL), and serves as a venue for other events such as college and high school football, soccer, and concerts.

### JACK Casino

Downtown's only Casino, located in the heart of the city at Public Square in Tower City Center.

**Playhouse Square**, is the Cleveland Theater District in downtown Cleveland, Ohio, the largest performing arts center in the United States outside of New York.

The **Rock and Roll Hall of Fame**, located on the shore of Lake Erie in downtown Cleveland, recognizes and archives the history of the best-known and most influential artists, producers, engineers, and other notable figures who have had some major influence on the development of rock and roll.

### Great Lakes Science Center

The Great Lakes Science Center is a museum and educational facility in downtown Cleveland, Ohio, United States. Many of the exhibits document the features of the natural environment in the Great Lakes region of the United States.

*The above content was found on: <http://www.downtowncleveland.com>, <https://www.wikipedia.org>,*



## Market Information

### Downtown, Cleveland



**Downtown Cleveland is the place to be for creative professionals and innovative businesses** – whether you are starting a new career or looking to establish or grow your business. Located in the heart of the 16<sup>th</sup> largest region in the country, with over 3.5 million people (including 2 million more within a 45-minute commute), Downtown Cleveland employers recruit from one of the youngest, most highly skilled workforces in the United States. Downtown's central location and multi-modal transportation options (highways, trains, and buses) give employers a talent attraction and retention advantage by making central business district jobs easily accessible to highly skilled talent in the region.

With more than 100,000 jobs and approaching 20,000 residents, Downtown Cleveland is Ohio's largest central business district. Downtown Cleveland's welcoming and walkable streets, dynamic waterfronts, and authentic culture attract talent, start-ups, and growing businesses from around Northeast Ohio and beyond. Downtown Cleveland Alliance's Business Development Center is your partner to find the perfect urban or waterfront location to relocate, expand, or invest.

**Getting around downtown is simple and easy.** There are more transportation options for commuters in Downtown Cleveland than anywhere else in Ohio. Rapid Transit, highways, buses and bicycle routes provide multi-modal access for commuters and visitors. Downtown Cleveland boasts pedestrian-friendly streets, the Free with a Smile trolley and the University Hospitals Bikes bicycle sharing system.

Downtown Cleveland has had over **\$7.25 billion** in development since 2010 including infrastructure improvements, renovations to parks and entertainment venues, and most importantly the redevelopment of historic buildings into new office, residential and retail spaces.

*The above content was found on: <http://www.downtowncleveland.com>, <https://www.wikipedia.org>, <http://www.aerialagents.com/photography>, <http://clevelandphotos.net/tag/flats-east-bank/>*



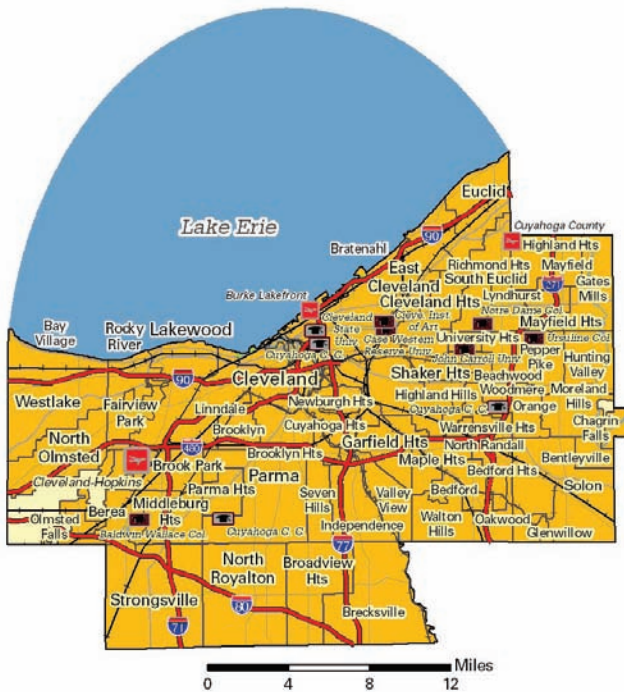
# Ohio County Profiles

Prepared by the Office of Research



## Cuyahoga County

**Established:** Act - June 7, 1807  
**2016 Population:** 1,249,352  
**Land Area:** 458.3 square miles  
**County Seat:** Cleveland City  
**Named for:** Native American word meaning "crooked"



### Taxes

Taxable value of real property	\$26,560,986,440
Residential	\$18,777,331,900
Agriculture	\$8,924,480
Industrial	\$1,123,124,570
Commercial	\$6,647,616,960
Mineral	\$3,988,530
Ohio income tax liability	\$955,376,279
Average per return	\$1,694.67

### Land Use/Land Cover

	Percent
Developed, Lower Intensity	57.66%
Developed, Higher Intensity	20.12%
Barren (strip mines, gravel pits, etc.)	0.07%
Forest	17.21%
Shrub/Scrub and Grasslands	1.53%
Pasture/Hay	0.74%
Cultivated Crops	0.29%
Wetlands	1.85%
Open Water	0.55%

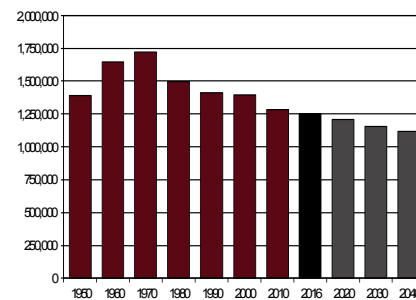
### Largest Places

	Est. 2016	Census 2010
Cleveland city	385,809	396,815
Parma city	79,425	81,601
Lakewood city	50,279	52,131
Euclid city	47,360	48,920
Cleveland Heights city	44,633	46,121
Strongsville city	44,631	44,750
Westlake city	32,293	32,729
North Olmsted city	31,817	32,718
North Royalton city	30,247	30,444
Garfield Heights city	27,905	28,849

UB: Unincorporated balance.

### Total Population

Census		Estimated	
1800		1800	637,425
1810	1,459	1810	943,495
1820	6,328	1820	1,201,455
1830	10,373	1830	1,217,250
1840	26,506	1840	1,389,532
1850	48,099	1850	1,647,895
1860	78,033	1860	1,721,300
1870	132,010	1870	1,498,400
1880	196,943	1880	1,412,140
1890	309,970	1890	1,393,978
1900	439,120	1900	1,280,122
		2011	1,269,895
		2012	1,265,611
		2013	1,263,334
		2014	1,260,226
		2015	1,255,025
		2016	1,249,352
		Projected	
		2020	1,209,550
		2030	1,154,210
		2040	1,113,950



## Ohio County Profiles

## Cuyahoga County

<b>Population by Race</b>	<b>Number</b>	<b>Percent</b>
ACS Total Population	1,263,189	100.0%
White	803,486	63.6%
African-American	375,018	29.7%
Native American	3,230	0.3%
Asian	35,057	2.8%
Pacific Islander	255	0.0%
Other	15,250	1.2%
Two or More Races	30,893	2.4%
Hispanic (may be of any race)	66,416	5.3%
<b>Total Minority</b>	<b>500,364</b>	<b>39.6%</b>

<b>Educational Attainment</b>	<b>Number</b>	<b>Percent</b>
Persons 25 years and over	872,905	100.0%
No high school diploma	104,708	12.0%
High school graduate	247,342	28.3%
Some college, no degree	192,290	22.0%
Associate degree	62,235	7.1%
Bachelor's degree	156,850	18.0%
Master's degree or higher	109,480	12.5%

<b>Family Type by Employment Status</b>	<b>Number</b>	<b>Percent</b>
Total Families	305,134	100.0%
Married couple, husband and wife in labor force	107,022	35.1%
Married couple, husband in labor force, wife not	37,106	12.2%
Married couple, wife in labor force, husband not	17,379	5.7%
Married couple, husband and wife not in labor force	35,533	11.6%
Male householder, in labor force	16,716	5.5%
Male householder, not in labor force	6,552	2.1%
Female householder, in labor force	58,609	19.2%
Female householder, not in labor force	26,217	8.6%

<b>Household Income</b>	<b>Number</b>	<b>Percent</b>
Total Households	534,719	100.0%
Less than \$10,000	58,714	11.0%
\$10,000 to \$19,999	69,834	13.1%
\$20,000 to \$29,999	62,373	11.7%
\$30,000 to \$39,999	55,621	10.4%
\$40,000 to \$49,999	46,027	8.6%
\$50,000 to \$59,999	40,026	7.5%
\$60,000 to \$74,999	49,026	9.2%
\$75,000 to \$99,999	56,088	10.5%
\$100,000 to \$149,999	56,065	10.5%
\$150,000 to \$199,999	19,843	3.7%
\$200,000 or more	21,102	3.9%
<b>Median household income</b>	<b>\$44,190</b>	

Percentages may not sum to 100% due to rounding.

<b>Population by Age</b>	<b>Number</b>	<b>Percent</b>
ACS Total Population	1,263,189	100.0%
Under 5 years	73,174	5.8%
5 to 17 years	201,977	16.0%
18 to 24 years	115,133	9.1%
25 to 44 years	312,505	24.7%
45 to 64 years	356,304	28.2%
65 years and more	204,096	16.2%
<b>Median Age</b>	<b>40.4</b>	

<b>Family Type by Presence of Own Children Under 18</b>	<b>Number</b>	<b>Percent</b>
Total Families	305,683	100.0%
Married-couple families with own children	73,016	23.9%
Male householder, no wife present, with own children	10,079	3.3%
Female householder, no husband present, with own children	46,838	15.3%
Families with no own children	175,750	57.5%

<b>Poverty Status of Families by Family Type by Presence of Related Children</b>	<b>Number</b>	<b>Percent</b>
Total Families	305,683	100.0%
Family income above poverty level	261,355	85.5%
Family income below poverty level	44,328	14.5%
Married couple, with related children	5,842	1.9%
Male householder, no wife present, with related children	3,594	1.2%
Female householder, no husband present, with related children	24,835	8.1%
Families with no related children	10,057	3.3%

<b>Ratio of Income To Poverty Level</b>	<b>Number</b>	<b>Percent</b>
Population for whom poverty status is determined	1,236,839	100.0%
Below 50% of poverty level	111,861	9.0%
50% to 99% of poverty level	119,962	9.7%
100% to 124% of poverty level	59,928	4.8%
125% to 149% of poverty level	57,902	4.7%
150% to 184% of poverty level	77,660	6.3%
185% to 199% of poverty level	33,093	2.7%
200% of poverty level or more	776,433	62.8%

<b>Geographical Mobility</b>	<b>Number</b>	<b>Percent</b>
Population aged 1 year and older	1,249,752	100.0%
Same house as previous year	1,062,864	85.0%
Different house, same county	139,583	11.2%
Different county, same state	21,496	1.7%
Different state	18,880	1.5%
Abroad	6,929	0.6%

# 3614 Euclid Avenue

## Data Sheet

### 3614 Euclid Avenue Cleveland, Ohio 44115

#### The Property

Zoning:	GR-E4, General Retail Business
Lot Area:	2.02 +/- Acres / 87,787 sq. ft. +/-
Lot Shape:	Irregular shape
Street Frontage:	243' +/- x 400' +/-
Parcel Number:	103-07-008, 103-07-009, 103-07-027, 103-07-028

#### Building

Number of Buildings:	1
Number of Stories:	10 Stories
Total Number of Units:	181 +/- rooms (30 single rooms, 132 double rooms and 19 suites)
Building Details:	Lobby seating area of 3,500 sq. ft., 3,500 sq. ft. restaurant and a 3,500 sq. ft. kitchen 3,800 sq. ft. of banquet and meeting areas Laundry Area A outdoor pool (closed)
Year Built:	1964; Renovated: 2001
Square Footage:	98,100 gross / 87,787 +/- rentable sq. ft.
Elevators:	2
Parcel Shape:	Irregular
Flood Plain Designation:	Zone X
Parking Spaces:	160 – Approximate, striping varies

#### Construction

Concrete Masonry Unit (CMU)

#### Utilities

Water:	Yes
Sewer:	Yes
Electric:	Yes
Gas:	Yes
Fire Protection:	Partially Sprinklered, including rooms

#### HVAC

HVAC:	Multiple systems including: Rooftop Air Handlers, 2 boilers (domestic HW), Rooftop Package Units, Electric baseboard units and PTAC units in each room.
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*\*All information to be verified by potential purchaser.*

3614 Euclid Avenue

## Photos





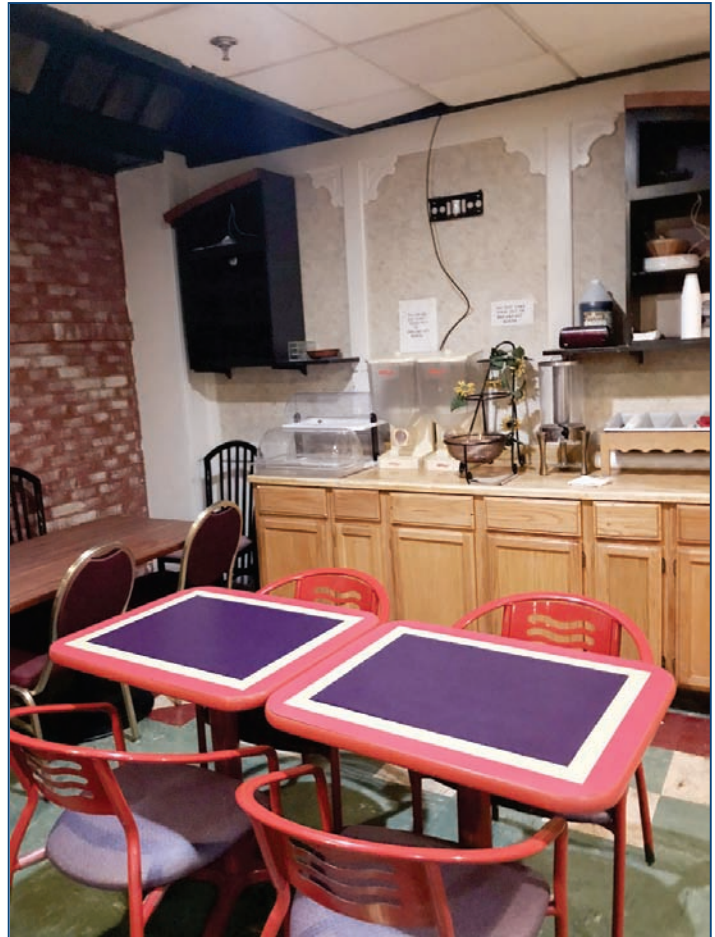
3614 Euclid Avenue

## Photos



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## Photos



## Photos











## Selected Sale Comparables



	Address	City	Property Info	Sale Info
1	311 E Highland Rd	Macedonia	32,832 SF Hospitality/Motel	Sold: \$2,350,000 (\$19,421/Room)
2	621 Midway Blvd	Elyria	18,395 SF Hospitality/Hotel	Sold: \$2,500,000 (\$25,773/Room)
3	500 N Trimble Rd	Mansfield	30,000 SF Hospitality/Motel	Sold: \$2,550,000 (\$27,717/Room)
4	116 W Park Ave W	Mansfield	96,930 SF Hospitality/Hotel	Sold: \$3,900,000 (\$28,058/Room)
5	17750 Rosbough Dr	Cleveland	43,946 SF Hospitality/Hotel	Sold: \$4,350,000 (\$31,985/Room)
6	4181 W 150th St	Cleveland	183,288 SF Hospitality/Hotel	Sold: \$4,800,000 (\$32,653/Room)

## Selected Sale Comparables

<b>1</b>	<b>4181 W 150th St - Holiday Inn</b>	<b>SOLD</b>
<div> <div>Cleveland, OH 44135</div> <div>Cuyahoga County</div> <div> <div>Sale Date: 11/13/2014</div> <div>Sale Price: \$4,800,000 - Confirmed</div> <div>Price/SF: \$26.19</div> <div>Price/Room: \$32,653</div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3179919</div> <div>Research Status: Confirmed</div> </div> <div> <div>Bldg Type: HospitalityHotel</div> <div>Year Built/Age: Built 1975 Age: 39</div> <div>RBA: 183,288 SF</div> <div># of Rooms: 147</div> <div>Parcel No: 027-32-004</div> </div> <div>Sale Conditions: Business Value Included</div> </div> <div></div>		
<b>2</b>	<b>311 E Highland Rd - Key Inn Macedonia</b>	<b>SOLD</b>
<div> <div>Macedonia, OH 44056</div> <div>Summit County</div> <div> <div>Sale Date: 12/11/2017</div> <div>Sale Price: \$2,350,000 - Confirmed</div> <div>Price/SF: \$71.58</div> <div>Price/Room: \$19,421</div> <div>Pro Forma Cap 9.27%</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 4097005</div> <div>Research Status: Confirmed</div> </div> <div> <div>Bldg Type: HospitalityMotel</div> <div>Year Built/Age: Built 1989 Renov 2004 Age: 28</div> <div>RBA: 32,832 SF</div> <div># of Rooms: 121</div> <div>Parcel No: 33-03808</div> </div> <div>Sale Conditions: -</div> </div> <div></div>		
<b>3</b>	<b>621 Midway Blvd - Red Roof Inn</b>	<b>SOLD</b>
<div> <div>Elyria, OH 44035</div> <div>Lorain County</div> <div> <div>Sale Date: 08/20/2014 (373 days on mkt)</div> <div>Sale Price: \$2,500,000 - Confirmed</div> <div>Price/SF: \$135.91</div> <div>Price/Room: \$25,773</div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3104936</div> <div>Research Status: Confirmed</div> </div> <div> <div>Bldg Type: HospitalityHotel</div> <div>Year Built/Age: Built 1982 Age: 32</div> <div>RBA: 18,395 SF</div> <div># of Rooms: 97</div> <div>Parcel No: 06-24-032-104-019, 06-24-032-104-020, 06-24-032-104-021 [Partial List]</div> </div> <div>Sale Conditions: -</div> </div> <div></div>		
<b>4</b>	<b>116 W Park Ave W - Holiday Inn &amp; Suites</b>	<b>SOLD</b>
<div> <div>Mansfield, OH 44902</div> <div>Richland County</div> <div> <div>Sale Date: 11/04/2014</div> <div>Sale Price: \$3,900,000 - Full Value</div> <div>Price/SF: \$40.24</div> <div>Price/Room: \$28,058</div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3182825</div> <div>Research Status: Full Value</div> </div> <div> <div>Bldg Type: HospitalityHotel</div> <div>Year Built/Age: Built 1984 Age: 30</div> <div>RBA: 96,930 SF</div> <div># of Rooms: 139</div> <div>Parcel No: 027-03-042-15-000, 027-03-064-16-000, 027-03-064-17-000 [Partial List]</div> </div> <div>Sale Conditions: -</div> </div> <div></div>		
<b>5</b>	<b>17750 Rosbough Dr - Comfort Inn</b>	<b>SOLD</b>
<div> <div>Cleveland, OH 44130</div> <div>Cuyahoga County</div> <div> <div>Sale Date: 05/20/2014</div> <div>Sale Price: \$4,350,000 - Full Value</div> <div>Price/SF: \$98.99</div> <div>Price/Room: \$31,985</div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3058159</div> <div>Research Status: Full Value</div> </div> <div> <div>Bldg Type: HospitalityHotel</div> <div>Year Built/Age: Built 1990 Age: 24</div> <div>RBA: 43,946 SF</div> <div># of Rooms: 136</div> <div>Parcel No: 371-22-012</div> </div> <div>Sale Conditions: -</div> </div> <div></div>		
<b>6</b>	<b>500 N Trimble Rd - Quality Inn</b>	<b>SOLD</b>
<div> <div>Mansfield, OH 44906</div> <div>Richland County</div> <div> <div>Sale Date: 05/20/2014</div> <div>Sale Price: \$2,550,000 - Full Value</div> <div>Price/SF: \$85.00</div> <div>Price/Room: \$27,717</div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3042541</div> <div>Research Status: Full Value</div> </div> <div> <div>Bldg Type: HospitalityMotel</div> <div>Year Built/Age: Built 1987 Age: 26</div> <div>RBA: 30,000 SF</div> <div># of Rooms: 92</div> <div>Parcel No: 027-04-116-06-001</div> </div> <div>Sale Conditions: -</div> </div> <div></div>		

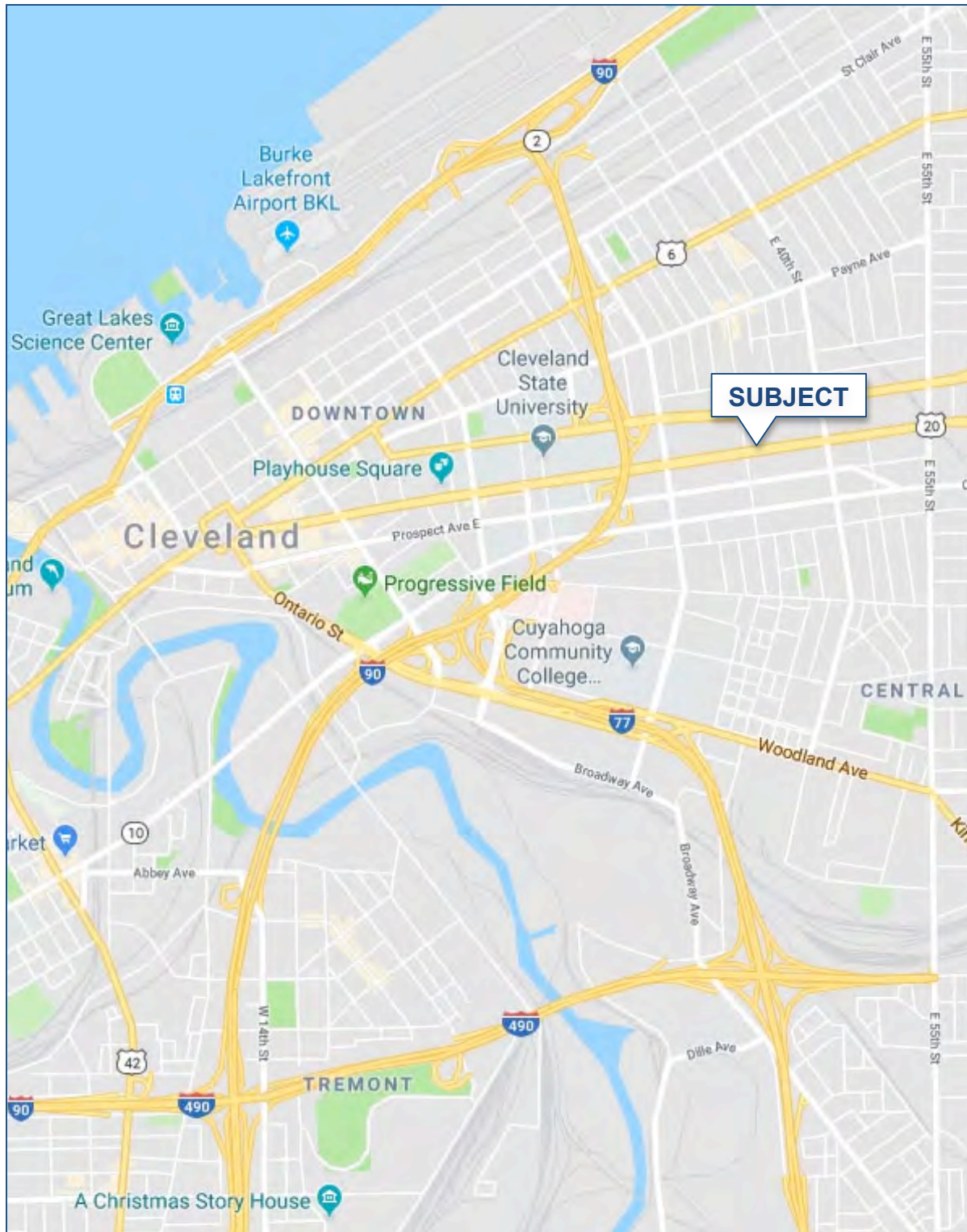
Information is in draft form and is subject to errors, omissions, and should be considered incomplete.  
Copyrighted report licensed to Ag Real Estate Group - 553413.

7/11/2018



3614 Euclid Avenue

## Location Map

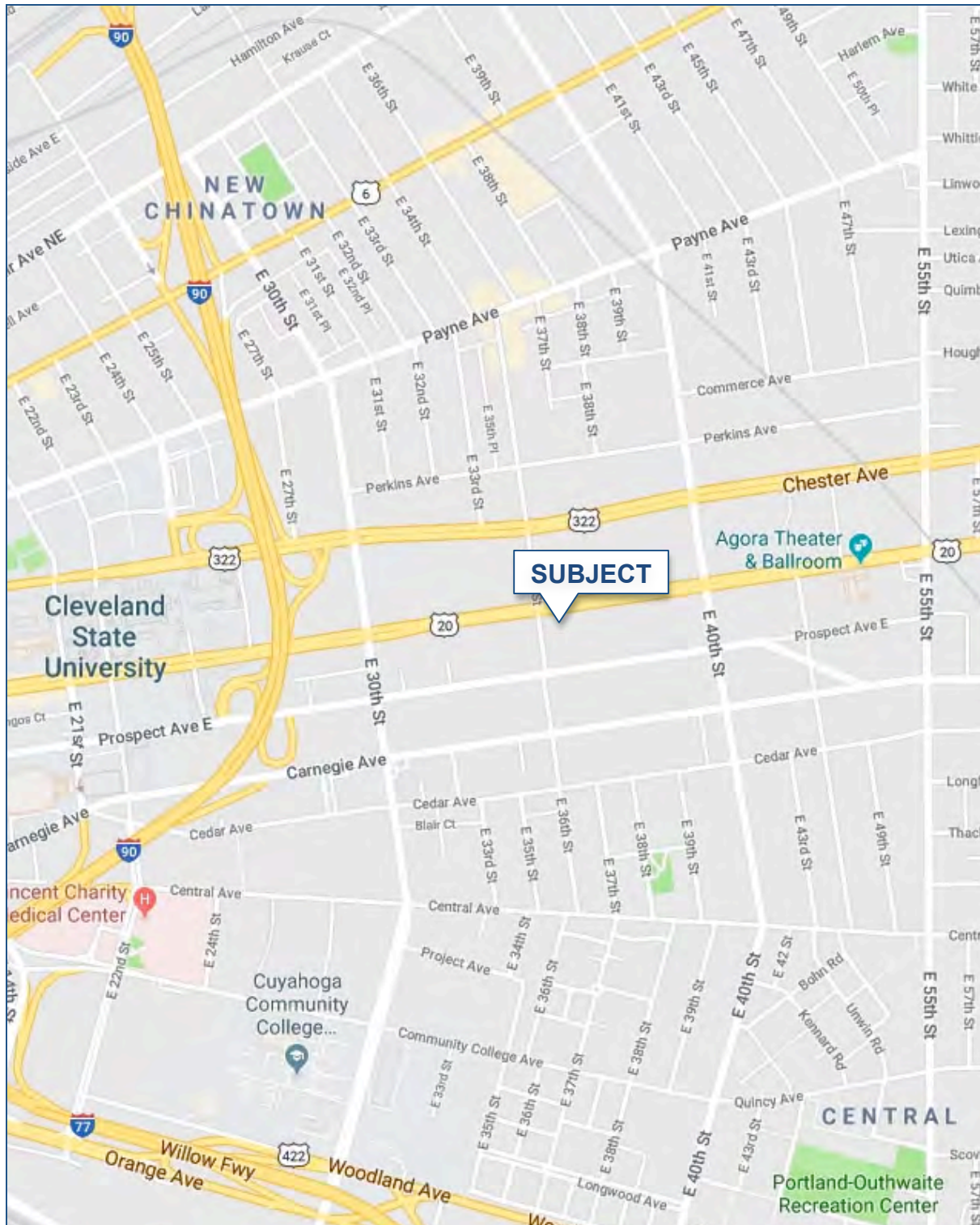


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www.agrealestategroup.com / info@agrealestategroup.com

# 3614 Euclid Avenue

## Location Map



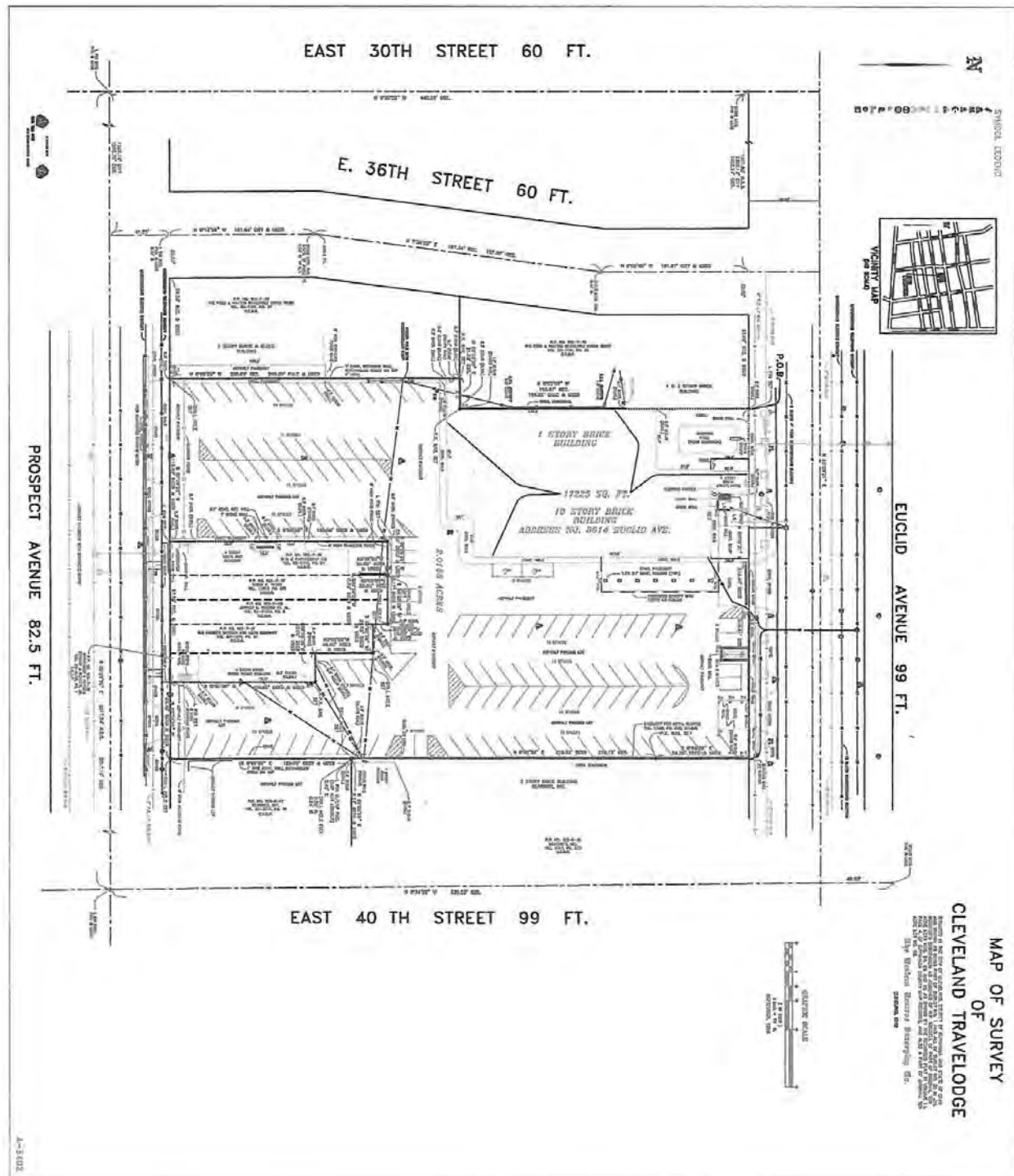
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3614 Euclid Avenue

## Hotel Survey



Survey sourced from public documents. Receiver not responsible for accuracy and/or completeness

3614 Euclid Avenue

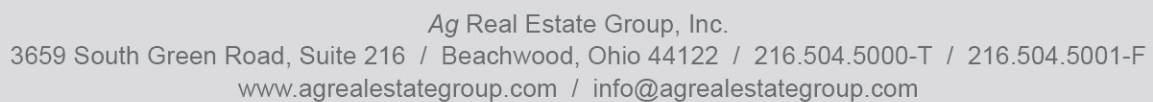
## Tax Map



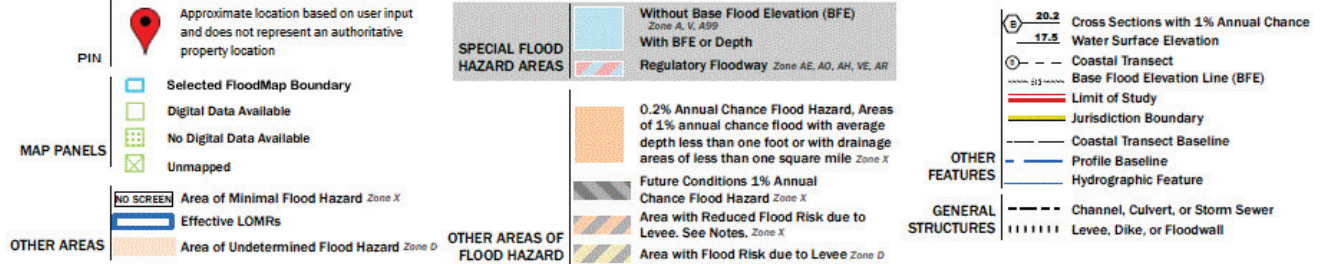
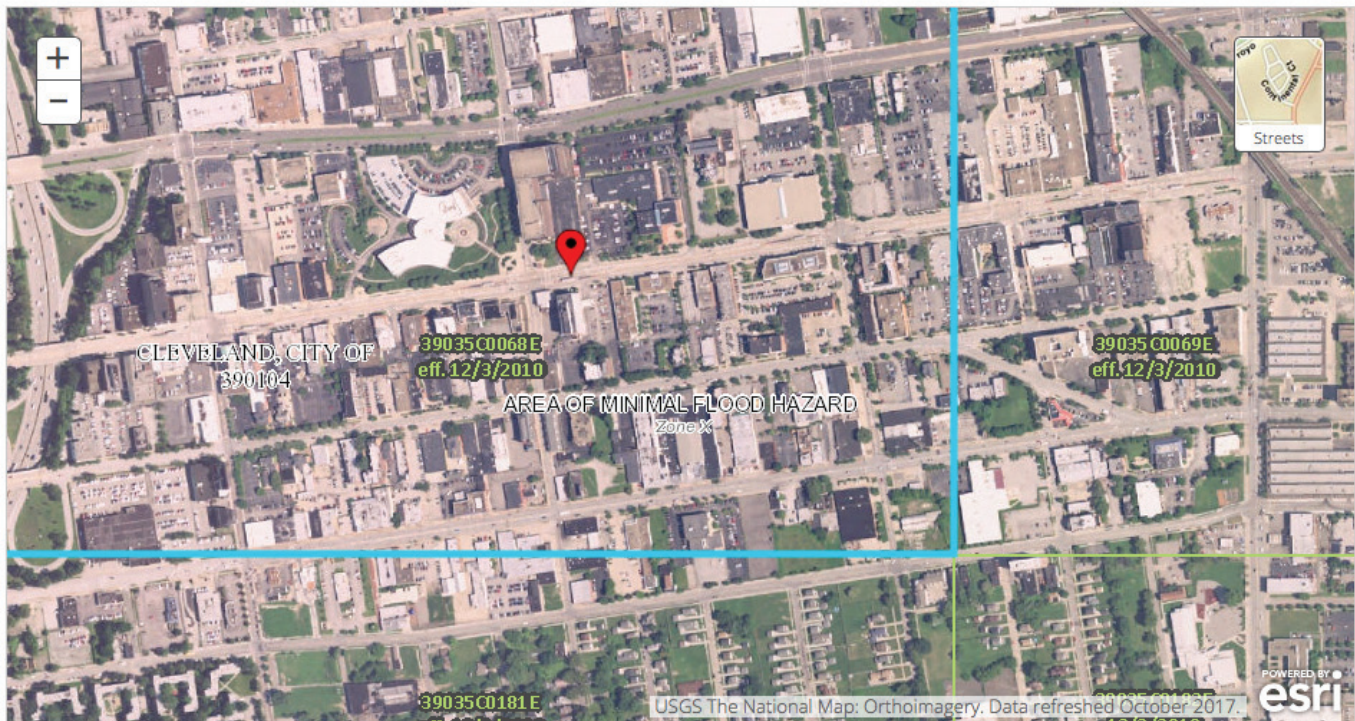
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## Flood Map



## Zoning Information

### 343.11 General Retail Business Districts

(a) "General retail business" means an enterprise for profit for the convenience and service of, and dealing directly with, and accessible to, the ultimate consumer; neither injurious to adjacent premises or to the occupants thereof by reason of the emission of cinders, dust, fumes, noise, odors, refuse matter, smoke, vapor or vibrations; nor dangerous to life or property. It includes buildings or spaces necessary to a permitted use for making or storing articles to be sold at retail on the premises. Except as provided in division (b) of this section, it does not include any establishment which supplies a retail outlet other than that on the premises, or any building or use specifically mentioned as permitted only in a Semi-Industry or Industry District.

(b) *Permitted Buildings and Uses.* The following buildings and uses are permitted in a General Retail Business District; and no buildings or premises shall hereafter be erected, altered, used, arranged or designed to be used, in whole or in part for other than one (1) or more of the following specified uses:

(1) Except as otherwise provided in this Zoning Code, all uses permitted and as regulated in any Local Retail Business District;

(2) All retail business uses and buildings specified in division (b) of Section [343.01](#), and uses and buildings to provide for:

A. The sale of food and beverages of all kinds, including sale for consumption on the premises;

B. The sale of general merchandise, including sale in department stores;

C. The sale of apparel of all kinds;

D. The sale of furniture and household goods, including furniture and accessory furniture storage;

E. The sale of other goods or merchandise;

F. Eating places of all types;

G. Service establishments: service establishments permitted in a Local Retail Business District without limitation on the number of persons engaged in such work or business; mortuary or undertaking establishment; printing shop, provided not more than five (5) persons are engaged in such work or business; research laboratory, radio or television station, telephone exchange or transformer station, provided all buildings and structures except fences and barriers are located not less than fifteen (15) feet from a Residence District; hospital, sanitarium, convalescent home, rest home, nursing home, orphanage or home for the infirm or aged, provided that all main buildings are not less than fifteen (15) feet from any adjoining premises in a Residence District not used for a similar purpose; cat and dog hospital or pet shop, provided noise and odors are effectively confined to the premises;

H. Business offices and services: in addition to the uses permitted in Local Retail Districts, office buildings, banks, business colleges, private trade schools;

I. Automotive services: in addition to the uses permitted in Local Retail Districts:

1. Motor vehicle service station, as defined in Section [325.486](#), and meeting the provisions of Section [343.14](#);

2. Car wash, as defined in Section [325.111](#), and meeting the provisions of Section [343.14](#);

3. Motor vehicle service garage, as defined in Section [325.487](#), and meeting the provisions of Section [343.14](#);

4. Motor vehicle sales facility, as defined in Section [325.485](#), except for vehicles exceeding six thousand (6,000) pounds of gross vehicle weight.

J. House trailer or travel trailer park, as defined in RC 3733.01, when approved by the Board of Zoning Appeals after public hearing, and when used and maintained in conformity with any conditions specified in such approval;

K. Signs: signs permitted in accordance with the requirements of Chapter [350](#);

L. Amusement and recreation: armory, assembly hall, bowling alley, dance hall, video and pinball arcade, pool and billiards theater, skating rink or other social, sport or recreational center operated as a business, all such uses subject to the regulations of Section [347.12](#) and adult entertainment uses, subject to Section [347.07](#), provided that the place or building in which any such amusement or recreation use is operated is sufficiently sound-insulated to confine the noise to the premises;



M. Transportation services: railroad station; public service station; bus passenger station; bus terminal, provided the roadway of the street upon which the bus entrance or exit is located is at least forty-four (44) feet wide between curbs;

N. Office, display or sales space of a wholesale, jobbing or distributing establishment and specifically mentioned as permitted only in a less restricted district, in connection with which not more than twenty-five percent (25%) of the floor area of the building or part of the building occupied by the establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise and provided that:

1. Any resulting cinders, dust, fumes, noise, odors, refuse matter, smoke, vapor or vibration is effectively confined to the premises;
2. The ground floor premises facing upon and visible from a major street upon which the premises abut shall be used only for entrances, offices or display;
3. Adequate off-street loading and unloading facilities are provided and so designed that any standing vehicles using them shall be within the property lines and be either not visible from streets within Retail Business, Local Retail Business or Residence District, or not nearer than fifty (50) feet to such streets.

O. Retail poultry business: either as a main use or as an accessory use, including the storing and killing of poultry or game to be sold entirely at retail upon the premises and directly to the ultimate consumer, provided that the enterprise is conducted in strict compliance with all applicable statutes, laws, rules and regulations, including those requiring rat- proofing, and that adjacent premises or the occupants thereof are not injured by reason of the emission of dust, odor, smoke or noise or the accumulation of refuse or offal, and provided further that the buildings in which the killing, storing and selling are done are either detached masonry structures or part of a masonry building used entirely for the handling of poultry and/or game.

1. A detached masonry structure used for slaughtering or for storing of live poultry shall have not less than one hundred (100) square feet of floor area and shall be located at least ten (10) feet from any other building or part thereof on the same lot which is used for human habitation, or as a place where other food is prepared, placed, kept or sold.
2. Where the slaughtering room is part of a masonry building used entirely for the handling of poultry and/or game, such slaughtering room shall be separated from the sales or storage room by a solid masonry wall in which there may be only one (1) opening not greater than four (4) square feet in size, located not less than four (4) feet above the floors of both rooms, equipped with either a self-closing window or self-closing door. Such slaughtering room shall be entered only from outside the building.
3. In either case, such slaughtering room shall be used only for killing, flicking and dressing and shall be not less than twenty- five (25) feet from the boundary of the premises upon which it is located. All offal and refuse must be kept in covered containers within such slaughtering room until removed from the premises.

Such slaughtering room and every building, room or space used for storage or sale of poultry or game in connection therewith shall be not less than three hundred (300) feet from any Residence District, church, school, playground, library or building of Institutional H Occupancy classification.

P. Tattooing and body piercing. As used in this division:

1. "Body Piercing" means the piercing of any part of the body by someone other than a physician licensed under RC Chapter 4731, who utilizes a needle or other instrument for the purpose of inserting an object into the body for non-medical purposes; body piercing includes ear piercing except when the ear piercing procedure is performed on the ear with an ear piercing gun.
2. "Tattoo" means any method utilizing needles or other instruments by someone other than a physician licensed under RC Chapter 4731, to permanently place designs, letters, scrolls, figures, symbols or any other marks upon or under the skin of a person with ink or any other substance resulting in an alteration of the appearance of the skin.

Q. Kennels, either as a main use or an accessory use, provided that all odors, fumes, and noise be confined to the premises and the lot upon which the kennel is located is greater than one hundred (100) feet from a residence district.

1. Notwithstanding division (d)(3) of Section [329.03](#), the Board, on application for a use variance, may permit a Kennel in any use district.

2. The limitations stated in divisions (b) and (c) of Section 329.03 shall not apply when deciding whether to issue a use variance for a Kennel, the Board shall evaluate the applicant Kennel's probable impact on the overall tranquility of the surrounding properties by considering all odors, noises, and fumes that will emanate from the lot on which the applicant Kennel is located.

R. Any other building, use or service similar to the uses herein listed in the type of services or goods sold, in the number of persons or cars to be attracted to the premises or in the effect upon adjacent areas in more restricted use districts.

S. Any accessory use customarily incident to a use authorized by this section, except that no use specified in divisions (b) and (c) of Section 345.04 as prohibited or permitted only by special permit in a General Industry District shall be permitted as an accessory use.

T. Hookah lounge: any facility, establishment or location with patron seating or that is classified or seeks classification as an assembly use as defined in the Ohio Building Code whose business operation includes the smoking of tobacco or any organic or synthetic material, including but not limited to plants, herbs or tobacco, through one or more hookah pipes (also commonly referred to as a hookah, waterpipe, shisha or narghile), including but not limited to establishments known variously as hookah bars, hookah lounges, or hookah cafes that are exempt from the Smoke Free Workplace Act under RC 3794.03.

U. Vapor lounge: any facility, establishment or location, whether fixed or mobile, with patron seating or that is classified or seeks classification as an assembly use as defined in the Ohio Building Code whose business operation includes the utilization of a heating element that vaporizes a substance that releases nicotine, tobacco, flavored vapor, or vapor or fumes from any other organic or synthetic material including but not limited to plants, herbs or tobacco, through one or more electronic or battery operated delivery device, including any device known as an electronic cigarette (also commonly referred to as e-cig, e-cigarette, e-pipe, electronic cigarillo, hookah pen, vape pen, vape pipe or any other electronic cigarette product), including but not limited to establishments known variously as vape bars, vape lounges, e-cigarette bars or vape cafes.

V. State-licensed medical marijuana retail dispensary, as defined in and subject to Section 347.19 of this Code.

(3) Hotels;

(4) Motels;

(5) Charitable institutions, including correctional halfway houses, as regulated in Section 347.15; and notwithstanding any Section of the Codified Ordinances of Cleveland, Ohio, 1976, to the contrary, the Cuyahoga County Youth Intervention Center, providing temporary detention and shelter for juveniles, to be located at East 93rd Street, and Quincy Avenue.

(Ord. No. 1009-17. Passed 10-31-17, eff. 11-1-17)



## City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director  
Cleveland City Hall  
601 Lakeside Avenue, Room 501  
Cleveland, Ohio 44114  
T: 216/664-2210 F: 216/664-3281  
[www.planning.city.cleveland.oh.us](http://www.planning.city.cleveland.oh.us)

7/11/2018

RE: Parcel Numbers 103-07-008 & 103-07-009

Please be advised that the City Planning Commission staff has reviewed the City of Cleveland's Zoning Map with respect to **Parcel Numbers 103-07-008 & 103-07-009** in the City of Cleveland and I can now verify the following information:

The subject property is zoned:

Zoning District: **General Retail-GR**  
Area District: **E-Max Gross Floor Area-1.5x Lot Area**  
Height District: **4-175' Height Limit**

Zoning Overlay District: **Design Review District**

For Any Variances, Special Permits or Conditions contact the Board of Zoning Appeals – 216.664.2581.

For Code Violations, Certificates of Occupancy, Code Compliance and site plans contact the Department of Building & Housing at 216.664.2910 or [buildingandhousing@city.cleveland.oh.us](mailto:buildingandhousing@city.cleveland.oh.us).

Sincerely,

*Ashley R. Holloway*

**Ashley R. Holloway**

**Assistant Zoning Administrator**

Cleveland City Planning Commission

601 Lakeside Ave - Room 501

Cleveland, OH 44114

**Phone:** 216.664.3460 ~ **Fax:** 216.664.3281

**Email:** [aholloway@city.cleveland.oh.us](mailto:aholloway@city.cleveland.oh.us)





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7/11/2018

RE: Parcel Number 103-07-027

Please be advised that the City Planning Commission staff has reviewed the City of Cleveland's Zoning Map with respect to **Parcel Number 103-07-027** in the City of Cleveland and I can now verify the following information:

The subject property is zoned:

Zoning District: **General Retail-GR**  
Area District: **E-Max Gross Floor Area-1.5x Lot Area**  
Height District: **4-175' Height Limit**

Zoning Overlay District: **Design Review District and Local Landmark District**

For Any Variances, Special Permits or Conditions contact the Board of Zoning Appeals – 216.664.2581.

For Code Violations, Certificates of Occupancy, Code Compliance and site plans contact the Department of Building & Housing at 216.664.2910 or [buildingandhousing@city.cleveland.oh.us](mailto:buildingandhousing@city.cleveland.oh.us).

Sincerely,

*Ashley R. Holloway*

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7/11/2018

RE: Parcel Number 103-07-028

Please be advised that the City Planning Commission staff has reviewed the City of Cleveland's Zoning Map with respect to **Parcel Number 103-07-028** in the City of Cleveland and I can now verify the following information:

The subject property is zoned:

Zoning District: **General Retail-GR**

Area District: **E-Max Gross Floor Area-1.5x Lot Area**

Height District: **4-175' Height Limit**

Zoning Overlay District: **Design Review District, Individual Landmark District, and Local Landmark District**

For Any Variances, Special Permits or Conditions contact the Board of Zoning Appeals – 216.664.2581.

For Code Violations, Certificates of Occupancy, Code Compliance and site plans contact the Department of Building & Housing at 216.664.2910 or [buildingandhousing@city.cleveland.oh.us](mailto:buildingandhousing@city.cleveland.oh.us).

Sincerely,

*Ashley R. Holloway*

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**Assistant Zoning Administrator**

Cleveland City Planning Commission

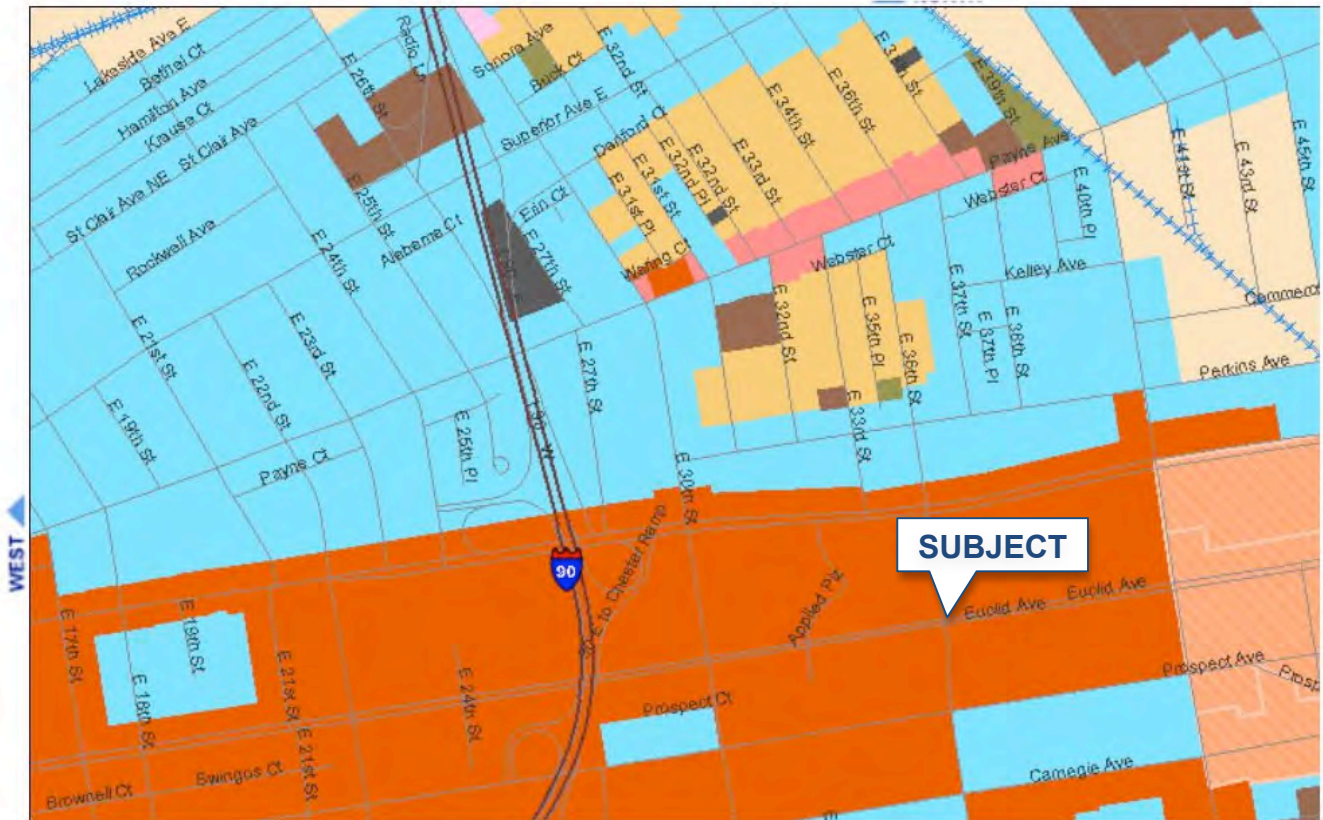
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## Zoning Map



### LAYER CONTROL

#### LEGEND

- Freeway
- Railroad
- Street
- Specific Setbacks
- Zoning

Open Space  
Recreation

Urban Garden  
District

Institutional-  
Research District

Midtown Mixed-Use  
District

One Family

Two Family

Townhouse

Residence Office

Limited Retail  
Business

Local Retail  
Business

General Retail  
Business

Downtown  
Residential

*Potential purchaser is encouraged to complete zoning due diligence directly with City of Cleveland*



3614 Euclid Avenue

## Aerial Photos



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## Property Auditor Information



### Cuyahoga County, Ohio - Property Summary Report Parcel: 103-07-008



Owner U S TOMMY INC  
Address 3614-3618 EUCLID AVE  
CLEVELAND, OH. 44115  
Land Use (4110) C - HOTELS  
Legal Description 66 S/L 20 ALL 0001 EP 10307009 & 10307027 10307028  
Neighborhood Code 26391

#### SKETCH



#### MAP VIEW



#### BUILDING INFORMATION

Building ID	1	Construction Class	CLASS B	Basement Type	SLAB
Total Story Height	10	Usable Area	98,100	Condition	FAIR
Date Built	1964	Date Remodeled		Exterior Walls	BRICK
Framing	REINFORCED CONCRETE	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	12	Heat Type	HOT-WATR/STM	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	
Building ID	2	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	1	Usable Area	6,686	Condition	FAIR
Date Built	1964	Date Remodeled		Exterior Walls	BRICK
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	12	Heat Type	HOT-WATR/STM	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

#### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	243		2.02	87,787

#### VALUATION

2017 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$877,900	\$0	\$0	\$307,270
Building Value	\$1,129,200	\$0	\$0	\$395,220
Total Value	\$2,007,100	\$0	\$0	\$702,490
Land Use	4110			HOTELS

#### PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2008	30 - New Construction	\$	\$	100%	No	CANOPY REPLACED 100% COMPLETE NO VALUE 1/1/2008
2004	30 - New Construction	\$	\$	100%	No	ADDITION (NO ADDN INT ALTS ONLY) 100% CMPNV 1-1- 2004

#### IMPROVEMENTS

Type	Description	Size	Height Depth
050	FENCE	690 LINEAR FEET	6
060	CANOPY	2,187 SQUARE FEET	
280	PORCH ADDITIVE	1,909 SQUARE FEET	
351	POOL-SWIMMING	800 SQUARE FEET	

#### SALES

Date	Buyer	Seller	Price
1/1/1987	U S Tommy Inc		\$0

#### Taxes

2017 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$74,919.26	\$74,919.26	\$0.00

Information included on this report is believed to be accurate, but is not guaranteed. Cuyahoga County is not liable for errors or omissions.