

# GENERAL BACKGROUND INFORMATION

*(As available @ 1/2013 - subject to change without notice)*

## Cleveland, Ohio Office Building

1581 W. 117<sup>th</sup> St.  
1-Story Office Building Containing 1,921 +/- SF  
Cleveland, Ohio  
Cuyahoga County  
List Price - \$135,000



*Presented Exclusively by:*

**Ag REAL ESTATE GROUP, INC.**

Eric M. Silver, Receiver & Broker  
Eric Zimmerman, Vice President

Cuyahoga County Court of Common Pleas  
Case #12 CV 784514  
First Federal Savings & Loan Association of Lakewood  
vs. Remount Designs, Inc., et. al.

# CONSUMER GUIDE TO AGENCY RELATIONSHIPS

*Ag Real Estate Group, Inc.*



We are pleased you have selected *Ag Real Estate Group, Inc.* to help you with your real estate needs. Whether you are selling, buying or leasing real estate, *Ag Real Estate Group, Inc.* can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

## **Representing the Sellers**

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

## **Representing Buyers**

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

## **Dual Agency**

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

## **Representing Both the Buyer & Seller**

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at [www.com.ohio.gov/real](http://www.com.ohio.gov/real).

**Working With Ag Real Estate Group, Inc.**

Ag Real Estate Group, Inc. does represent both buyers and sellers. When Ag Real Estate Group, Inc. lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a Ag Real Estate Group, Inc. agent, all of the agents represent that buyer. Therefore, when a buyer represented by a Ag Real Estate Group, Inc. agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by Ag Real Estate Group, Inc. agents, these agents and Ag Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties Ag Real Estate Group, Inc. has listed. In that instance, Ag Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

**Working With Other Brokerages**

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. When Ag Real Estate Group, Inc. lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ag Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Ag Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer’s brokerage. Instead, that company will be looking out for the buyer and Ag Real Estate Group, Inc. will be representing your interests.

When acting as a buyer’s agent, Ag Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

**Fair Housing Statement**

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/29/11)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

1581 W. 117th St.

**REGISTRATION**

**1581 W. 117<sup>th</sup> St.**

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio.

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 equal to 2.5% of the purchase price (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

1581 W. 117th St.

This property owned by, Remount Designs, Inc., et. al. is in Receivership via an order signed by Judge Sutula. The order is available for review upon request. 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 operated the property since December, 2012 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 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.**

Ag Real Estate Group, Inc.

3659 South Green Road Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F  
www.agrealestategroup.com / info@agrealestategroup.com

## GENERAL BACKGROUND INFORMATION

*(Included as of 1/2013)*

- **Market Information**
- **Selected Property Photos**
- **Data Sheet**
- **Location Maps**
- **Aerial Photos**
- **Tax Map**
- **Zoning Use Information**
- **Demographic Information**
- **Property Record Card**

## Market Information

# TRAVEL+ LEISURE

## Cooler Suburbs Worth a Visit



4 of 27



### Lakewood, OH

Set along the cliffs of Lake Erie, this inner-ring suburb of Cleveland has been on the radar of the young and urbane for some time. It has a well-established (and thriving) nightlife and gastronomic scene along Detroit Avenue, as well as a sizable gay and lesbian community.

**See:** Every Sunday the Lakewood Band Shelter at Lakewood Park offers free performances, often big band ensembles. Rock and blues acts play the **Winchester Tavern and Music Hall**.

**Taste:** Sip on a signature Red Delicious martini while taking in the magnificent view of Lake Erie and downtown Cleveland from the nautically themed **Pier W**. For heartier fare (though not necessarily healthful), head over to **Melt Bar & Grilled**, where chef Matt Fish has elevated the grilled cheese sandwich to gourmet status.



*Courtesy of Ohio Tourism Division*

*The above content was found on: [www.travelandleisure.com](http://www.travelandleisure.com)*

## Market Information

### Lakewood, Ohio

Lakewood is located along the shores of Lake Erie, 5 miles west of Cleveland's Public Square. The City's 5.6 square miles are composed primarily of a vintage residential community offering diversity in housing from modest single homes and apartments to luxury "Gold Coast" condominiums and homes of distinct architectural design located within a national historic district. Lakewood is recognized for its tree-lined streets, excellent school system and outstanding City services.

Lakewood is also home to more than 1,000 businesses of all sizes. It's a great place to do business.

---



*Lakewood Park with view of  
Downtown Cleveland Skyline.*

Lakewood Park is one of the largest lakefront parks in Ohio and features a live concert stage, outdoor swimming pool, picnic pavilions, 4-season public pavilion, kids' playground, baseball, volleyball, and a skate park, which opened in 2004. Lakewood has more than 150 acres (0.61 km<sup>2</sup>) of greenspace citywide. The park's million dollar lakefront promenade opened in 2006 and offers an excellent panorama of Downtown Cleveland and the presence of viewing telescopes enhances the viewing experience of Downtown Cleveland. An all-purpose trail that circles the park was built in 2006.

---



Beck Center for the Arts is more than a non-profit organization that combines professional theater with arts education. We create art experiences. We are committed to creating an arts experience that is as individual as the people we serve with eclectic performances to suit many tastes, education opportunities for all ages and abilities, community outreach programs and art exhibitions. We believe that the arts can be transformative and strengthen the community.

**THEATER | EDUCATION | EXHIBITIONS | OUTREACH**

*The above content was found on: [www.onelakewood.com](http://www.onelakewood.com), [www.beckcenter.org](http://www.beckcenter.org), [www.en.wikipedia.org/wiki/Lakewood,\\_Ohio](http://www.en.wikipedia.org/wiki/Lakewood,_Ohio)*

## Market Information

### EDGEWATER



**Known for its gracious lakefront mansions, tree-lined streets and a few charming commercial sections, the Edgewater neighborhood is said to have the highest concentration of expensive homes in Cleveland.**

Housing styles here range from Tudor to Dick-Van-Dyke-Show-bungalow with lots of variety in between. The average price of a home is about \$97,000. But the range goes from about \$45,000 for the more modest houses furthest from the lake to \$1 million or more for those lakefront mansions mentioned above.



- Government
- Schools
- Hospitals|Library
- Parks|Trash
- Statistics

Apartments are plentiful in Edgewater too, especially along Lake Avenue, Clifton Boulevard and Detroit Avenue. The median rent in this neighborhood is about \$300 a month. But again, the range is a little wider.

For background, Edgewater is on Cleveland's west side and is bounded by Lake Erie to the north, West 117th Street to the west, railroad tracks to the south and the convergence of Detroit and Lake avenues with West 73rd Street to the east. About 9,000 people live here.

Edgewater is the setting for two summer festivals. The Clifton Arts & Musicfest brings live music and more than 100 juried artists to Cleveland the second Saturday of June. And the Festival of Freedom features fireworks and music at Edgewater Park on July 4th.

Some Edgewater residents are occasionally heard to gloat about how nicely a person can get along here without a car. Shops, banks, restaurants, schools, churches, dry cleaners and even a state park are in walking distance.

A few of the restaurants really stand out as worth the walk. There's Truffles, on Clifton, for fancy coffee and to-die-for desserts, and the landmark Don's Lighthouse Grille, built in 1929 across the street from Edgewater State Park.

Speaking of Edgewater State Park, with 131 acres of open space, a 900-foot-long beach, a boat-launch ramp, renovated pavilions, picnic areas, yacht club and marina, the park is surely the jewel of the neighborhood. Crowds flock here all summer for the swimming, the beach lounging, and to take in a beautiful view of Lake Erie and the Cleveland skyline. There's even a sledding hill for use in winter. And in case you're wondering why a statue of German composer Richard Wagner presides over one of the park's upper parking lots, it was erected in 1911 and given to the city by German immigrants, many of whom lived in the nearby Cudell neighborhood.

Before Germans and other European immigrants began to settle here in great numbers, only a few enormous estates took up most of the land that now comprises Edgewater. The neighborhood was annexed by Cleveland in 1894 and by the early part of this century, most of the lots had been subdivided to make way for the up-market homes seen today.

*The above content was found on: [www.cleveland.com](http://www.cleveland.com)*

1581 W. 117th St.

## Selected Property Photos



1581 W. 117th St.

## Selected Property Photos



1581 W. 117th St.

## Data Sheet

**1581 W. 117<sup>th</sup> St.  
Cleveland, OH 44102**

### **The Property**

Address: 1581 W. 117<sup>th</sup> St., Cleveland, OH 44102  
Zoning: GR-C2 (General Retail)  
Lot Size: 0.17 acres +/-  
Parcel Number: 001-22-064

### **Building\***

Number of Buildings: 1 plus detached garage  
Number of Stories: 1  
Year Built: circa 1955  
Building Square Footage: 1,921 +/- per County Auditor records – to be field verified by Purchaser  
Parking: 5,400 +/- square feet asphalt paving per County Auditor records – to be field verified by Purchaser

### **Construction**

Exterior Wall: Brick/Block

### **Utilities**

Water: City of Cleveland Division of Water  
Sewer: Northeast Ohio Regional Sewer District  
Electric: Illuminating Company  
Gas: Dominion

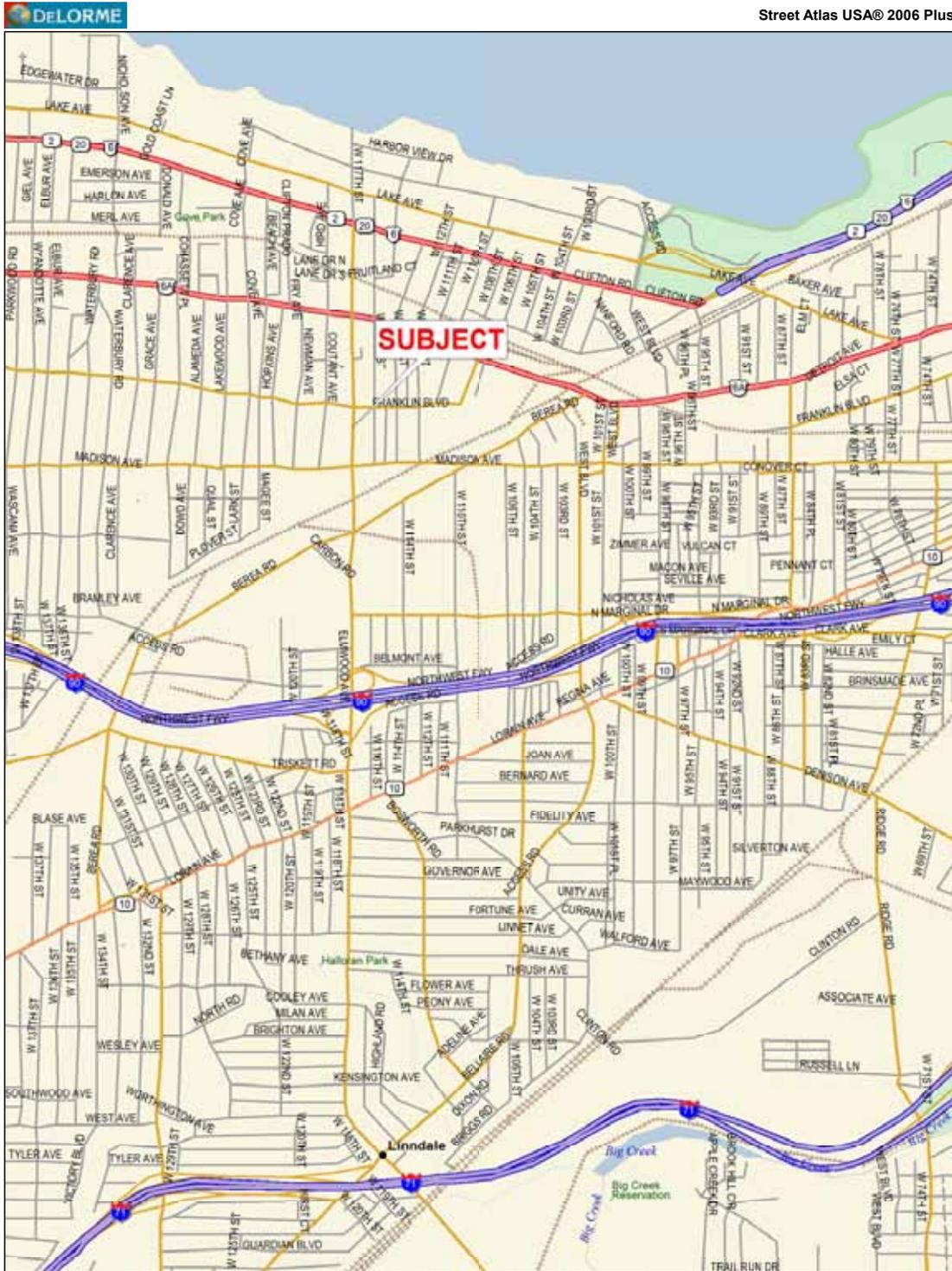
### **HVAC**

HVAC: Rooftop unit(s) – condition of HVAC equipment is unknown

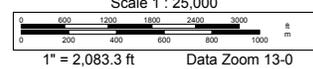
*\*All information to be verified by potential purchaser. Data listed above obtained from Public Records and has not been verified by Receiver, Seller or Broker.*



# Location Map

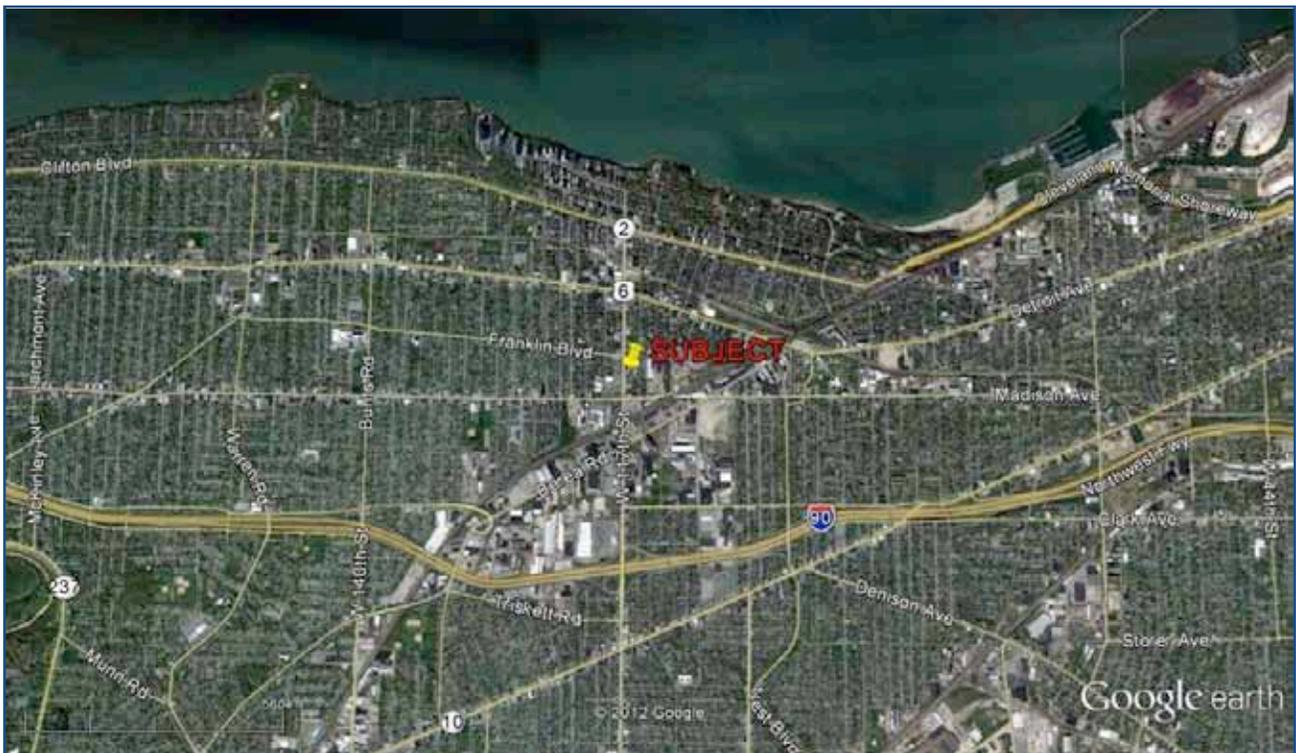
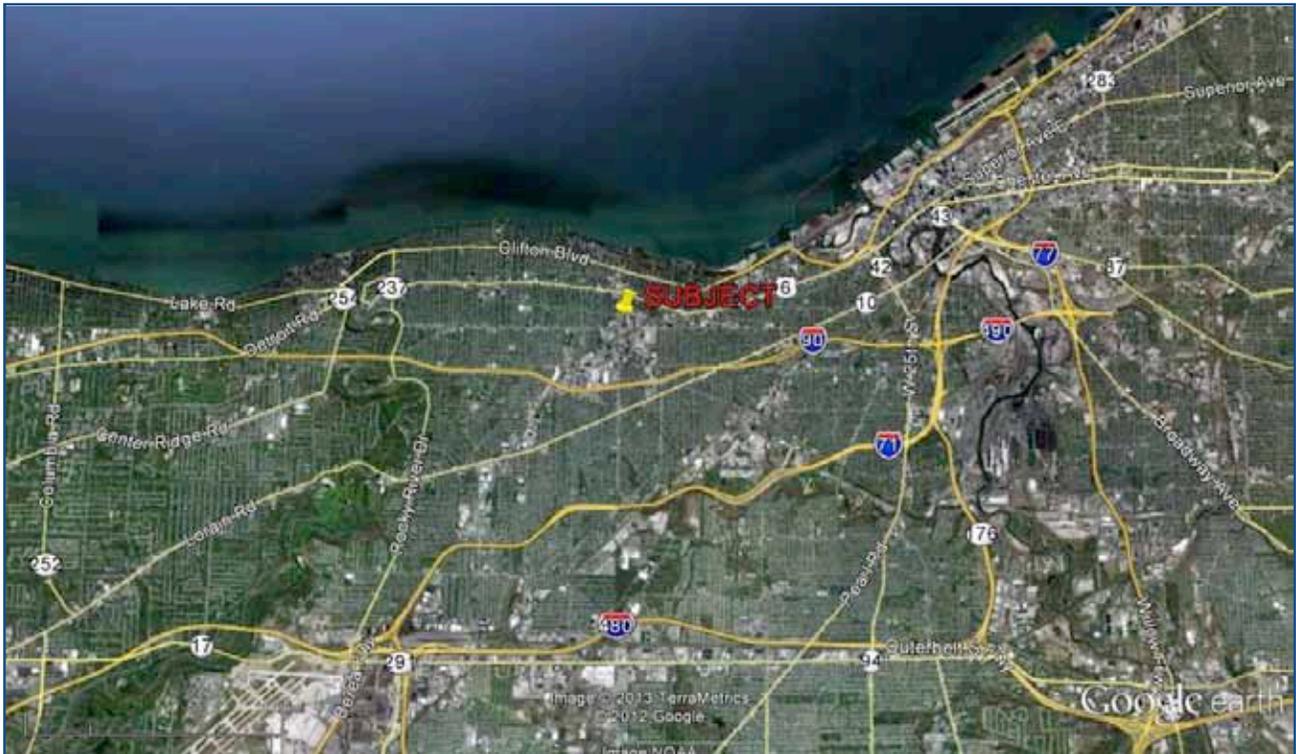


Data use subject to license.  
© 2005 DeLorme. Street Atlas USA® 2006 Plus.  
www.delorme.com



1581 W. 117th St.

## Aerial Photos

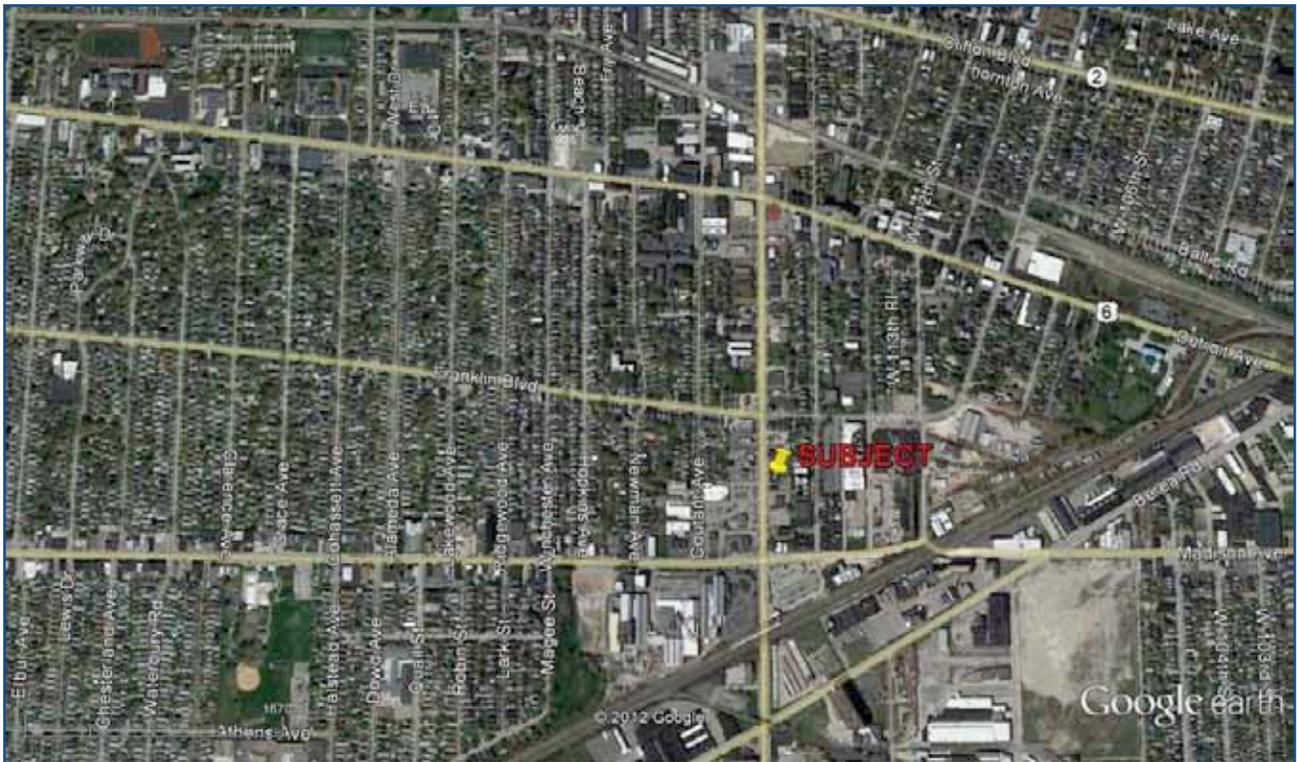


Ag Real Estate Group, Inc.

3659 South Green Road Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F  
www.agrealestategroup.com / info@agrealestategroup.com

1581 W. 117th St.

## Aerial Photos



Ag Real Estate Group, Inc.

3659 South Green Road Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F  
www.agrealestategroup.com / info@agrealestategroup.com

1581 W. 117th St.

## Tax Map



Ag Real Estate Group, Inc.

3659 South Green Road Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F  
www.agrealestategroup.com / info@agrealestategroup.com

## Zoning Use 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.

(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. 729-09. Passed 7-1-09, eff. 7-8-09)



## Demographics for 1581 W. 117th St., Cleveland, OH 44102

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	12,510	71,202	134,535
2011 Female Population	12,160	74,112	138,637
% 2011 Male Population	50.71%	49.00%	49.25%
% 2011 Female Population	49.29%	51.00%	50.75%
2011 Total Adult Population	20,524	115,589	218,905
2011 Total Daytime Population	20,354	117,849	366,337
2011 Total Daytime Work Population	9,181	46,796	227,939
2011 Median Age Total Population	24	24	25
2011 Median Age Adult Population	28	31	32
2011 Age 0-5	741	5,799	10,686
2011 Age 6-13	816	6,373	11,683
2011 Age 14-17	2,590	17,555	31,897
2011 Age 18-20	2,799	16,772	30,908
2011 Age 21-24	5,475	26,961	49,056
2011 Age 25-29	2,235	10,893	19,532
2011 Age 30-34	1,741	9,367	17,427
2011 Age 35-39	1,394	8,288	15,640
2011 Age 40-44	1,282	7,798	14,738
2011 Age 45-49	1,288	7,810	14,793
2011 Age 50-54	1,152	7,063	13,651
2011 Age 55-59	868	5,606	11,300
2011 Age 60-64	647	4,372	9,034
2011 Age 65-69	473	3,130	6,598
2011 Age 70-74	364	2,433	5,227
2011 Age 75-79	309	1,909	4,296
2011 Age 80-84	232	1,617	3,468
2011 Age 85+	264	1,570	3,237
% 2011 Age 0-5	3.00%	3.99%	3.91%
% 2011 Age 6-13	3.31%	4.39%	4.28%
% 2011 Age 14-17	10.50%	12.08%	11.68%
% 2011 Age 18-20	11.35%	11.54%	11.31%
% 2011 Age 21-24	22.19%	18.55%	17.96%
% 2011 Age 25-29	9.06%	7.50%	7.15%
% 2011 Age 30-34	7.06%	6.45%	6.38%
% 2011 Age 35-39	5.65%	5.70%	5.73%
% 2011 Age 40-44	5.20%	5.37%	5.40%
% 2011 Age 45-49	5.22%	5.37%	5.42%
% 2011 Age 50-54	4.67%	4.86%	5.00%
% 2011 Age 55-59	3.52%	3.86%	4.14%
% 2011 Age 60-64	2.62%	3.01%	3.31%
% 2011 Age 65-69	1.92%	2.15%	2.42%
% 2011 Age 70-74	1.48%	1.67%	1.91%
% 2011 Age 75-79	1.25%	1.31%	1.57%
% 2011 Age 80-84	0.94%	1.11%	1.27%
% 2011 Age 85+	1.07%	1.08%	1.18%
2011 White Population	17,348	103,423	198,091
2011 Black Population	4,585	23,191	41,803
2011 Asian/Hawaiian/Pacific Islander	682	3,050	5,749
2011 American Indian/Alaska Native	118	636	1,077
2011 Other Population (Incl 2+ Races)	1,937	15,014	26,452
2011 Hispanic Population	2,434	21,579	39,130
2011 Non-Hispanic Population	22,237	123,735	234,042
% 2011 White Population	70.32%	71.17%	72.52%
% 2011 Black Population	18.59%	15.96%	15.30%
% 2011 Asian/Hawaiian/Pacific Islander	2.76%	2.10%	2.10%
% 2011 American Indian/Alaska Native	0.48%	0.44%	0.39%
% 2011 Other Population (Incl 2+ Races)	7.85%	10.33%	9.68%
% 2011 Hispanic Population	9.87%	14.85%	14.32%
% 2011 Non-Hispanic Population	90.13%	85.15%	85.68%
2000 Non-Hispanic White	22,010	122,303	225,157
2000 Non-Hispanic Black	2,399	13,439	25,596
2000 Non-Hispanic Amer Indian/Alaska Native	100	447	799
2000 Non-Hispanic Asian	673	3,010	4,868
2000 Non-Hispanic Hawaiian/Pacific Islander	8	71	116
2000 Non-Hispanic Some Other Race	63	281	567
2000 Non-Hispanic Two or More Races	1,210	4,805	6,927
% 2000 Non-Hispanic White	83.17%	84.72%	85.28%
% 2000 Non-Hispanic Black	9.07%	9.31%	9.69%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.38%	0.31%	0.30%
% 2000 Non-Hispanic Asian	2.54%	2.09%	1.84%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.03%	0.05%	0.04%
% 2000 Non-Hispanic Some Other Race	0.24%	0.19%	0.21%
% 2000 Non-Hispanic Two or More Races	4.57%	3.33%	2.62%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	24,671	145,314	273,172
2011 Total Households	12,234	63,751	120,255
Population Change 1990-2011	-4,157	-22,346	-32,087
Household Change 1990-2011	-1,349	-6,626	-7,367
% Population Change 1990-2011	-14.42%	-13.33%	-10.51%
% Household Change 1990-2011	-9.93%	-9.42%	-5.77%
Population Change 2000-2011	-3,521	-16,895	-23,111
Household Change 2000-2011	-1,297	-5,431	-6,281
% Population Change 2000-2011	-12.49%	-10.42%	-7.80%

# 1581 W. 117th St.

	-9.59%	-7.85%	-4.96%
	1-mi.	3-mi.	5-mi.
<b>% Households Change 2000-2011</b>			
<b>Housing</b>			
2000 Total Housing Units	14,679	74,899	137,553
2000 Occupied Housing Units	13,498	69,214	126,589
2000 Owner Occupied Housing Units	4,706	34,609	67,592
2000 Renter Occupied Housing Units	8,792	34,605	58,997
2000 Vacant Housing Units	1,181	5,684	10,963
% 2000 Occupied Housing Units	91.95%	92.41%	92.03%
% 2000 Owner Occupied Housing Units	32.06%	46.21%	49.14%
% 2000 Renter Occupied Housing Units	59.90%	46.20%	42.89%
% 2000 Vacant Housing Units	8.05%	7.59%	7.97%
<b>Income</b>			
2011 Median Household Income	\$31,519	\$34,686	\$36,598
2011 Per Capita Income	\$22,047	\$22,418	\$23,529
2011 Average Household Income	\$44,460	\$51,099	\$53,450
2011 Household Income < \$10,000	1,846	8,505	15,422
2011 Household Income \$10,000-\$14,999	1,276	5,998	10,046
2011 Household Income \$15,000-\$19,999	995	4,464	8,219
2011 Household Income \$20,000-\$24,999	916	4,914	9,589
2011 Household Income \$25,000-\$29,999	880	4,519	7,953
2011 Household Income \$30,000-\$34,999	671	3,709	6,831
2011 Household Income \$35,000-\$39,999	731	3,487	6,466
2011 Household Income \$40,000-\$44,999	940	4,337	7,519
2011 Household Income \$45,000-\$49,999	607	2,899	5,751
2011 Household Income \$50,000-\$59,999	750	4,546	9,437
2011 Household Income \$60,000-\$74,999	589	4,849	10,266
2011 Household Income \$75,000-\$99,999	828	5,094	10,170
2011 Household Income \$100,000-\$124,999	530	3,142	5,902
2011 Household Income \$125,000-\$149,999	308	1,316	2,661
2011 Household Income \$150,000-\$199,999	208	1,205	2,351
2011 Household Income \$200,000-\$249,999	57	311	591
2011 Household Income \$250,000-\$499,999	100	448	1,025
2011 Household Income \$500,000+	2	11	56
2011 Household Income \$200,000+	158	769	1,672
% 2011 Household Income < \$10,000	15.09%	13.34%	12.82%
% 2011 Household Income \$10,000-\$14,999	10.43%	9.41%	8.35%
% 2011 Household Income \$15,000-\$19,999	8.13%	7.00%	6.83%
% 2011 Household Income \$20,000-\$24,999	7.49%	7.71%	7.97%
% 2011 Household Income \$25,000-\$29,999	7.19%	7.09%	6.61%
% 2011 Household Income \$30,000-\$34,999	5.48%	5.82%	5.68%
% 2011 Household Income \$35,000-\$39,999	5.98%	5.47%	5.38%
% 2011 Household Income \$40,000-\$44,999	7.68%	6.80%	6.25%
% 2011 Household Income \$45,000-\$49,999	4.96%	4.55%	4.78%
% 2011 Household Income \$50,000-\$59,999	6.13%	7.13%	7.85%
% 2011 Household Income \$60,000-\$74,999	4.81%	7.61%	8.54%
% 2011 Household Income \$75,000-\$99,999	6.77%	7.99%	8.46%
% 2011 Household Income \$100,000-\$124,999	4.33%	4.93%	4.91%
% 2011 Household Income \$125,000-\$149,999	2.52%	2.06%	2.21%
% 2011 Household Income \$150,000-\$199,999	1.70%	1.89%	1.96%
% 2011 Household Income \$200,000-\$249,999	0.47%	0.49%	0.49%
% 2011 Household Income \$250,000-\$499,999	0.82%	0.70%	0.85%
% 2011 Household Income \$500,000+	0.02%	0.02%	0.05%
2011 Household Income \$200,000+	1.29%	1.21%	1.39%
<b>Retail Sales Volume</b>			
2011 Children/Infants Clothing Stores	\$3,059,960	\$18,082,600	\$35,620,724
2011 Jewelry Stores	\$2,286,783	\$13,545,974	\$26,660,066
2011 Mens Clothing Stores	\$4,883,174	\$26,564,518	\$55,904,466
2011 Shoe Stores	\$4,499,058	\$26,249,338	\$51,454,972
2011 Womens Clothing Stores	\$9,253,400	\$53,434,191	\$104,028,217
2011 Automobile Dealers	\$59,538,639	\$347,105,210	\$684,217,710
2011 Automotive Parts/Acc/Repair Stores	\$7,252,810	\$42,422,706	\$83,349,003
2011 Other Motor Vehicle Dealers	\$2,192,287	\$12,841,428	\$25,202,041
2011 Tire Dealers	\$1,907,978	\$11,196,975	\$22,007,009
2011 Hardware Stores	\$778,991	\$4,869,527	\$10,089,071
2011 Home Centers	\$6,691,978	\$38,580,565	\$76,010,214
2011 Nursery/Garden Centers	\$1,950,525	\$11,521,518	\$22,733,441
2011 Outdoor Power Equipment Stores	\$782,997	\$4,524,282	\$8,985,389
2011 Paint/Wallpaper Stores	\$262,512	\$1,508,570	\$2,967,369
2011 Appliance/TV/Other Electronics Stores	\$5,436,144	\$31,875,653	\$62,418,161
2011 Camera/Photographic Supplies Stores	\$931,831	\$5,440,435	\$10,692,086
2011 Computer/Software Stores	\$2,976,347	\$17,195,669	\$33,645,556
2011 Beer/Wine/Liquor Stores	\$3,355,640	\$19,794,586	\$38,968,722
2011 Convenience/Specialty Food Stores	\$7,478,662	\$41,333,417	\$76,979,272
2011 Restaurant Expenditures	\$33,464,074	\$183,576,367	\$346,181,894
2011 Supermarkets/Other Grocery excl Conv	\$40,896,066	\$238,332,673	\$468,266,224
2011 Furniture Stores	\$5,749,922	\$33,583,328	\$65,929,226
2011 Home Furnishings Stores	\$3,463,241	\$20,505,971	\$40,351,498
2011 Gen Merch/Appliance/Furniture Stores	\$51,456,621	\$300,405,195	\$589,179,290
2011 Gasoline Stations w/ Convenience Stores	\$34,149,952	\$196,792,686	\$380,374,281
2011 Other Gasoline Stations	\$26,671,288	\$155,459,264	\$303,395,000
2011 Department Stores excl Leased Depts	\$56,892,760	\$332,280,841	\$651,597,448
2011 General Merchandise Stores	\$45,706,698	\$266,821,866	\$523,250,062
2011 Other Health/Personal Care Stores	\$3,900,092	\$22,718,446	\$44,727,713
2011 Pharmacies/Drug Stores	\$19,802,466	\$115,400,210	\$226,694,202
2011 Pet/Pet Supplies Stores	\$2,969,652	\$17,137,412	\$33,529,990
2011 Book/Periodical/Music Stores	\$1,256,691	\$7,043,255	\$13,259,862
2011 Hobby/Toy/Game Stores	\$1,518,149	\$8,539,252	\$16,929,031
2011 Musical Instrument/Supplies Stores	\$523,372	\$3,055,368	\$6,008,799
2011 Sewing/Needlework/Piece Goods Stores	\$204,551	\$1,172,687	\$2,261,336
2011 Sporting Goods Stores	\$2,305,168	\$14,277,189	\$28,123,129
2011 Video Tape Stores - Retail	\$460,489	\$2,692,232	\$5,284,814

Ag Real Estate Group, Inc.

3659 South Green Road Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F

www.agrealestategroup.com / info@agrealestategroup.com

## Property Detail Report

Subject Property

**1581 W 117th St  
Cleveland, OH 44107-5254  
Cleveland City W/R - Cuyahoga  
County**



[Preforeclosure](#)

**Owner Info:**

Owner Name : <b>Remount Designs Inc</b>	Tax Billing Zip+4 : <b>3917</b>
Tax Billing Address : <b>21645b Center Ridge Rd</b>	County Use Code : <b>Ofc Bldg 1-2 Stories</b>
Tax Billing City & State : <b>Rocky River OH</b>	State Use : <b>Ofc Bldg 1-2 Stories</b>
Tax Billing Zip : <b>44116</b>	Universal Land Use : <b>Office Building</b>

**Location Info:**

School District : <b>Cleveland City</b>	Census Tract : <b>1013.00</b>
Subdivision : <b>S B Marshall's</b>	

**Tax Info:**

Tax ID : <b>001-22-064</b>	Total Assessment : <b>\$39,310</b>
Tax Year : <b>2011</b>	% Improv : <b>67%</b>
Annual Tax : <b>\$3,182</b>	Tax Area : <b>010</b>
Annual Tax w/ Delinquencies : <b>\$3,182</b>	Tax Appraisal Area : <b>010</b>
Assessment Year : <b>2011</b>	Legal Description : <b>9 Marshall S/L 101 Sp 0100 Np</b>
Land Assessment : <b>\$13,130</b>	Lot Number : <b>100</b>
Improved Assessment : <b>\$26,180</b>	

**Characteristics:**

(MLS data below displayed in grey)

Lot Frontage : <b>50</b>	Cooling Type : <b>Central</b>
Lot Acres : <b>.1722</b>	Patio Type : <b>Deck/Terrace</b>
Garage Type : <b>Garage</b>	Garage Sq Ft : <b>280</b>
Roof Type : <b>Flat</b>	Roof Material : <b>Composition Shingle</b>
Total Living Area (Includes : <b>1,921   1,920</b> Finished Basement)	Approximate SqFt : <b>1,921</b>
Roof Shape : <b>Flat</b>	Stories : <b>1</b>
Exterior : <b>Block/Stucco</b>	Condition : <b>Average</b>
Floor Cover : <b>Type Unknown</b>	Foundation : <b>Slab</b>
Year Built : <b>1955</b>	Topography : <b>Flat/Level</b>
Heat Type : <b>Forced Air</b>	# of Buildings : <b>1</b>
Water : <b>Public</b>	Sewer : <b>Public Service</b>

**Last Market Sale:**

Recording Date : <b>05/21/2004</b>	Deed Type : <b>Warranty Deed</b>
Settle Date : <b>05/18/2004</b>	Owner Name : <b>Remount Designs Inc</b>
Sale Price : <b>\$100,000</b>	Seller : <b>Yenny Lee L</b>
Document No : <b>5210756</b>	Price Per Sq Ft : <b>\$52.06</b>

**Sales History:**

Recording Date : <b>05/21/2004</b>		<b>05/04/1987</b>	<b>05/04/1987</b>
Sale Price : <b>\$100,000</b>	<b>\$105,000</b>	<b>\$105,000</b>	<b>\$79,200</b>
Buyer Name : <b>Remount Design Inc</b>	<b>Industrial Security Ser</b>	<b>Yenny Lee L</b>	<b>Yenny Lee L</b>
	<b>Inc</b>		
Seller Name : <b>Yenny Lee L</b>	<b>Andrews Daniel Trs</b>	<b>Trst Daniel H</b>	<b>Serv Industrail S</b>

