

GENERAL BACKGROUND INFORMATION

(As available @ 5/2013 - subject to change without notice)

Massillon, Ohio Flex/Retail/Warehouse Building

311 Erie Street North
2 Buildings total Square Footage 17,000 +/- SF
Stark County
~~List Price - \$765,000~~
New Price - \$585,000



Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

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

Stark County Court of Common Pleas
Case #2013CV00570
RBS Citizens, NA vs. Ronald R Cordray, et al.

Ag Real Estate Group, Inc.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



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 agents can offer and their options for working with you:

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

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 who represents the seller also represents 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.

Working With Ag Real Estate Group, Inc.

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Ag Real Estate Group, Inc. and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Ag Real Estate Group, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent 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 would 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 ask that another agent in our company be assigned to represent you or 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

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 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, 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, 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.

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, acknowledging receipt of this consumer guide. 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

REGISTRATION

Ronald R. Cordray, et al., In Receivership
311 Erie Street North
Massillon, OH 44646

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. Eric M. Silver is appointed Receiver for this property via order of the Stark County Court of Common Pleas. Details of the Receivership, including case number, can be found in the information package. Consummation or completion of a sale of the property may or may not occur. Any effort or resources expended by a principal or broker is at his/her own risk and may or may not lead to completion of a transaction. The Receiver, broker, agent, lender, and debtor make no representation whatsoever regarding the condition or value of the property or whether a transaction will be completed. Completion of a transaction will require, among other things, approval of the Court and all secured creditors.

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 date below, after which time the registration becomes null and void.**

You are advised that this property is being marketed at the same time that the secured creditor(s) is pursuing foreclosure proceedings. It is our intent to secure a purchase agreement from a qualified purchaser that will satisfy all parties and allow the secured creditors to dismiss the foreclosure action. We make no representation regarding the likelihood that this will occur.

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
Receiver for Ronald R. Cordray et al.

This property is owned by, Ronald R. Cordray, et. al. and is in Receivership via an order signed by Judge Heath. The order is available for review upon request. The order directs the Receiver to, among other tasks, market the properties 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 May, 2013 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.

GENERAL BACKGROUND INFORMATION

(Included as of 5/2013)

- **Market Information**
- **Data Sheet**
- **Location Maps**
- **Aerial Photos**
- **Tax Map**
- **Zoning Use Information**
- **Demographic Information**
- **Property Detail Report**

Market Information

Massillon is a city located in Stark County in the U.S. state of Ohio, approximately 8 miles to the west of Canton, Ohio, 20 miles south of Akron, Ohio, and 50 miles south of Cleveland, Ohio. The population was 32,149 at the 2010 census.

The City of Massillon is the second largest incorporated area within the Canton–Massillon, Ohio metropolitan area. As of the 2010 census, the Canton-Massillon metropolitan area had a population of 404,422 and includes all of Stark and Carroll counties.



The above content was found on: <http://en.wikipedia.org>, <http://www.city-data.com>

Market Information

Massillon Museum

121 Lincoln Way East
(Southeast corner of Lincoln Way and First Southeast)



For three-quarters of a century, the Massillon Museum has collected, preserved, and exhibited art and local history. Among more than 110,000 diverse objects in the collection are signed Tiffany goblets, a Renoir drawing, a 14th-century wedding chest, a Massillon-manufactured car, a steam engine, the original map of Massillon, Tommy Henrich's 1951 Yankees road jersey, and Oscar the Skeleton.

Because of Massillon's rich photographic history, resulting in more than 60,000 images in the permanent collection, visitors will always see photographs. The Immel Circus, a 100-foot-square miniature circus lot including 2,620 figures hand-carved by Massillon dentist Dr. Robert Immel, is a popular permanent display. Rotating exhibitions in the first and second floor galleries assure that visitors see unexpected art and history treasures each time they arrive. A visit to the Massillon Museum is always free.

Historic Fourth Street

Fourth Street Northeast between
Lincoln Way East and Cherry Road Northeast



Listed on the National Register of Historic Places, Massillon's Historic Fourth Street District is a six-block long brick-paved, tree-lined street lined with mansions spanning a century of architectural excellence and historic impact. Some were stations on the Underground Railroad, several have ballrooms where President McKinley danced alongside Massillon's social elite, and one was owned by the famous Gish sisters. For a detailed guidebook or a schedule of guided walking tours, visit margyvogt.com.

The above content was found on: <http://www.massillonohchamber.com>, <http://www.massillonmuseum.org>, <http://www.nps.gov>

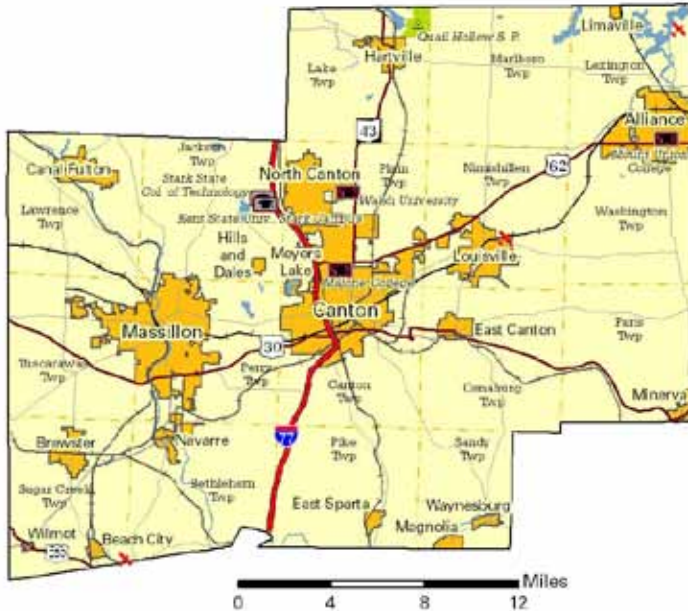
Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



Stark County

Established: Act - February 13, 1808
2010 Population: 375,586
Land Area: 576.2 square miles
County Seat: Canton City
Named for: General John Stark, Revolutionary War



Taxes

Taxable value of real property	\$6,853,353,420
Residential	\$5,133,450,620
Agriculture	\$233,753,130
Industrial	\$277,387,990
Commercial	\$1,194,378,900
Mineral	\$14,382,780
Ohio income tax liability	\$215,019,178
Average per return	\$1,290.29

Land Use/Land Cover

Percent

Urban (Residential/Commercial/Industrial/ Transportation and Urban Grasses)	22.46%
Cropland	25.71%
Pasture	10.75%
Forest	38.89%
Open Water	0.84%
Wetlands (Wooded/Herbaceous)	1.11%
Bare/Mines	0.25%

Largest Places

Census 2010 Census 2000

Canton city	73,007	80,806
Jackson twp UB	40,152	37,484
Plain twp UB	34,900	35,543
Massillon city	32,149	31,325
Perry twp UB	28,303	29,167
Lake twp UB	27,017	23,718
Alliance city (pt.)	22,282	23,195
North Canton city	17,488	16,369
Canton twp UB	12,685	13,402
Nimishillen twp	9,652	9,098

UB: Unincorporated balance.

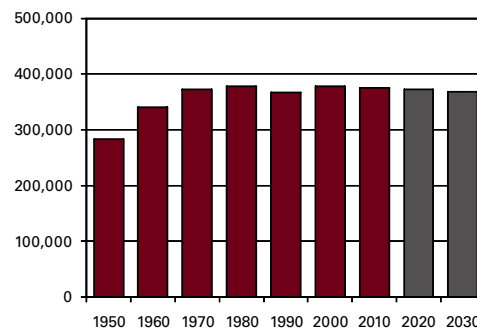
Total Population

Census

1800		1880	64,031	1950	283,194
1810	2,734	1890	84,170	1960	340,345
1820	12,406	1900	94,747	1970	372,210
1830	26,588	1910	122,987	1980	378,823
1840	34,603	1920	177,218	1990	367,585
1850	39,878	1930	221,784	2000	378,098
1860	42,978	1940	234,887	2010	375,586
1870	52,508				

Projected

2020	372,490
2030	368,900



Ohio County Profiles

Stark County

Population by Race	Number	Percent
ACS Total Population	376,346	100.0%
White	335,487	89.1%
African-American	27,719	7.4%
Native American	972	0.3%
Asian	2,822	0.7%
Pacific Islander	0	0.0%
Other	1,197	0.3%
Two or More Races	8,149	2.2%
Hispanic (may be of any race)	5,630	1.5%
Total Minority	44,691	11.9%

Educational Attainment	Number	Percent
Persons 25 years and over	255,874	100.0%
No high school diploma	31,302	12.2%
High school graduate	103,908	40.6%
Some college, no degree	50,669	19.8%
Associate degree	17,879	7.0%
Bachelor's degree	34,696	13.6%
Master's degree or higher	17,420	6.8%

Family Type by Employment Status	Number	Percent
Total Families	100,974	100.0%
Married couple, husband and wife in labor force	41,367	41.0%
Married couple, husband in labor force, wife not	13,934	13.8%
Married couple, wife in labor force, husband not	5,558	5.5%
Married couple, husband and wife not in labor force	14,699	14.6%
Male householder, in labor force	5,114	5.1%
Male householder, not in labor force	1,375	1.4%
Female householder, in labor force	13,588	13.5%
Female householder, not in labor force	5,339	5.3%

Household Income	Number	Percent
Total Households	150,921	100.0%
Less than \$10,000	11,005	7.3%
\$10,000 to \$19,999	19,050	12.6%
\$20,000 to \$29,999	19,066	12.6%
\$30,000 to \$39,999	18,167	12.0%
\$40,000 to \$49,999	15,964	10.6%
\$50,000 to \$59,999	12,941	8.6%
\$60,000 to \$74,999	16,273	10.8%
\$75,000 to \$99,999	17,833	11.8%
\$100,000 to \$149,999	13,588	9.0%
\$150,000 to \$199,999	3,709	2.5%
\$200,000 or more	3,325	2.2%
Median household income	\$44,941	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	376,346	100.0%
Under 5 years	22,048	5.9%
5 to 17 years	65,795	17.5%
18 to 24 years	32,629	8.7%
25 to 44 years	90,186	24.0%
45 to 64 years	106,135	28.2%
65 years and more	59,553	15.8%
Median Age	40.6	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	100,974	100.0%
Married-couple families with own children	28,020	27.7%
Male householder, no wife present, with own children	3,716	3.7%
Female householder, no husband present, with own children	11,194	11.1%
Families with no own children	58,044	57.5%

Poverty Status of Families By Family Type by Presence Of Related Children	Number	Percent
Total Families	100,974	100.0%
Family income above poverty level	91,338	90.5%
Family income below poverty level	9,636	9.5%
Married couple, with related children	1,479	15.3%
Male householder, no wife present, with related children	920	9.5%
Female householder, no husband present, with related children	5,489	57.0%
Families with no related children	1,748	18.1%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	366,770	100.0%
Below 50% of poverty level	19,401	5.3%
50% to 99% of poverty level	27,285	7.4%
100% to 149% of poverty level	33,377	9.1%
150% to 199% of poverty level	35,294	9.6%
200% of poverty level or more	251,413	68.5%

Geographical Mobility	Number	Percent
Population aged 1 year and older	372,027	100.0%
Same house as previous year	322,246	86.6%
Different house, same county	35,049	9.4%
Different county, same state	10,029	2.7%
Different state	4,085	1.1%
Abroad	618	0.2%

Ohio County Profiles

Stark County

Travel Time To Work	Number	Percent
Workers 16 years and over	166,161	100.0%
Less than 15 minutes	57,665	34.7%
15 to 29 minutes	67,866	40.8%
30 to 44 minutes	26,141	15.7%
45 to 59 minutes	7,306	4.4%
60 minutes or more	7,183	4.3%
Mean travel time	21.2 minutes	

Housing Units	Number	Percent
Total housing units	164,824	100.0%
Occupied housing units	150,921	91.6%
Owner occupied	107,165	65.0%
Renter occupied	43,756	26.5%
Vacant housing units	13,903	8.4%

Year Structure Built	Number	Percent
Total housing units	164,824	100.0%
Built 2005 or later	3,269	2.0%
Built 2000 to 2004	8,831	5.4%
Built 1990 to 1999	15,122	9.2%
Built 1980 to 1989	12,009	7.3%
Built 1970 to 1979	25,882	15.7%
Built 1960 to 1969	21,355	13.0%
Built 1950 to 1959	26,283	15.9%
Built 1940 to 1949	14,223	8.6%
Built 1939 or earlier	37,850	23.0%
Median year built	1962	

Value for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units	107,165	100.0%
Less than \$20,000	2,578	2.4%
\$20,000 to \$39,999	3,042	2.8%
\$40,000 to \$59,999	4,993	4.7%
\$60,000 to \$79,999	9,746	9.1%
\$80,000 to \$99,999	14,278	13.3%
\$100,000 to \$124,999	17,042	15.9%
\$125,000 to \$149,999	16,129	15.1%
\$150,000 to \$199,999	20,715	19.3%
\$200,000 to \$299,999	12,645	11.8%
\$300,000 to \$499,999	4,485	4.2%
\$500,000 to \$999,999	1,160	1.1%
\$1,000,000 or more	352	0.3%
Median value	\$128,000	

House Heating Fuel	Number	Percent
Occupied housing units	150,921	100.0%
Utility gas	120,941	80.1%
Bottled, tank or LP gas	2,799	1.9%
Electricity	18,418	12.2%
Fuel oil, kerosene, etc	5,792	3.8%
Coal, coke or wood	1,904	1.3%
Solar energy or other fuel	867	0.6%
No fuel used	200	0.1%

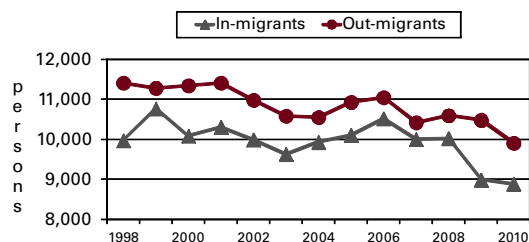
Percentages may not sum to 100% due to rounding.

Gross Rent	Number	Percent
Specified renter-occupied housing units	43,756	100.0%
Less than \$100	1,089	2.5%
\$100 to \$199	1,257	2.9%
\$200 to \$299	1,479	3.4%
\$300 to \$399	2,458	5.6%
\$400 to \$499	5,931	13.6%
\$500 to \$599	7,009	16.0%
\$600 to \$699	6,645	15.2%
\$700 to \$799	6,025	13.8%
\$800 to \$899	4,011	9.2%
\$900 to \$999	2,112	4.8%
\$1,000 to \$1,499	3,004	6.9%
\$1,500 or more	609	1.4%
No cash rent	2,127	4.9%
Median gross rent	\$622	
Median gross rent as a percentage of household income	28.7	

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units with a mortgage	71,840	100.0%
Less than \$400	1,019	1.4%
\$400 to \$599	3,776	5.3%
\$600 to \$799	8,251	11.5%
\$800 to \$999	12,263	17.1%
\$1,000 to \$1,249	15,742	21.9%
\$1,250 to \$1,499	11,231	15.6%
\$1,500 to \$1,999	12,404	17.3%
\$2,000 to \$2,999	5,535	7.7%
\$3,000 or more	1,619	2.3%
Median monthly owners cost	\$1,169	
Median monthly owners cost as a percentage of household income	22.9	

Vital Statistics	Number	Rate
Births / rate per 1,000 women aged 15 to 44	4,279	60.7
Teen births / rate per 1,000 females 15-19	478	36.9
Deaths / rate per 100,000 population	4,002	1,055.3
Marriages / rate per 1,000 population	2,074	5.5
Divorces / rate per 1,000 population	328	0.9

Migration



Ohio County Profiles

Stark County

Agriculture

Land in farms (acres)	136,000
Number of farms	1,290
Average size (acres)	105
Total cash receipts	\$144,791,000
Per farm	\$112,241

Education

Public schools buildings	116
Students (Average Daily Membership)	60,224
Teachers (Full Time Equivalent)	3,617.8
Expenditures per student	\$9,634
Graduation rate	88.0
Non-public schools	22
Students	4,148
4-year public universities	0
Branches	1
2-year public colleges	1
Private universities and colleges	3
Public libraries (Main / Branches)	7 / 13

Transportation

Registered motor vehicles	415,490
Passenger cars	284,577
Noncommercial trucks	57,653
Total license revenue	\$10,475,016.49
Interstate highway miles	18.54
Turnpike miles	0.00
U.S. highway miles	72.35
State highway miles	232.02
County, township, and municipal road miles	2,729.79
Commercial airports	3

Voting

Number of precincts	364
Number of registered voters	267,350
Voted in 2010 election	130,341
Percent turnout	48.8%

Health Care

Physicians (MDs & DOs)	867
Registered hospitals	7
Number of beds	1,936
Licensed nursing homes	37
Number of beds	3,589
Licensed residential care	21
Number of beds	1,173
Adults with employer-based insurance	61.2%
Children with employer-based insurance	60.3%

State Parks, Forests, Nature Preserves, And Wildlife Areas

Areas/Facilities	2
Acreage	725.45

Communications

Television stations	0
Radio stations	14
Daily newspapers	3
Circulation	85,308
Weekly newspapers	3
Circulation	7,950

Crime

Total crimes reported in Uniform Crime Report	21,611
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Finance

FDIC insured financial institutions (HQs)	3
Assets (000)	\$543,503
Branch offices	122
Institutions represented	16

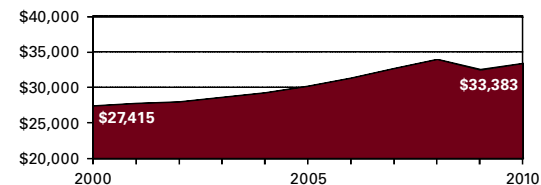
Transfer Payments

Total transfer payments	\$3,022,247,000
Payments to individuals	\$2,953,055,000
Retirement and disability	\$1,128,478,000
Medical payments	\$1,203,132,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$273,165,000
Unemployment benefits	\$167,678,000
Veterans benefits	\$45,506,000
Federal education and training assistance	\$98,868,000
Other payments to individuals	\$36,228,000
Total personal income	\$12,442,595,000
Dependency ratio	24.3%

Federal Expenditures

Direct expenditures or obligations	\$2,778,343,713
Retirement and disability	\$1,275,720,296
Other direct payments	\$837,362,659
Grant awards	\$496,130,988
Highway planning and construction	\$42,739,568
Temporary assistance to needy families	\$24,243,808
Medical assistance program	\$291,566,510
Procurement contract awards	\$34,691,731
Dept. of Defense	\$9,088,624
Salary and wages	\$134,438,039
Dept. of Defense	\$49,284,000
Other federal assistance	\$467,193,780
Direct loans	\$24,228,798
Guaranteed loans	\$330,383,636
Insurance	\$112,581,346

Per Capita Personal Income



Civilian Labor Force

	2007	2008	2009	2010	2011
Civilian labor force	190,100	190,700	190,600	187,900	185,900
Employed	179,100	177,900	169,400	166,900	168,800
Unemployed	11,000	12,800	21,200	21,000	17,100
Unemployment rate	5.8	6.7	11.1	11.2	9.2

Establishments, Employment, and Wages by Sector: 2010

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	8,406	129,609	\$4,500,138,226	\$668
Goods-Producing	1,513	29,440	\$1,446,954,329	\$945
Natural Resources and Mining	62	472	\$19,271,443	\$786
Construction	893	5,548	\$244,177,362	\$846
Manufacturing	558	23,421	\$1,183,505,524	\$972
Service-Providing	6,893	100,168	\$3,053,183,897	\$586
Trade, Transportation and Utilities	1,947	27,569	\$836,915,733	\$584
Information	87	1,883	\$71,491,627	\$730
Financial Services	830	7,132	\$293,884,879	\$792
Professional and Business Services	1,283	13,120	\$448,100,908	\$657
Education and Health Services	1,013	29,355	\$1,081,274,202	\$708
Leisure and Hospitality	891	15,493	\$201,888,801	\$251
Other Services	821	5,574	\$118,660,126	\$409
Federal Government		1,238	\$68,036,733	\$1,057
State Government		1,540	\$79,864,329	\$998
Local Government		16,431	\$625,106,529	\$732

Private Sector total includes Unclassified establishments not shown.

Change Since 2005

Private Sector	-5.4%	-11.4%	-3.5%	9.0%
Goods-Producing	-14.4%	-24.5%	-16.1%	11.2%
Natural Resources and Mining	-6.1%	-11.1%	-5.1%	6.9%
Construction	-19.0%	-35.6%	-22.8%	19.8%
Manufacturing	-6.8%	-21.6%	-14.7%	8.7%
Service-Producing	-3.1%	-6.7%	3.9%	11.2%
Trade, Transportation and Utilities	-6.4%	-14.6%	-9.3%	6.2%
Information	2.4%	-7.1%	-4.4%	2.8%
Financial Services	-5.6%	-2.5%	5.7%	8.3%
Professional and Business Services	-2.9%	-11.2%	5.8%	19.2%
Education and Health Services	7.1%	3.7%	15.4%	11.1%
Leisure and Hospitality	3.7%	-4.1%	10.8%	15.7%
Other Services	-11.3%	-13.3%	-0.5%	14.6%
Federal Government		10.3%	18.1%	7.1%
State Government		10.8%	24.3%	12.3%
Local Government		-4.7%	8.0%	13.5%

Business Numbers

	2007	2008	2009	2010	2011
Business starts	713	705	625	577	572
Active businesses	7,554	7,389	7,180	7,039	6,997

Major Employers

Alliance Community Hospital	Serv
Aultman Hospital	Serv
Canton City Schools	Govt
Fresh Mark	Mfg
GE Capital	Fin
Mercy Medical Center	Serv
Nickles Bakery	Mfg
Republic Engineered Products	Mfg
Stark County Government	Govt
Stark State College	Serv
Timken Co	Mfg
Wal-Mart Stores Inc	Trade

Residential

Construction	2007	2008	2009	2010	2011
Total units	724	430	357	449	251
Total valuation (000)	\$123,831	\$68,518	\$53,784	\$73,815	\$45,056
Total single-unit bldgs	614	346	293	305	206
Average cost per unit	\$190,290	\$182,316	\$172,203	\$195,844	\$202,680
Total multi-unit bldg units	110	84	64	144	45
Average cost per unit	\$63,570	\$64,721	\$52,002	\$97,799	\$73,422

311 Erie Street North

Data Sheet

**311 Erie Street North
Massillon, OH 44646**

The Property

Address: 311 Erie Street North
Zoning: B-3 General Business District
Lot Size: .90 acres +/-
Parcel Number: 61-8122

Building*

Number of Buildings: 2
Number of Stories: 2
Year Built: circa 1999 & 2000
Building Square Footage: 15,000 +/- Main Building
2,000 +/- Rear Building
17,000 +/- Total for Two Buildings
Parking: 25 spaces +/-
Overhead Doors: 10 (8 on Main Building & 2 on Rear Building)

Construction

Exterior Wall: Metal & Masonry
Frame: Steel Frame – Insulated
Sprinkler: Yes (partial)
Clear Height: 16' +/-

Utilities

Water: Aqua Ohio
Sewer: City of Massillon
Electric: Ohio Edison - 3 Phase w/ Back Up Generator
Gas: Dominion

HVAC

HVAC: Radiant heaters – warehouse (condition unknown)
Forced air with air conditioning – office/finished area
(condition unknown)

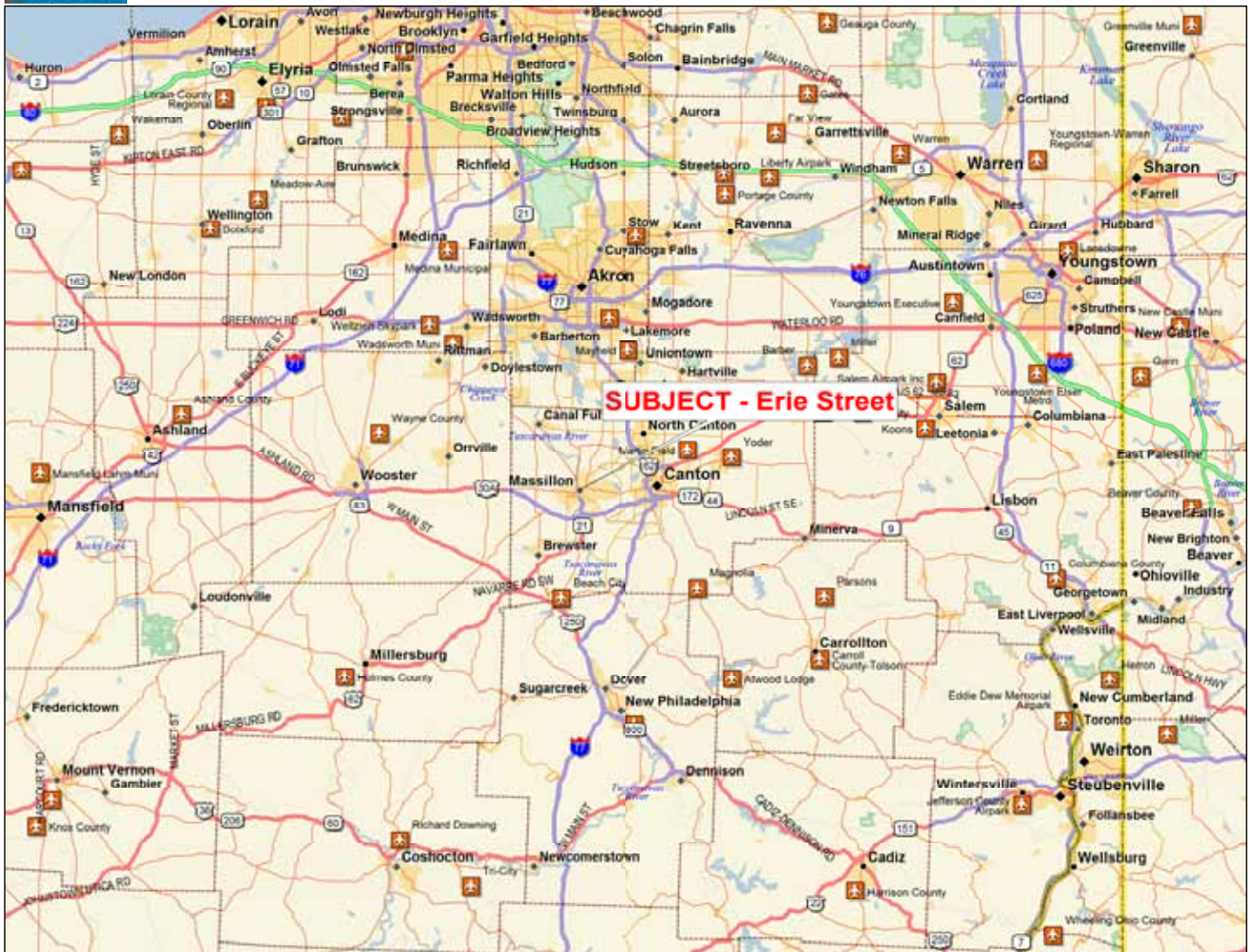
**All information to be verified by potential purchaser. Data listed above obtained from Public Records and has not been verified by Receiver, Seller or Broker.*

311 Erie Street North

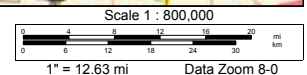
Location Map



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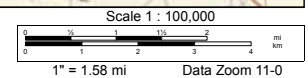
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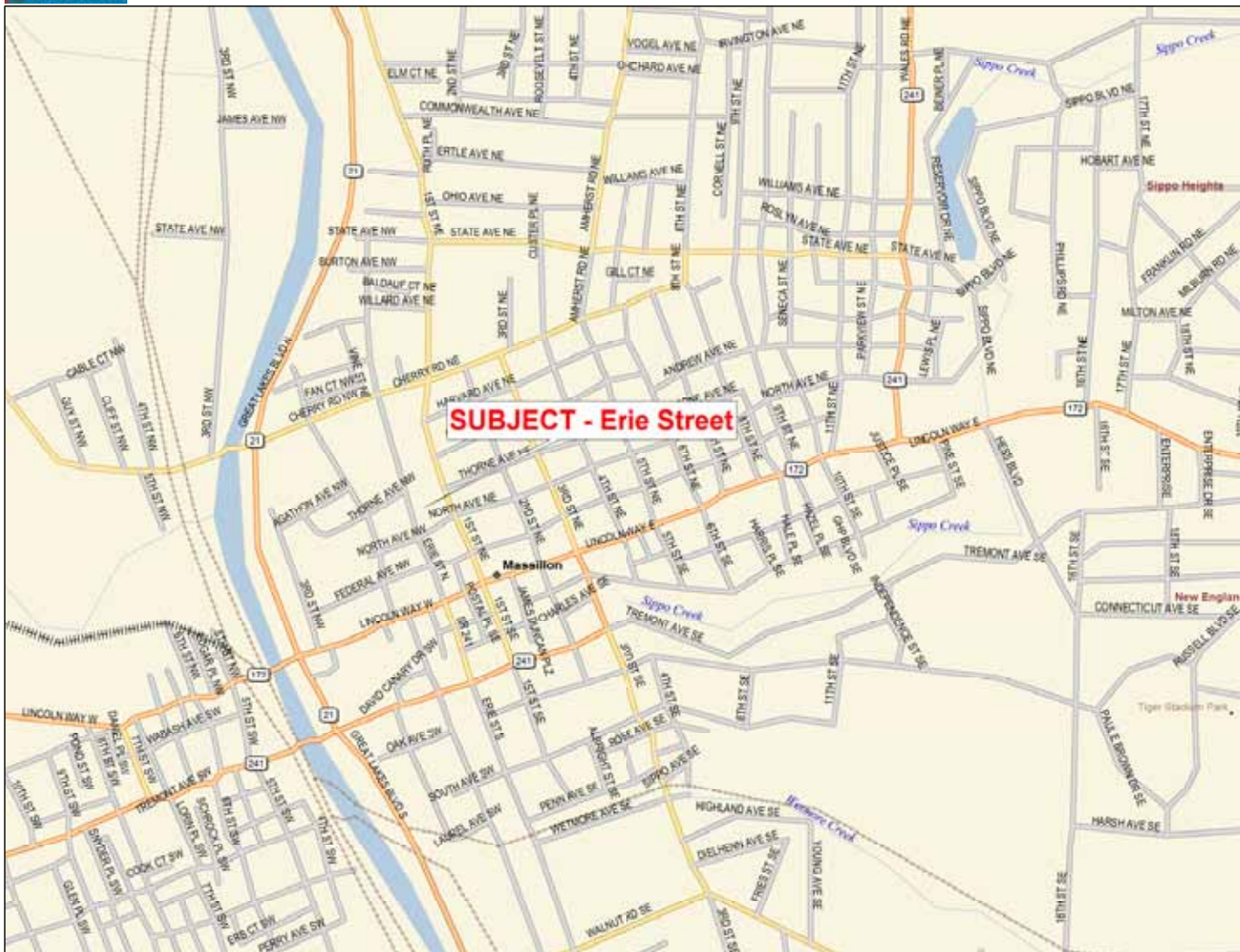


311 Erie Street North

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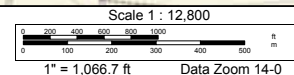
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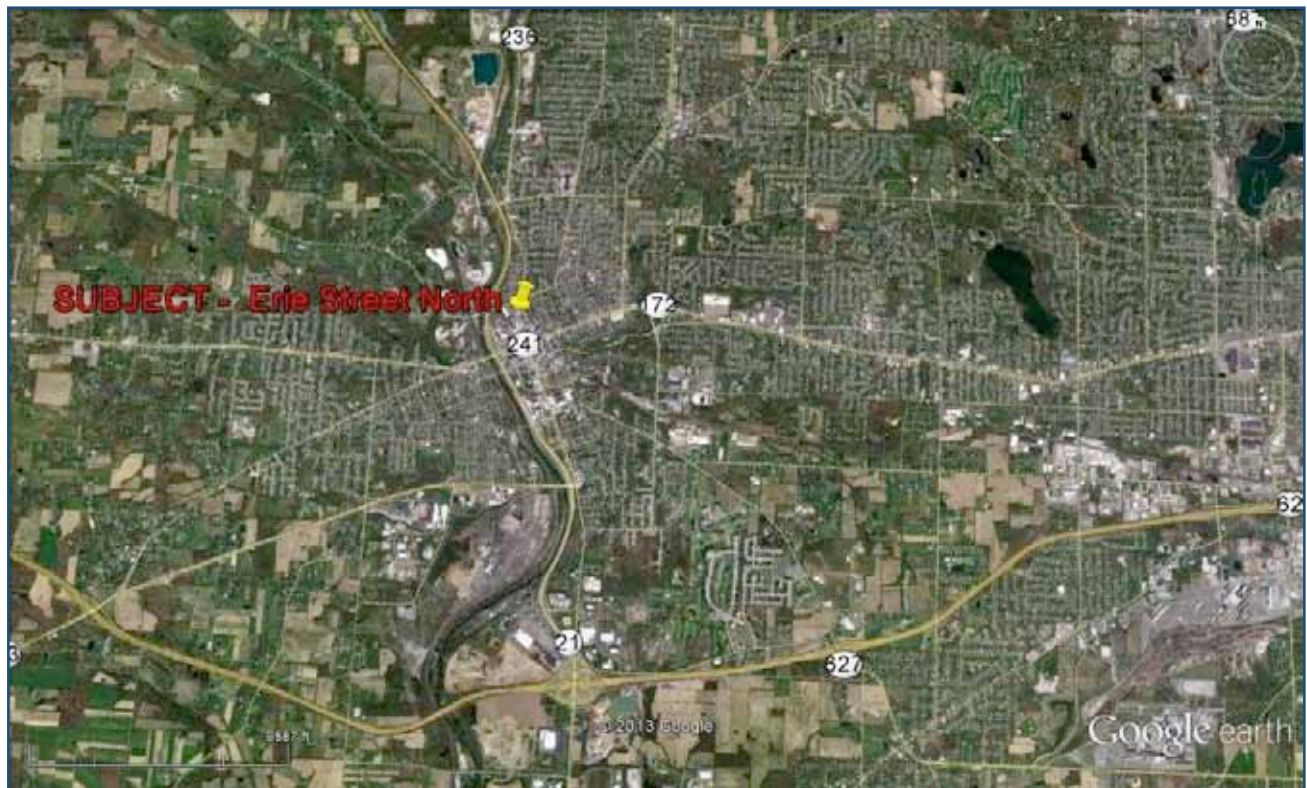
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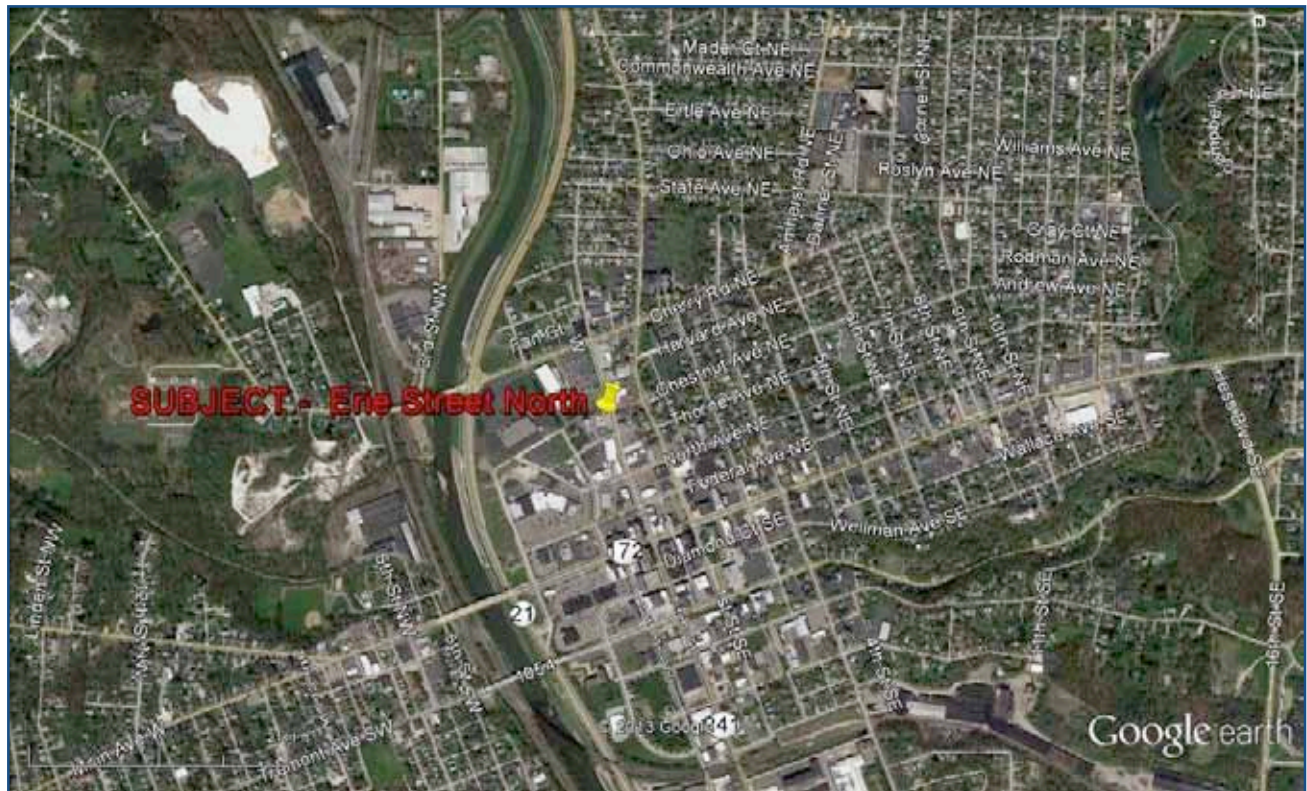
311 Erie Street North

Aerial Photos



311 Erie Street North

Aerial Photos



Tax Map



Zoning Use Information

CHAPTER 1167 B-3 General Business District

- [1167.01](#) **Intent.**
[1167.02](#) **Principal uses permitted.**
[1167.03](#) **Principal uses permitted subject to special conditions.**

CROSS REFERENCES

- Nonconforming uses - see P.& Z. Ch. [1179](#)
Accessory buildings - see P.& Z. Ch. [1181](#)
Off-street parking and loading - see P.& Z. Ch. [1183](#)
Signs - see P.& Z. [1187.03](#)
Exterior lighting - see P.& Z. [1187.04](#)
Walls - see P.& Z. [1187.07](#)
Site Plan Review - see P.& Z. [1187.09](#)

1167.01 INTENT.

The B-3 General Business District is designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Local Business District or the Central Business District.

(Ord. 82-1970. Passed 11-2-70.)

1167.02 PRINCIPAL USES PERMITTED.

In a General Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance:

- (a) Any retail business or service establishment permitted in B-1 and B-2 Districts as Principal Uses Permitted and Uses Permitted Subject to Special Conditions.
- (b) Auto laundries (car wash) when completely enclosed in a building.
- (c) Bus passenger stations.
- (d) New and used car salesroom, showroom or office.
- (e) Other uses similar to the above uses.
- (f) Other structures and uses customarily incidental to the above permitted uses. (Ord. 82-1970. Passed 11-2-70.)

1167.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (a) Outdoor sales space for exclusive sale of new or secondhand automobiles, house trailers, or rental of trailers and/or automobiles, all subject to the following:

311 Erie Street North

- (1) The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.
- (2) Access to the outdoor sales area shall be at least sixty feet from the intersection of any two streets.
- (3) No major repair or major refinishing shall be done on the lot.
- (4) All lighting shall be shielded from adjacent residential districts.
- (b) Hotel or motel, subject to the following conditions:
 - (1) Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.
 - (2) Each unit shall contain not less than 250 square feet of floor area.
- (c) Business in the character of a drive-in or open front store, subject to the following conditions:
 - (1) A setback of at least sixty feet from the right-of-way line of any existing or proposed street must be maintained.
 - (2) Access points shall be located at least sixty feet from the intersection of any two streets (measured from the street right-of-way line extended to the curb or pavement).
 - (3) All lighting shall be shielded from adjacent residential districts.
 - (4) A six foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned for R, O-1, O-2, B-1, B-2 or B-3 Districts. The height of the wall shall be measured from the surface of the ground. Such wall shall further meet the requirements of Section [1187.07](#).
- (d) Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed main building and provided further that all buildings are set back at least 200 feet from abutting residential districts on the same side of the street.
- (e) Plant Materials Nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies subject to the following conditions:
 - (1) The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.
 - (2) All loading and parking shall be provided off-street.
 - (3) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any affects on adjacent uses.(Ord. 82-1970. Passed 11-2-70.)
- (f) Outdoor Theaters. Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in B-3 General Business Districts only. Outdoor theaters shall further be subject to the following conditions:
 - (1) The proposed internal design shall receive approval from the Building Inspector and the City Engineer as to adequacy of drainage, lighting and other technical aspects.
 - (2) Outdoor theaters shall abut a major thoroughfare and points of ingress and egress shall be available only from such major thoroughfare.

(3) All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right of way.

(4) The area shall be so laid out as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within, and directed onto, the premises of the outdoor theater site.

(Ord. 57-76. Passed 6-7-76.)

CHAPTER 1165

B-2 Central Business District

- 1165.01** Intent.
- 1165.02** Principal uses permitted.
- 1165.03** Required conditions.
- 1165.04** Principal uses permitted subject to special conditions.
- 1165.05** Area and bulk requirements.

CROSS REFERENCES

Nonconforming uses - see P.& Z. Ch. [1179](#)

Accessory buildings - see P.& Z. Ch. [1183](#)

Off-street parking and loading - see P.& Z. Ch. [1183](#)

Signs - see P.& Z. [1187.03](#)

Exterior lighting - see P.& Z. [1187.04](#)

Walls - see P.& Z. [1187.07](#)

Site Plan Review - see P.& Z. [1187.09](#)

1165.01 INTENT.

The B-2 Central Business District is designed to cater to the needs of a larger consumer population that is served by the Local Business District, and are generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. (Ord. 82-1970. Passed 11-2-70.)

1165.02 PRINCIPAL USES PERMITTED.

In a Central Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance:

- (a) Any retail business or service establishment permitted in B-1 Districts except gasoline service stations, subject to the regulations applicable in the Sections [1165.03](#) through [1165.05](#).
- (b) All retail business, service establishments or processing uses as follows:
 - (1) Any retail business whose principal activity is the sale of merchandise in an enclosed building.

- (2) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
 - (3) Private clubs, fraternal organization and lodge halls.
 - (4) Restaurants or other places serving food or beverages, except those having the character of a drive-in, except the sale of beer, wine and or intoxicating liquors as the same are defined in the Liquor Control Act of Ohio, for the consumption on the premises of the seller, shall be prohibited within 500 feet of the nearest property line of any church, mission, public or parochial school, hospital or public library.
 - (5) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
 - (6) Business schools and colleges or private schools operated for profit.
 - (7) Other uses similar to the above uses.
 - (8) Accessory structures and uses customarily incident to the above permitted uses.
- (Ord. 82-1970. Passed 11-2-70.)

1165.03 REQUIRED CONDITIONS.

- (a) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail.
 - (b) All business, servicing or processing, except for off-street parking, loading and those open air uses indicated as being subject to special conditions in Section [1165.04](#), shall be conducted within completely enclosed buildings.
- (Ord. 82-1970. Passed 11-2-70.)

1165.04 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission.

- (a) Open air business uses when developed in planned relationship with the B-2 District as follows:
 - (1) Retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment and garden supplies provided further that such uses shall be located at the exterior end of the building mass located in a B-2 District.
 - (2) Recreational space provided children's amusement park and other similar recreation when part of a planned development, provided further that such use be located at the exterior end of the building mass located in a B-2 District, but not at the intersection of two major thoroughfares. Such recreation space shall be fenced on all sides with a four-foot chain link type fence.
- (b) Bowling alley, billiard hall, indoor archery range, indoor tennis courts, indoor skating rink or similar forms of indoor commercial recreation when located at least 100 feet from any front, rear or side yard of any residential lot in an adjacent residential district.
- (c) Automobile service centers, when developed as part of a larger planned shopping

311 Erie Street North

center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center, and provided further that a building permit shall not be issued separately for the construction of any automobile service center within the B-2 District.

(d) Hotel or motel, subject to the following conditions:

- (1) Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.
- (2) Each unit shall contain not less than 250 square feet of floor area.

(Ord. 82-1970. Passed 11-2-70.)

(e) Bus passenger stations and loading areas.

(Ord. 43-1975. Passed 6-16-75.)

(f) Quasi public or public recreation centers subject to the following conditions:

- (1) The proposed site for the uses permitted herein, which would attract persons from, or are intended to serve, the City as a whole, shall have at least one property line abutting a major thoroughfare as designated on the Major Thoroughfare Plan.
- (2) For those sides of the uses permitted herein abutting or adjacent to a Single-Family or Two-Family Residential District, there shall be provided a minimum side and rear yard setback of twenty-five feet. For those sides abutting or adjacent to a Multiple-Family Residential District there shall be provided a minimum side and rear yard setback of fifteen feet.

(g) Multiple-family dwellings and housing for the elderly, subject to the following conditions:

- (1) Mixed-use structures, combining multiple-family with commercial or office uses in the same structure, shall be permitted provided that the particular commercial or office use is not determined to be detrimental to the health, safety and welfare of the residents of the structure.
- (2) The maximum height of structures and the minimum floor area per dwelling unit shall be the same as that required for RM-1 and RM-2 Multiple-Family Residential District as specified in Section [1177.01](#).
- (3) Other requirements such as building setbacks, density, open space and recreational areas shall be subject to the provisions of Section [1177.01](#) for RM-1 and RM-2 Multiple-Family Residential District. The Planning Commission may modify or vary these requirements where cause can be shown that no good purpose would be served by their enforcement.

(4) Off-street parking shall be provided in accordance with the provision of Section [1183.01](#).

(5) A sketch plan shall be submitted for the review and approval of the Planning Commission in accordance with the provisions of Section [1157.03](#). (Ord. 15-1981. Passed 3-2-81.)

(h) Bed and Breakfast Homes subject to the provisions of Section [1187.15](#).

(i) Bed and Breakfast Inns subject to the provisions of Section [1187.15](#).
(Ord. 6-2003. Passed 3-3-03.)

1165.05 AREA AND BULK REQUIREMENTS.

See Section [1177.01](#) limiting height and bulk of buildings, the minimum size of lot by permitted land uses, and providing minimum yard setback requirements.

(1) For those sides of the uses permitted herein abutting any Office or Business District, the setbacks shall be provided in accordance with the adjacent District's setback requirements.

(2) The off-street parking requirements shall be provided in accordance with Section [1183.01](#).

(Ord. 63-1975. Passed 9-22-75.)

CHAPTER 1163 B-1 Local Business District

[1163.01](#) **Intent.**

[1163.02](#) **Principal uses permitted.**

[1163.03](#) **Required conditions.**

[1163.04](#) **Principal uses permitted subject to special conditions.**

CROSS REFERENCES

Nonconforming uses - see P.& Z. Ch. [1179](#)

Off-street parking and loading - see P.& Z. Ch. [1183](#)

Signs - see P.& Z. [1187.03](#)

Exterior lighting - see P.& Z. [1187.04](#)

Walls - see P.& Z. [1187.07](#)

Site Plan Review - see P.& Z. [1187.09](#)

1163.01 INTENT.

The B-1 Local Business District, as herein established is designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.

(Ord. 82-1970. Passed 11-2-70.)

1163.02 PRINCIPAL USES PERMITTED.

In a Local Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance.

(a) Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.

(b) Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries and dry cleaners.

(c) Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.

- (d) Business establishments which perform services on the premises, such as but not limited to: banks, loan companies, insurance offices and real estate offices.
- (e) Professional services including offices of doctors, dentists, osteopaths and similar or allied professions.
- (f) Branch Post Offices and similar governmental office buildings, serving persons living in the adjacent residential area.
- (g) Restaurants, taverns or other places serving food or beverages except those having the character of a drive-in, except the sale of beer, wine and/or intoxicating liquors as the same are defined in the Liquor Control Act of Ohio, for the consumption on the premises of the seller, shall be prohibited within 500 feet of the nearest property line of any church mission, public or parochial school, hospital or public library.
- (h) Other uses similar to the above uses.
- (i) Accessory structures and uses customarily incident to the above permitted uses. (Ord. 82-1970. Passed 11-2-70.)
- (j) Private clubs, fraternal organizations and lodge halls.
(Ord. 28-1972. Passed 5-15-72.)
- (k) Miniature golf course. (Ord. 28-2010. Passed 4-5-10.)

1163.03 REQUIRED CONDITIONS.

- (a) All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- (b) All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
(Ord. 28-1972. Passed 5-15-72.)

1163.04 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (a) Gasoline service station for the sale of gasoline, oil and minor accessories and where only incidental repair work is done, but not including steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstering, auto glass work, outdoor storage of wrecked or inoperative vehicles, rental equipment and/or vehicles and such other activities whose external effects could adversely extend beyond the property line.
 - (1) The driveway or curb cuts for access to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be located no less than ten feet from an adjoining property line, twenty-five feet if adjacent residential districts, as extended to the curb or pavement. Entrances shall also be no less than twenty-five feet from an intersecting street right-of-way line extended to the curb or pavement.
 - (2) The minimum lot area shall be 15,000 square feet, and so arranged that ample space is available for motor vehicles which are required to wait. Gasoline service stations which are intended solely for the sale of gasoline, oil and minor accessories and having no facilities for repair or servicing of automobiles, including lubricating facilities, may be permitted on lots of

311 Erie Street North

10,000 square feet, subject to all other provisions herein required. If rental vehicles or trailers are stored on the premises, a minimum lot area of 15,000 square feet shall be devoted exclusively to service station use, and there shall be provided behind the line of the main building an additional area for the storage of rental vehicles or trailers on such premises. No vehicles or trailers shall be parked in front of the pump island setback line except vehicles actually being serviced at such pump island.

(3) No portion of such structure or its equipment shall be located less than fifty feet from a building in a residence district unless separated from the lots in such district by a street fifty feet or more in width. Furthermore, gasoline pumps or pump islands shall be located not less than fifteen feet from any street right-of-way line.

(4) The maximum volume of gasoline, lubricating oil or other motor fuel that may be stored at each service station, bulk station or other place where these materials are stored shall be 30,000 gallons and no tank or container used to store these materials shall be installed until written approval is received from the Fire Prevention Bureau of the City and also from the Chief of the Massillon Fire Department.

(5) All tanks shall be installed in accordance with State laws of Ohio and regulations of the State Fire Marshal, Columbus, Ohio.

(6) All above tanks must be underground, properly vented and placed in ground and on lot in accordance with the State laws of Ohio and regulations of the State Fire Marshal.

(7) Upon discontinuance of the use of the above tanks for the purpose for which they were installed, they must be removed from the property by the owner of same within ninety days.

(8) No open flame heating appliances permitted.

(b) Gasoline service stations for the sale of gasoline, oil, minor automotive accessories and goods designed to meet the day to day convenience shopping and service needs of persons residing in adjacent residential areas.

(1) Such use is subject to those special conditions listed pursuant to subsection (a) hereof.

(2) Such service stations shall not conduct nor have on site facilities for the repair or servicing of automobiles.

(3) All food products sold on the premises must be pre-packaged.

(4) Off-street parking requirements shall be provided in accordance with Section [1183.01](#).

(c) Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations; gas regulator stations with service yards but without storage yards; water and sewage pumping stations.


(Ord. 94-1978. Passed 10-2-78.)

(d) Bed and Breakfast Homes subject to the provisions of Section [1187.15](#).

(e) Bed and Breakfast Inns subject to the provisions of Section [1187.15](#).
(Ord. 5-2003. Passed 3-3-03.)

311 Erie Street North

Demographic Summary Report

311 Erie St N, Massillon, OH 44646									
Building Type: Industrial		Warehse Avail: -							
RBA: 15,000 SF		Office Avail: -							
Land Area: .9 AC		% Leased: 100%							
Total Available: 0 SF		Rent/SF/Yr: -							
Radius		1 Mile		3 Mile		5 Mile			
Population									
2016 Projection		11,223		48,037		82,686			
2011 Estimate		11,009		48,239		83,127			
2010 Census		10,935		48,300		83,236			
Growth 2011 - 2016		1.90%		-0.40%		-0.50%			
Growth 2010 - 2011		0.70%		-0.10%		-0.10%			
2011 Population by Hispanic Origin		255		948		1,398			
2011 Population By Race		11,009		48,239		83,127			
White		9,642 87.58%		43,214 89.58%		76,147 91.60%			
Black or African American		890 8.08%		3,271 6.78%		4,110 4.94%			
American Indian and Alaska Native		31 0.28%		119 0.25%		168 0.20%			
Asian		43 0.39%		292 0.61%		776 0.93%			
Native Hawaiian and Pacific Islander		2 0.02%		12 0.02%		23 0.03%			
Other Race		66 0.60%		254 0.53%		376 0.45%			
Two or More Races		334 3.03%		1,075 2.23%		1,527 1.84%			
Households									
2016 Projection		4,599		19,959		33,977			
2011 Estimate		4,508		19,931		33,920			
2010 Census		4,473		19,954		33,949			
Growth 2011 - 2016		2.00%		0.10%		0.20%			
Growth 2010 - 2011		0.80%		-0.10%		-0.10%			
Owner Occupied		2,486 55.15%		13,498 67.72%		24,593 72.50%			
Renter Occupied		2,022 44.85%		6,433 32.28%		9,327 27.50%			
2011 Households by HH Income		4,506		19,932		33,919			
Income Less Than \$15,000		895 19.86%		3,286 16.49%		4,744 13.99%			
Income: \$15,000 - \$24,999		740 16.42%		2,891 14.50%		4,650 13.71%			
Income: \$25,000 - \$34,999		724 16.07%		2,631 13.20%		4,170 12.29%			
Income: \$35,000 - \$49,999		805 17.87%		3,388 17.00%		5,690 16.78%			
Income: \$50,000 - \$74,999		756 16.78%		3,820 19.17%		6,644 19.59%			
Income: \$75,000 - \$99,999		358 7.94%		2,026 10.16%		3,792 11.18%			
Income: \$100,000 - \$149,999		167 3.71%		1,318 6.61%		2,724 8.03%			
Income: \$150,000 - \$199,999		43 0.95%		342 1.72%		792 2.33%			
Income: \$200,000+		18 0.40%		230 1.15%		713 2.10%			
2011 Avg Household Income		\$42,149		\$50,875		\$56,971			
2011 Med Household Income		\$33,100		\$38,990		\$42,687			
2011 Per Capita Income		\$17,601		\$21,366		\$23,738			



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5/13/2013
Page 1

Property Detail Report

Subject Property

311 Erie St N
Massillon, OH 44646-5545
Massillon City - Stark County



Multiple Building Card Property Summary

Owner Info:

Owner Name : Cordray Ronald R	Tax Billing Zip+4 : 0382
Tax Billing Address : Po Box 382	State Use : Commercial Garage
Tax Billing City & State : Massillon OH	Universal Land Use : Garage
Tax Billing Zip : 44648	

Location Info:

School District : Massillon Csd	Census Tract : 7137.00
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Tax Info:

Tax ID : 00618122	Total Assessment : \$883,300
Alt APN : 618122	% Improv : 88%
Tax Year : 2012	Building Assessment : 249400
Annual Tax : \$32,402	Tax Area : 00050
Assessment Year : 2012	Tax Appraisal Area : 00050
Land Assessment : \$101,800	Legal Description : 16045 Wh
Improved Assessment : \$781,500	Block ID : 6

Characteristics:

Lot Acres : .9043	Approximate Finished SqFt : 9,500
Stories : 1	Construction : Steel/Heavy
Condition : Good	Quality : Average
Year Built : 1999	Half Baths : 6
Heat Type : Heat Avail	# of Buildings : 2

Last Market Sale:
Owner Name : **Cordray Ronald R**
Mortgage History:

Mortgage Date : 12/28/2006	01/04/2006	02/26/2004
Mortgage Amt : \$2,296,000	\$150,659	\$1,222,369
Mortgage Lender : Charter One Bk	Jp Morgan Chase Bk	Bank One Na
Mortgage Type : Conventional	Conventional	Conventional
Borrower 1 : Cordray Ronald R	Cordray Ronald	Cordray Ronald R

Features:
Bldg Desc

Description	Bldg Size
Main :	7500
Office Bldg :	3750

Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
0395 :	7,500				1999	\$413,900
0310 :	130				2004	\$1,200
0405 :	21,200				1999	\$24,100
0406 :	5,000				1999	\$13,100

Building 1 of 2**Owner Info:**

Owner Name : Cordray Ronald R	Tax Billing Zip+4 : 0382
Tax Billing City & State : Massillon OH	State Use : Commercial Garage
Tax Billing Zip : 44648	Universal Land Use : Garage

Location Info:

School District : Massillon Csd	Zoning : C002
Census Tract : 7137.00	

Tax Info:

Tax ID : 00618122	Total Assessment : \$883,300
Alt APN : 618122	% Improv : 88%
Tax Year : 2012	Building Assessment : 249400
Annual Tax : \$32,402	Tax Area : 00050
Assessment Year : 2012	Tax Appraisal Area : 00050
Land Assessment : \$101,800	Legal Description : 16045 Wh
Improved Assessment : \$781,500	Block ID : 6

Characteristics:

Lot Acres : .9043	Approximate Finished SqFt : 7,500
Stories : 1	Construction : Steel/Heavy
Condition : Good	Quality : Average
Year Built : 1999	Half Baths : 4
Heat Type : Heat Avail	

Last Market Sale:Owner Name : **Cordray Ronald R****Mortgage History:**

Mortgage Date : 12/28/2006	01/04/2006	02/26/2004
Mortgage Amt : \$2,296,000	\$150,659	\$1,222,369
Mortgage Lender : Charter One Bk	Jp Morgan Chase Bk	Bank One Na
Mortgage Type : Conventional	Conventional	Conventional
Borrower 1 : Cordray Ronald R	Cordray Ronald	Cordray Ronald R

Features:Bldg Desc

Description	Bldg Size
Main :	7500
Office Bldg :	3750

Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
0395 :	7,500				1999	\$413,900
0310 :	130				2004	\$1,200
0405 :	21,200				1999	\$24,100
0406 :	5,000				1999	\$13,100

Building 2 of 2**Owner Info:**

Owner Name : Cordray Ronald R	Tax Billing Zip+4 : 0382
Tax Billing City & State : Massillon OH	State Use : Commercial Garage
Tax Billing Zip : 44648	Universal Land Use : Garage

Location Info:

School District : **Massillon Csd**Zoning : **C002**Census Tract : **7137.00****Tax Info:**

Tax ID : 00618122	Total Assessment : \$883,300
Alt APN : 618122	% Improv : 88%
Tax Year : 2012	Building Assessment : 79800
Annual Tax : \$32,402	Tax Area : 00050
Assessment Year : 2012	Tax Appraisal Area : 00050
Land Assessment : \$101,800	Legal Description : 16045 Wh
Improved Assessment : \$781,500	Block ID : 6

Characteristics:

Lot Acres : .9043	Approximate Finished SqFt : 2,000
Stories : 1	Construction : Steel/Heavy
Condition : Excellent	Quality : Excellent
Year Built : 2000	Half Baths : 2
Heat Type : Heat Avail	

Last Market Sale:Owner Name : **Cordray Ronald R****Mortgage History:**

Mortgage Date : 12/28/2006	01/04/2006	02/26/2004
Mortgage Amt : \$2,296,000	\$150,659	\$1,222,369
Mortgage Lender : Charter One Bk	Jp Morgan Chase Bk	Bank One Na
Mortgage Type : Conventional	Conventional	Conventional
Borrower 1 : Cordray Ronald R	Cordray Ronald	Cordray Ronald R

Features:Bldg Desc

Description	Bldg Size
Main :	2000

Courtesy of Eric Zimmerman
NEOHREX

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.