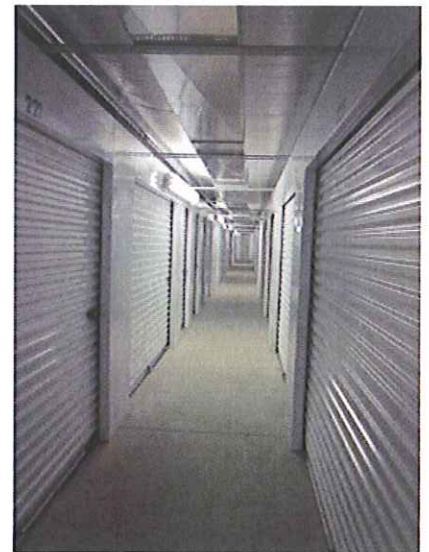


# GENERAL BACKGROUND INFORMATION

*(As available on 10/7/10 - subject to change without notice)*

## Ackerman Commercial, Inc. In Receivership

Willo Self-Stor  
4141 Palmetto Drive  
Self Storage Facilities totaling 289 Units +/-  
Real Property Located in Willoughby, Ohio  
Lake County



Materials Presented by:

## Ag Real Estate Group, Inc.

Eric M. Silver, President & Broker

Receiver for:  
Ackerman Commercial, Inc.

Court of Common Pleas - Lake County, Ohio

Case: 10JL001763

PARKVIEW FEDERAL SAVINGS BANK vs. ACKERMAN COMMERCIAL, INC., et al.

Ag Real Estate Group, Inc.  
3659 South Green Road, Suite 100  
Beachwood, OH 44122  
216-504-5000 - T  
216-504-5001 - F  
[info@agrealestategroup.com](mailto:info@agrealestategroup.com)

## REGISTRATION

### Ackerman Commercial, Inc., et. al.

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 Lake 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% 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: *I 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 Ackerman Commercial, 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, 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: 3/25/08)

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

These properties are owned by Ackerman Commercial, Inc., et. al. and are in Receivership via an order signed by Judge Collins. 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 September, 2010 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 (10/7/2010))*

- Data Sheet
- Rent Roll
- Unit Mix
- Property Layout & Unit Numbers
- Location Map
- Tax Map
- Aerial Photo
- Demographic Information

# Data Sheet

Willo Self-Stor  
4141 Palmetto Drive  
Willoughby, OH 44094

The Property

Property: Willo Self-Stor  
Address: 4141 Palmetto Drive  
Willoughby, OH 44094  
Lot Size: 7.3 acres +/- (includes additional land for sale and/or expansion)  
Parcel Number: 27A0270000010, 27A0270000020, 27A027A000140, 27A027E000150, 27A027E000010, 27A027E000160, 27A027E000170

Building

Number of Units: 289 +/-  
Number of Buildings: 5  
Number of Stories: 1  
Year Built: 2005-2007 (approximate)  
Building Square Footage: 49,368 +/- (includes 3,268sf in office/warehouse building)  
Parking: Paved asphalt

Construction

Exterior: Pre-fabricated metal & block

Utilities

Water/Sewer: Owner Paid (office only)  
Electric: Owner Paid - common areas only, no electric in units  
Gas: Owner Paid (office & bldg 2 only)

HVAC

Heat: Forced air (office & building 2 only)  
Cooling: Central air (office & building 2 only)

Amenities

Electronic access gates (entry & exit) & chain link fence  
16 camera security system  
Uhaul authorized dealership on-site

\*All information to be verified by potential purchaser.



# Rent Roll

As Of: October, 2010

# Rent Roll With Vacants

For Willo Self-Stor ran as 10/12/2010

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
OCCUPIED	101	SSTOR 10x30	85.00	5.31	90.31
VACANT	102	SSTOR 10x30	0.00	0.00	0.00
VACANT	103	SSTOR 10x30	0.00	0.00	0.00
VACANT	104	SSTOR 10x30	0.00	0.00	0.00
OCCUPIED	105	SSTOR 10x30	140.00	8.75	148.75
VACANT	106	SSTOR 10x25	0.00	0.00	0.00
VACANT	107	SSTOR 10x25	0.00	0.00	0.00
OCCUPIED	108	SSTOR 10x25	120.00	7.50	127.50
VACANT	109	SSTOR 10x25	0.00	0.00	0.00
VACANT	110	SSTOR 10x20	0.00	0.00	0.00
VACANT	111	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	112	SSTOR 10x20	120.00	7.50	127.50
OCCUPIED	113	SSTOR 10x20	100.00	6.25	106.25
VACANT	114	SSTOR 10x20	0.00	0.00	0.00
VACANT	115	SSTOR 10x20	0.00	0.00	0.00
VACANT	116	SSTOR 10x20	0.00	0.00	0.00
VACANT	117	SSTOR 10x20	0.00	0.00	0.00
VACANT	118	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	119	SSTOR 10x20	63.75	3.98	67.73
OCCUPIED	120	SSTOR 10x20	60.75	3.80	64.55
VACANT	121	SSTOR 10x20	0.00	0.00	0.00
VACANT	122	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	123	SSTOR 10x10	70.00	4.38	74.38
OCCUPIED	124	SSTOR 10x10	60.00	3.75	63.75
VACANT	125	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	126	SSTOR 10x20	95.00	5.94	100.94
OCCUPIED	127	SSTOR 10x20	60.75	3.80	64.55
VACANT	128	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	129	SSTOR 10x20	60.00	3.75	63.75
OCCUPIED	130	SSTOR 10x20	120.00	7.50	127.50
OCCUPIED	131	SSTOR 10x20	94.12	5.88	100.00
OCCUPIED	132	SSTOR 10x20	100.00	6.25	106.25
VACANT	133	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	134	SSTOR 10x20	122.40	7.65	130.05
OCCUPIED	135	SSTOR 10x20	80.00	5.00	85.00
VACANT	136	SSTOR 10x30	0.00	0.00	0.00
VACANT	137	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	138	SSTOR 10x15	75.00	4.69	79.69
VACANT	139	SSTOR 10x15	0.00	0.00	0.00
VACANT	140	SSTOR 10x15	0.00	0.00	0.00
OCCUPIED	141	SSTOR 10x15	105.00	6.56	111.56
VACANT	142	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	143	SSTOR 10x10	65.00	4.06	69.06
VACANT	144	SSTOR 10x10	0.00	0.00	0.00
VACANT	145	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	146	SSTOR 10x10	40.00	2.50	42.50
VACANT	201	SSTOR 5x10 (CC)	0.00	0.00	0.00
VACANT	202	SSTOR 5x10 (CC)	0.00	0.00	0.00
VACANT	203	SSTOR 5x10 (CC)	0.00	0.00	0.00
VACANT	204	SSTOR 10x20 (CC)	0.00	0.00	0.00
VACANT	205	SSTOR 10x10 (CC)	0.00	0.00	0.00
VACANT	206	SSTOR 10x10 (CC)	0.00	0.00	0.00
OCCUPIED	207	SSTOR 10x10 (CC)	75.00	4.69	79.69
OCCUPIED	208	SSTOR 10x10 (CC)	120.00	7.50	127.50
OCCUPIED	209	SSTOR 10x10 (CC)	67.51	4.22	71.73
OCCUPIED	210	SSTOR 10x10 (CC)	93.00	5.81	98.81
OCCUPIED	211	SSTOR 10x10 (CC)	72.50	4.53	77.03
OCCUPIED	212	SSTOR 5x10 (CC)	44.00	2.75	46.75
VACANT	213	SSTOR 5x10 (CC)	0.00	0.00	0.00
OCCUPIED	214	SSTOR 5x10 (CC)	48.00	3.00	51.00
VACANT	215	SSTOR 5x10 (CC)	0.00	0.00	0.00
VACANT	216	SSTOR 5x10 (CC)	0.00	0.00	0.00
OCCUPIED	217	SSTOR 5x10 (CC)	91.20	5.70	96.90
OCCUPIED	218	SSTOR 5x10 (CC)	50.00	3.13	53.13

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
OCCUPIED	219	SSTOR 5x10 (CC)	50.00	3.13	53.13
VACANT	220	SSTOR 10x10 (CC)	0.00	0.00	0.00
VACANT	221	SSTOR 10x10 (CC)	0.00	0.00	0.00
VACANT	222	SSTOR 10x10 (CC)	0.00	0.00	0.00
OCCUPIED	223	SSTOR 10x10 (CC)	186.00	11.63	197.63
OCCUPIED	224	SSTOR 10x10 (CC)	130.20	8.14	138.34
OCCUPIED	225	SSTOR 10x10 (CC)	95.00	5.94	100.94
OCCUPIED	226	SSTOR 10x20 (CC)	175.00	10.94	185.94
OCCUPIED	227	SSTOR 5x10 (CC)	50.00	3.13	53.13
VACANT	228	SSTOR 10x15 (CC)	0.00	0.00	0.00
OCCUPIED	229	SSTOR 10x5 (CC)	49.00	3.06	52.06
VACANT	230	SSTOR 5x5 (CC)	0.00	0.00	0.00
OCCUPIED	231	SSTOR 10x15 (CC)	130.20	8.14	138.34
VACANT	232	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	233	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	234	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	235	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	236	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	237	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	238	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	239	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	240	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	241	SSTOR 10x15 (CC)	0.00	0.00	0.00
OCCUPIED	242	SSTOR 10x15 (CC)	48.00	3.00	51.00
OCCUPIED	243	SSTOR 10x15 (CC)	67.51	4.22	71.73
VACANT	244	SSTOR 10x15 (CC)	0.00	0.00	0.00
OCCUPIED	245	SSTOR 10x15 (CC)	150.00	9.38	159.38
VACANT	246	SSTOR 10x15 (CC)	0.00	0.00	0.00
VACANT	247	SSTOR 10x15 (CC)	0.00	0.00	0.00
OCCUPIED	248	SSTOR 5x15 (CC)	95.00	5.94	100.94
OCCUPIED	249	SSTOR 10x10	95.00	5.94	100.94
VACANT	250	SSTOR 10x10	0.00	0.00	0.00
VACANT	251	SSTOR 10x10	0.00	0.00	0.00
VACANT	252	SSTOR 10x10	0.00	0.00	0.00
VACANT	253	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	254	SSTOR 10x10	80.00	5.00	85.00
OCCUPIED	255	SSTOR 10x10	85.00	5.31	90.31
OCCUPIED	256	SSTOR 10x10	65.00	4.06	69.06
OCCUPIED	257	SSTOR 10x10	75.00	4.69	79.69
OCCUPIED	258	SSTOR 10x10	63.12	3.95	67.07
VACANT	259	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	260	SSTOR 10x10	45.00	2.81	47.81
OCCUPIED	261	SSTOR 10x10	70.00	4.38	74.38
OCCUPIED	262	SSTOR 10x10	80.00	5.00	85.00
VACANT	263	SSTOR 10x10	0.00	0.00	0.00
VACANT	264	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	265	SSTOR 10x10	95.00	5.94	100.94
OCCUPIED	266	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	267	SSTOR 10x10	95.00	5.94	100.94
VACANT	268	SSTOR 10x10	0.00	0.00	0.00
VACANT	269	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	270	SSTOR 5x10	40.00	2.50	42.50
VACANT	271	SSTOR 5x10	0.00	0.00	0.00
VACANT	272	SSTOR 5x10	0.00	0.00	0.00
VACANT	273	SSTOR 5x10	0.00	0.00	0.00
VACANT	274	SSTOR 5x10	0.00	0.00	0.00
VACANT	275	SSTOR 5x10	0.00	0.00	0.00
VACANT	276	SSTOR 5x10	0.00	0.00	0.00
VACANT	277	SSTOR 5x10	0.00	0.00	0.00
OCCUPIED	301	SSTOR 12x20	92.50	5.78	98.28
VACANT	302	SSTOR 12x20	0.00	0.00	0.00
OCCUPIED	303	SSTOR 12x20	129.60	8.10	137.70
VACANT	304	SSTOR 12x25	0.00	0.00	0.00
OCCUPIED	305	SSTOR 12x25	126.00	7.88	133.88
VACANT	306	SSTOR 12x25	0.00	0.00	0.00
OCCUPIED	307	SSTOR 12x25	130.00	8.13	138.13
OCCUPIED	308	SSTOR 12x25	150.00	9.38	159.38
OCCUPIED	309	SSTOR 12x25	119.00	7.44	126.44

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
OCCUPIED	310	SSTOR 12x30	125.00	7.81	132.81
VACANT	311	SSTOR 12x30	0.00	0.00	0.00
OCCUPIED	312	SSTOR 12x30	55.00	3.44	58.44
VACANT	313	SSTOR 12x30	0.00	0.00	0.00
OCCUPIED	314	SSTOR 12x30	144.00	9.00	153.00
OCCUPIED	315	SSTOR 12x30	144.00	9.00	153.00
OCCUPIED	316	SSTOR 10x30	125.00	7.81	132.81
OCCUPIED	317	SSTOR 10x30	125.00	7.81	132.81
VACANT	318	SSTOR 5x10	0.00	0.00	0.00
VACANT	319	SSTOR 5x10	0.00	0.00	0.00
VACANT	320	SSTOR 5x10	0.00	0.00	0.00
VACANT	321	SSTOR 5x10	0.00	0.00	0.00
VACANT	322	SSTOR 5x10	0.00	0.00	0.00
VACANT	323	SSTOR 5x10	0.00	0.00	0.00
VACANT	324	SSTOR 5x10	0.00	0.00	0.00
VACANT	325	SSTOR 5x10	0.00	0.00	0.00
VACANT	326	SSTOR 10x10	0.00	0.00	0.00
VACANT	327	SSTOR 10x10	0.00	0.00	0.00
VACANT	328	SSTOR 12x10	0.00	0.00	0.00
OCCUPIED	329	SSTOR 12x10	95.00	5.94	100.94
VACANT	330	SSTOR 12x10	0.00	0.00	0.00
OCCUPIED	331	SSTOR 12x10	30.00	1.88	31.88
VACANT	332	SSTOR 12x10	0.00	0.00	0.00
OCCUPIED	333	SSTOR 12x10	110.00	6.88	116.88
VACANT	334	SSTOR 12x15	0.00	0.00	0.00
VACANT	335	SSTOR 12x15	0.00	0.00	0.00
OCCUPIED	336	SSTOR 12x15	80.00	5.00	85.00
VACANT	337	SSTOR 12x15	0.00	0.00	0.00
VACANT	338	SSTOR 12x15	0.00	0.00	0.00
OCCUPIED	339	SSTOR 12x15	90.00	5.63	95.63
OCCUPIED	340	SSTOR 12x20	78.00	4.88	82.88
VACANT	341	SSTOR 12x20	0.00	0.00	0.00
OCCUPIED	342	SSTOR 12x20	92.50	5.78	98.28
VACANT	343	SSTOR 5x10	0.00	0.00	0.00
VACANT	344	SSTOR 5x10	0.00	0.00	0.00
VACANT	345	SSTOR 5x10	0.00	0.00	0.00
VACANT	346	SSTOR 5x10	0.00	0.00	0.00
VACANT	347	SSTOR 5x10	0.00	0.00	0.00
VACANT	348	SSTOR 5x10	0.00	0.00	0.00
VACANT	349	SSTOR 5x10	0.00	0.00	0.00
VACANT	350	SSTOR 5x10	0.00	0.00	0.00
OCCUPIED	401	SSTOR 10x25	100.00	6.25	106.25
OCCUPIED	402	SSTOR 10x25	125.00	7.81	132.81
OCCUPIED	403	SSTOR 10x25	114.00	7.13	121.13
VACANT	404	SSTOR 10x25	0.00	0.00	0.00
VACANT	405	SSTOR 10x25	0.00	0.00	0.00
VACANT	406	SSTOR 10x25	0.00	0.00	0.00
VACANT	407	SSTOR 10x25	0.00	0.00	0.00
VACANT	408	SSTOR 10x25	0.00	0.00	0.00
OCCUPIED	409	SSTOR 10x25	144.00	9.00	153.00
VACANT	410	SSTOR 10x25	0.00	0.00	0.00
VACANT	411	SSTOR 10x25	0.00	0.00	0.00
VACANT	412	SSTOR 10x25	0.00	0.00	0.00
VACANT	413	SSTOR 10x25	0.00	0.00	0.00
OCCUPIED	414	SSTOR 10x30	155.00	9.69	164.69
OCCUPIED	415	SSTOR 10x30	135.00	8.44	143.44
OCCUPIED	416	SSTOR 10x30	135.00	8.44	143.44
VACANT	417	SSTOR 10x30	0.00	0.00	0.00
VACANT	418	SSTOR 10x30	0.00	0.00	0.00
VACANT	419	SSTOR 10x30	0.00	0.00	0.00
OCCUPIED	420	SSTOR 10x30	90.00	5.63	95.63
VACANT	421	SSTOR 5x10	0.00	0.00	0.00
VACANT	422	SSTOR 5x10	0.00	0.00	0.00
OCCUPIED	423	SSTOR 5x10	50.00	3.13	53.13
OCCUPIED	424	SSTOR 5x10	50.00	3.13	53.13
OCCUPIED	425	SSTOR 5x10	55.00	3.44	58.44
VACANT	426	SSTOR 5x10	0.00	0.00	0.00
VACANT	427	SSTOR 5x10	0.00	0.00	0.00

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
VACANT	428	SSTOR 5x10	0.00	0.00	0.00
OCCUPIED	429	SSTOR 10x10	95.00	5.94	100.94
VACANT	430	SSTOR 10x10	0.00	0.00	0.00
VACANT	431	SSTOR 10x10	0.00	0.00	0.00
VACANT	432	SSTOR 10x10	0.00	0.00	0.00
VACANT	433	SSTOR 10x10	0.00	0.00	0.00
VACANT	434	SSTOR 10x10	0.00	0.00	0.00
VACANT	435	SSTOR 10x10	0.00	0.00	0.00
OCCUPIED	436	SSTOR 10x15	105.00	6.56	111.56
OCCUPIED	437	SSTOR 10x15	107.10	6.69	113.79
VACANT	438	SSTOR 10x15	0.00	0.00	0.00
VACANT	439	SSTOR 10x15	0.00	0.00	0.00
VACANT	440	SSTOR 10x15	0.00	0.00	0.00
OCCUPIED	441	SSTOR 10x15	105.00	6.56	111.56
OCCUPIED	442	SSTOR 10x15	63.00	3.94	66.94
VACANT	443	SSTOR 10x15	0.00	0.00	0.00
VACANT	444	SSTOR 10x15	0.00	0.00	0.00
VACANT	445	SSTOR 10x15	0.00	0.00	0.00
OCCUPIED	446	SSTOR 10x15	95.00	5.94	100.94
OCCUPIED	447	SSTOR 10x15	95.00	5.94	100.94
OCCUPIED	448	SSTOR 10x15	105.00	6.56	111.56
VACANT	449	SSTOR 5x10	0.00	0.00	0.00
OCCUPIED	450	SSTOR 5x10	55.00	3.44	58.44
VACANT	451	SSTOR 5x10	0.00	0.00	0.00
VACANT	452	SSTOR 5x10	0.00	0.00	0.00
VACANT	453	SSTOR 5x10	0.00	0.00	0.00
VACANT	454	SSTOR 5x10	0.00	0.00	0.00
VACANT	455	SSTOR 5x10	0.00	0.00	0.00
OCCUPIED	456	SSTOR 5x10	55.00	3.44	58.44
VACANT	801	SSTOR 10x20	0.00	0.00	0.00
VACANT	802	SSTOR 10x20	0.00	0.00	0.00
VACANT	803	SSTOR 10x20	0.00	0.00	0.00
VACANT	804	SSTOR 10x20	0.00	0.00	0.00
VACANT	805	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	806	SSTOR 10x20	100.00	6.25	106.25
OCCUPIED	807	SSTOR 10x20	110.00	6.88	116.88
VACANT	808	SSTOR 10x20	0.00	0.00	0.00
VACANT	809	SSTOR 10x20	0.00	0.00	0.00
VACANT	810	SSTOR 10x20	0.00	0.00	0.00
VACANT	811	SSTOR 10x20	0.00	0.00	0.00
VACANT	812	SSTOR 10x20	0.00	0.00	0.00
VACANT	813	SSTOR 10x20	0.00	0.00	0.00
VACANT	814	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	815	SSTOR 10x20	105.00	6.56	111.56
VACANT	816	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	817	SSTOR 10x20	110.00	6.88	116.88
VACANT	818	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	819	SSTOR 10x20	90.00	5.63	95.63
OCCUPIED	820	SSTOR 10x20	85.00	5.31	90.31
VACANT	821	SSTOR 10x20	0.00	0.00	0.00
VACANT	822	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	823	SSTOR 10x20	100.00	6.25	106.25
VACANT	824	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	825	SSTOR 10x20	100.00	6.25	106.25
OCCUPIED	826	SSTOR 10x20	120.00	7.50	127.50
OCCUPIED	827	SSTOR 10x20	90.00	5.63	95.63
OCCUPIED	828	SSTOR 10x20	95.00	5.94	100.94
OCCUPIED	829	SSTOR 10x20	115.20	7.20	122.40
OCCUPIED	830	SSTOR 10x20	75.00	4.69	79.69
OCCUPIED	831	SSTOR 10x20	100.00	6.25	106.25
OCCUPIED	832	SSTOR 10x20	100.00	6.25	106.25
VACANT	833	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	834	SSTOR 10x20	92.50	5.78	98.28
VACANT	835	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	836	SSTOR 10x20	120.00	7.50	127.50
VACANT	837	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	838	SSTOR 10x20	100.00	6.25	106.25
OCCUPIED	839	SSTOR 10x20	120.00	7.50	127.50

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
OCCUPIED	840	SSTOR 10x20	120.00	7.50	127.50
OCCUPIED	841	SSTOR 10x20	120.00	7.50	127.50
OCCUPIED	842	SSTOR 10x20	100.00	6.25	106.25
OCCUPIED	843	SSTOR 10x20	100.00	6.25	106.25
VACANT	844	SSTOR 10x20	0.00	0.00	0.00
VACANT	845	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	846	SSTOR 10x20	120.00	7.50	127.50
OCCUPIED	847	SSTOR 10x20	120.00	7.50	127.50
OCCUPIED	848	SSTOR 10x20	77.00	4.81	81.81
VACANT	849	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	850	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	851	SSTOR 10x20	95.00	5.94	100.94
VACANT	852	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	853	SSTOR 10x20	70.00	4.38	74.38
OCCUPIED	854	SSTOR 10x20	120.00	7.50	127.50
VACANT	855	SSTOR 10x20	0.00	0.00	0.00
VACANT	856	SSTOR 10x20	0.00	0.00	0.00
VACANT	857	SSTOR 10x20	0.00	0.00	0.00
VACANT	858	SSTOR 10x20	0.00	0.00	0.00
OCCUPIED	859	SSTOR 10x20	90.00	5.63	95.63
OCCUPIED	860	SSTOR 10x20	90.00	5.63	95.63
			11,835.41	739.71	12,575.12

# Unit Mix

## Unit Type Listing

Properties: Ackerman Commercial, Inc.

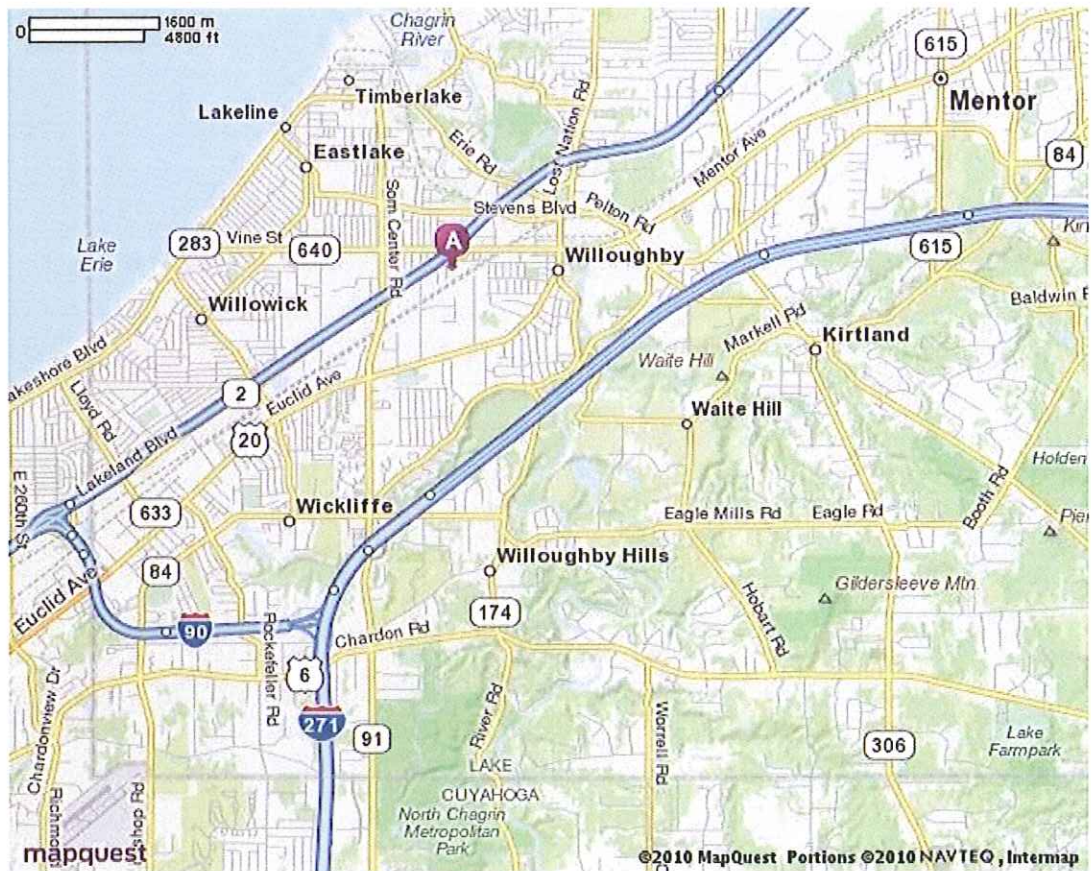
As of Tuesday October 12, 2010

Unit Type	Description	Total
SSTOR 10x10		40
SSTOR 10x10	Climate Controlled	13
SSTOR 10x15		17
SSTOR 10x15	Climate Controlled	18
SSTOR 10x20		82
SSTOR 10x20	Climate Controlled	2
SSTOR 10x25		17
SSTOR 10x30		15
SSTOR 10x40		0
SSTOR 10x5	Climate Controlled	1
SSTOR 12x10		6
SSTOR 12x15		6
SSTOR 12x20		6
SSTOR 12x25		6
SSTOR 12x30		6
SSTOR 5x10		40
SSTOR 5x10	Climate Controlled	12
SSTOR 5x15	Climate Controlled	1
SSTOR 5x5 (CC)	Climate Controlled	1
<b>Total</b>		<b>289</b>

\*All information to be verified by potential purchaser, unit sizes, count & occupancy are to be considered approximate

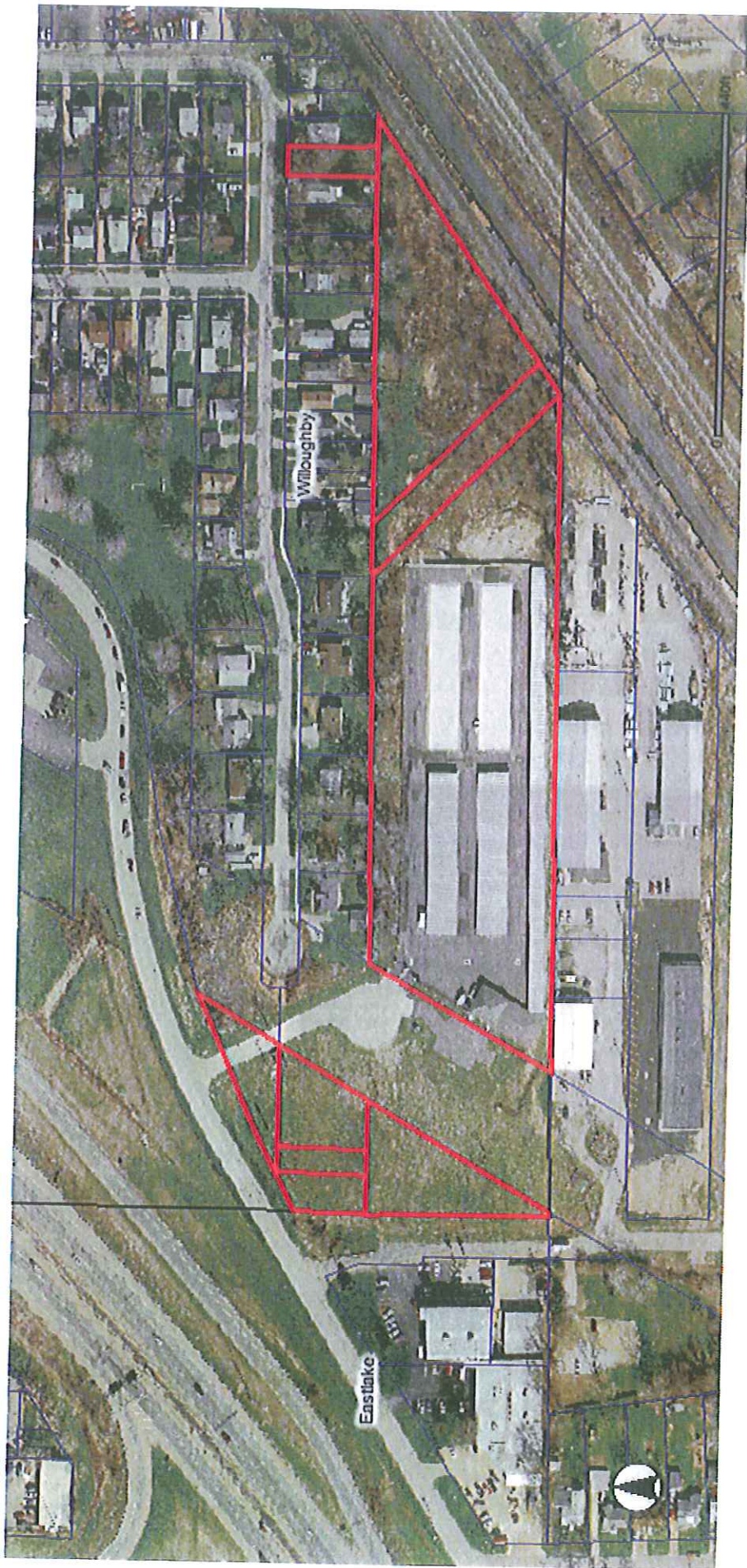


# Location Maps



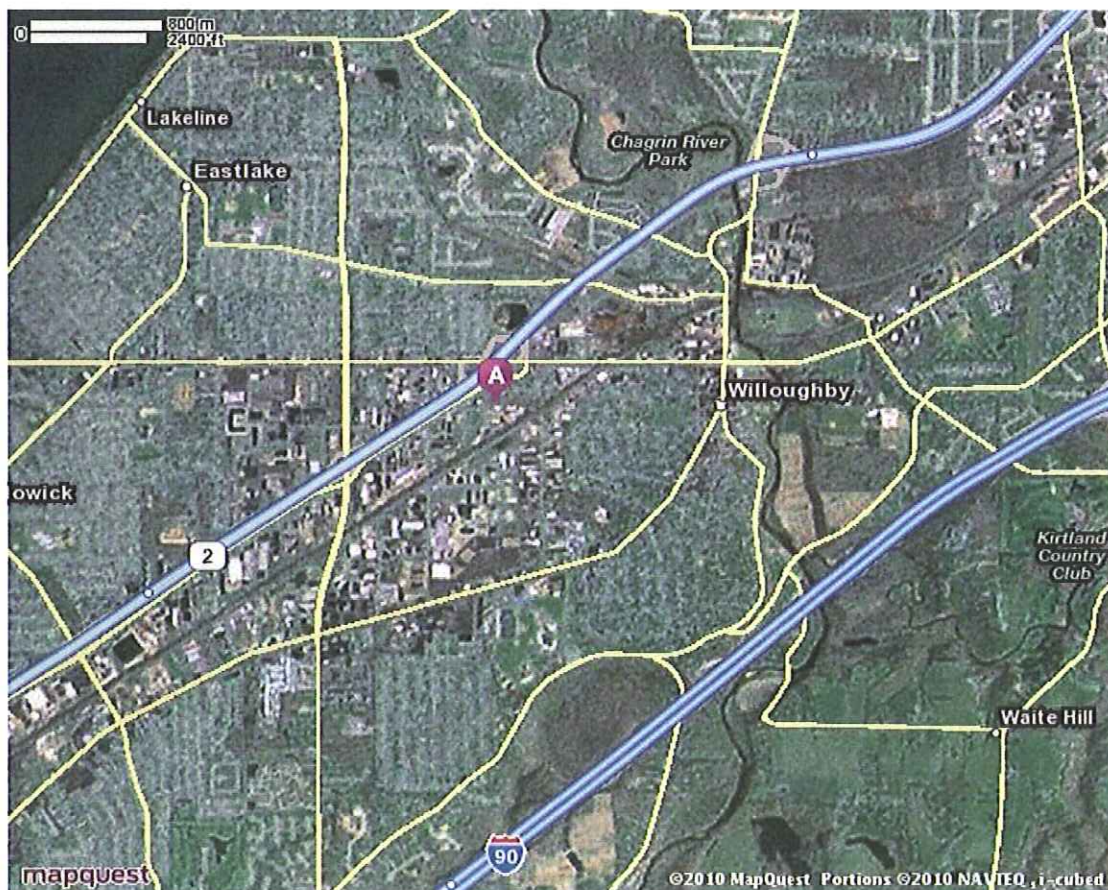
# Tax Map





# Aerial Photos





# Property Layout & Unit Numbers



317	323
316	322
315	321
314	320
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309	334
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OFFICE2	OFFICE
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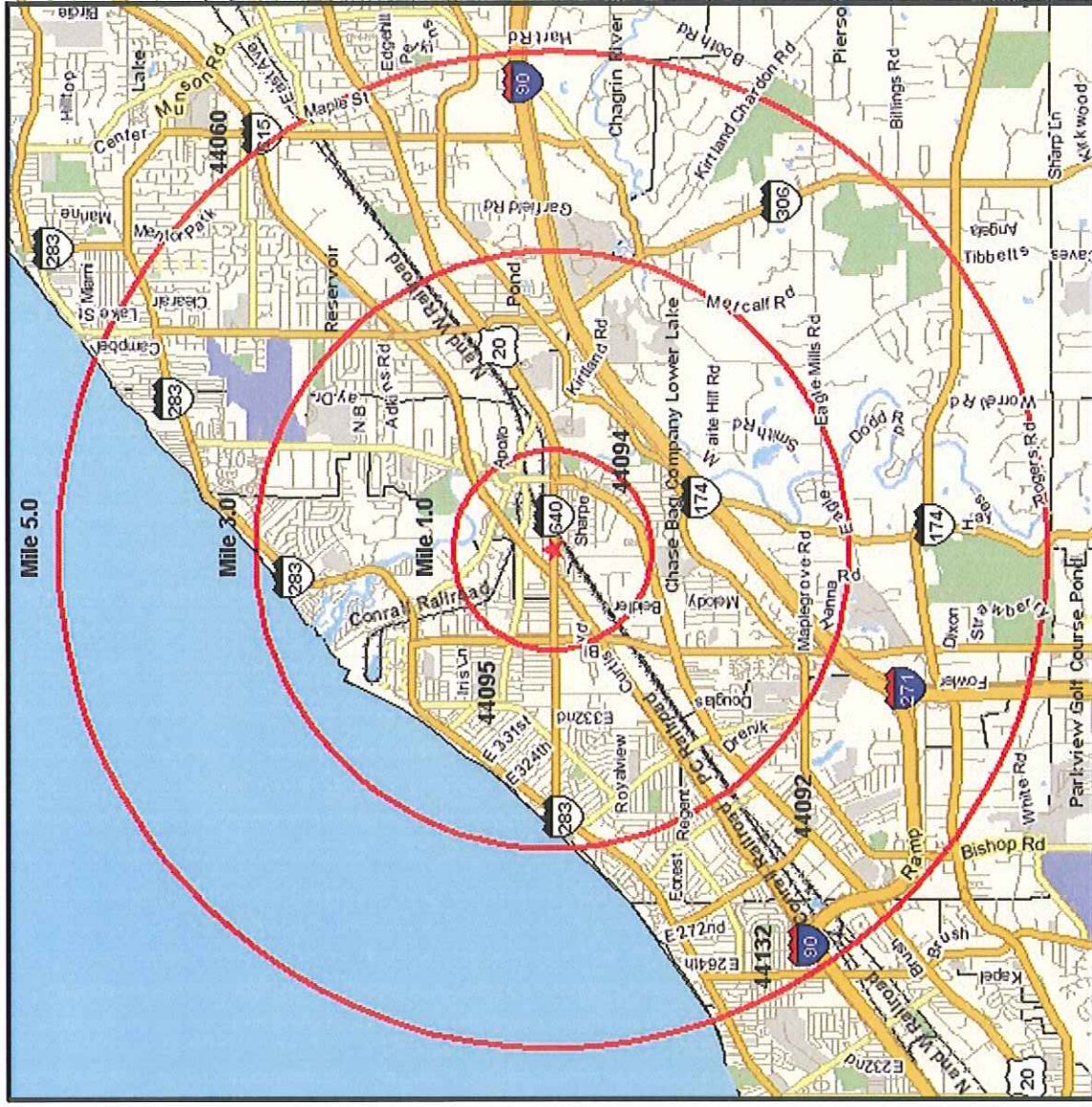


# Demographic Information

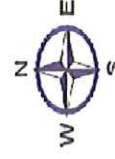
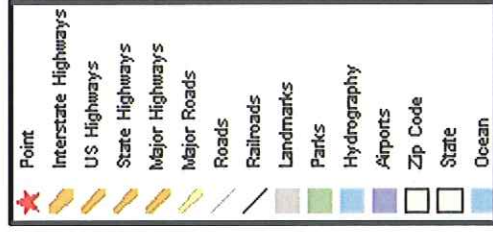
## Area Map

Prepared For:

Order #: 969220535  
Site: 01



4141 PALMETTO DR  
WILLOUGHBY, OH 44094-6374  
Coord: 41.642800, -81.420200  
Radius - See Appendix for Details



Prepared on: October 7, 2010

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Page 1 of 2

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CLARITAS  
**MARKETPLACE**

## Pop-Facts: Census Demographic Quick Facts 2010 Report

Radius 1: 4141 PALMETTO DR, WILLOUGHBY, OH 44094-6374, aggregate

Radius 2: 4141 PALMETTO DR, WILLOUGHBY, OH 44094-6374, aggregate

Radius 3: 4141 PALMETTO DR, WILLOUGHBY, OH 44094-6374, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2000 Census	6,874		60,898		115,707	
1990 Census	6,774		62,411		115,942	
Growth 1990 - 2000	1.48%		-2.42%		-0.20%	
<b>Household</b>						
2000 Census	3,031		25,900		48,645	
1990 Census	2,802		24,633		45,938	
Growth 1990 - 2000	8.17%		5.14%		5.89%	
<b>2000 Est. Population by Single Classification Race</b>						
White Alone	6,715	97.69	59,276	97.34	109,788	94.88
Black or African American Alone	50	0.73	440	0.72	3,443	2.98
American Indian and Alaska Native Alone	15	0.22	64	0.11	113	0.10
Asian Alone	42	0.61	596	0.98	1,210	1.05
Native Hawaiian and Other Pacific Islander Alone	3	0.04	13	0.02	20	0.02
Some Other Race Alone	9	0.13	69	0.11	148	0.13
Two or More Races	39	0.57	440	0.72	985	0.85
<b>2000 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	48	0.70	441	0.72	844	0.73
Not Hispanic or Latino	6,826	99.30	60,457	99.28	114,864	99.27
<b>2000 Tenure of Occupied Housing Units</b>						
Owner Occupied	1,899	62.65	19,184	74.07	36,408	74.84
Renter Occupied	1,131	37.31	6,715	25.93	12,237	25.16
<b>2000 Average Household Size</b>						
	2.25		2.34		2.36	



## Pop-Facts: Census Demographic Quick Facts 2010 Report

Radius 1: 4141 PALMETTO DR, WILLOUGHBY, OH 44094-6374, aggregate

Radius 2: 4141 PALMETTO DR, WILLOUGHBY, OH 44094-6374, aggregate

Radius 3: 4141 PALMETTO DR, WILLOUGHBY, OH 44094-6374, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2000 Est. Households by Household Income</b>	3,031		25,900		48,645	
Income Less than \$15,000	323	10.66	2,721	10.51	4,876	10.02
Income \$15,000 - \$24,999	525	17.32	3,250	12.55	6,043	12.42
Income \$25,000 - \$34,999	476	15.70	3,617	13.97	6,731	13.84
Income \$35,000 - \$49,999	647	21.35	5,013	19.36	9,076	18.66
Income \$50,000 - \$74,999	708	23.36	6,221	24.02	11,496	23.63
Income \$75,000 - \$99,999	288	9.50	2,853	11.02	5,692	11.70
Income \$100,000 - \$149,999	147	4.85	1,648	6.36	3,466	7.13
Income \$150,000 - \$249,999	23	0.76	421	1.63	933	1.92
Income \$250,000 - \$499,999	5	0.16	96	0.37	224	0.46
Income \$500,000 and over	1	0.03	19	0.07	73	0.15
<b>2000 Est. Average Household Income</b>	\$47,946		\$52,421		\$54,294	
<b>2000 Est. Median Household Income</b>	\$40,741		\$44,998		\$45,998	
<b>2000 Est. Per Capita Income</b>	\$21,370		\$22,440		\$23,035	