

# GENERAL BACKGROUND INFORMATION

*(As available on 2/8/11 - subject to change without notice)*

## **Best Little Warehouse of Lorain**

7430 & 7490 Industrial Parkway  
2 Self Storage Facilities totaling 280 Units +/-  
Real Property Located in Lorain, Ohio  
Lorain County



Materials Presented by:

## **Ag Real Estate Group, Inc.**

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

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## REGISTRATION

### Best Little Warehouse of Lorain

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: *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

# 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 FirstMerit Bank, NA via a Sheriff Sale in October of 2010. Therefore the existing owner, manager, and broker do not have historical operating data to pass along to potential purchasers.

The sole purpose of *The General Background Information* included herein is to provide *general and not specific* information regarding the real property described.

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 Owner, Broker, Manager and their 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 OWNER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY.

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE BROKER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER.

# **GENERAL BACKGROUND INFORMATION**

*(Included as of (2/8/2011))*

- Data Sheets
- Rent Rolls
- Offering Summary
- Unit Mix
- Proposed Financing
- Sample Income & Expense Statement
- Property Layout & Unit Numbers
- Location Maps
- Tax Map
- Aerial Photos
- Demographic Information
- Property Detail Reports

# Data Sheets

Best Little Warehouse of Lorain  
7490 Industrial Parkway/6201 Baumhart Road  
Lorain, OH 44053

The Property

Property:	Best Little Warehouse
Address:	7490 Industrial Parkway & 6201 Baumhart Road, Lorain, OH 44053
Zoning:	I-3 Industrial Park District
Lot Size:	3.56 acres +/-
Parcel Number:	01-00-023-000-011

Building

Number of Units:	86 +/-
Number of Buildings:	3
Number of Stories:	1
Year Built:	2007
Building Square Footage:	12,788 +/-
Parking:	gravel

Construction

Exterior:	Metal
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Utilities

Water/Sewer:	NONE
Electric:	OWNER PAID - common areas only, no electric in units
Gas:	NONE

HVAC

Heat:	Electric Forced Air Heat Pump (building 3 only)
Cooling:	Central Air (building 3 only)

Amenities

Electronic access gate, chain link fence & pylon sign w/  
programmable electronic message board, on-site office  
(unfinished) & surface area for exterior vehicle storage.

\*All information to be verified by potential purchaser.



Best Little Warehouse of Lorain  
7430 Industrial Parkway  
Lorain, OH 44053

The Property

Property:	Best Little Warehouse
Address:	7430 Industrial Parkway Lorain, OH 44053
Zoning:	I-3 Industrial Park District
Lot Size:	2.19 acres +/-
Parcel Number:	01-00-023-000-017 & 01-00-023-000-019

Building

Number of Units:	194 +/-
Number of Buildings:	6
Number of Stories:	1
Year Built:	2002 (approximate)
Building Square Footage:	28,500 +/-
Parking:	concrete & gravel

Construction

Exterior:	Metal
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Utilities

Water/Sewer:	NONE
Electric:	OWNER PAID - common areas only, no electric in units
Gas:	NONE

HVAC

Heat:	NONE
Cooling:	NONE

Amenities

electronic access gate & chain link fence

\*All information to be verified by potential purchaser.

# Rent Rolls

As Of: February, 2011

# Rent Roll with Vacancies

For Property: BLW 7430 of Lorain LLC ran as 02/08/2011

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
OCCUPIED	002	BLW 10x12	20.00	1.35	21.35
VACANT	003	BLW 10X10	0.00	0.00	0.00
VACANT	004	BLW 10X10	0.00	0.00	0.00
OCCUPIED	005	BLW 10X10	23.42	1.58	25.00
VACANT	007	BLW 10X10	0.00	0.00	0.00
VACANT	008	BLW 10X10	0.00	0.00	0.00
OCCUPIED	009	BLW 10X10	55.00	3.71	58.71
VACANT	010	BLW 10X10	0.00	0.00	0.00
OCCUPIED	011	BLW 10X10	39.00	2.63	41.63
OCCUPIED	012	BLW 10X10	55.00	3.71	58.71
VACANT	101	BLW 5X10	0.00	0.00	0.00
VACANT	102	BLW 5X10	0.00	0.00	0.00
VACANT	103	BLW 5X10	0.00	0.00	0.00
VACANT	104	BLW 5X10	0.00	0.00	0.00
OCCUPIED	105	BLW 5X10	40.00	2.70	42.70
VACANT	106	BLW 5X10	0.00	0.00	0.00
OCCUPIED	107	BLW 10X20	55.00	3.71	58.71
VACANT	108	BLW 10X20	0.00	0.00	0.00
OCCUPIED	109	BLW 10X20	75.00	5.06	80.06
VACANT	111	BLW 10X20	0.00	0.00	0.00
OCCUPIED	112	BLW 10X20	69.00	4.66	73.66
VACANT	113	BLW 10X30	0.00	0.00	0.00
OCCUPIED	114	BLW 10X20	75.00	5.06	80.06
OCCUPIED	115	BLW 10X20	69.00	4.66	73.66
VACANT	116	BLW 10X10	0.00	0.00	0.00
VACANT	117	BLW 10X10	0.00	0.00	0.00
VACANT	120	BLW 10X10	0.00	0.00	0.00
VACANT	121	BLW 10X10	0.00	0.00	0.00
VACANT	122	BLW 10X10	0.00	0.00	0.00
VACANT	123	BLW 10X10	0.00	0.00	0.00
VACANT	124	BLW 10X10	0.00	0.00	0.00
OCCUPIED	201	BLW 5X10	19.00	1.28	20.28
VACANT	202	BLW 5X10	0.00	0.00	0.00
OCCUPIED	203	BLW 5X10	40.00	2.70	42.70
VACANT	204	BLW 5X10	0.00	0.00	0.00
OCCUPIED	205	BLW 5X10	34.00	2.30	36.30
OCCUPIED	206	BLW 5X10	19.00	1.28	20.28
VACANT	207	BLW 10X10	0.00	0.00	0.00
VACANT	208	BLW 10X10	0.00	0.00	0.00
VACANT	209	BLW 10X10	0.00	0.00	0.00
OCCUPIED	210	BLW 10X10	29.00	1.96	30.96
VACANT	211	BLW 10X10	0.00	0.00	0.00
VACANT	212	BLW 10X10	0.00	0.00	0.00
VACANT	213	BLW 10X10	0.00	0.00	0.00
VACANT	214	BLW 10X10	0.00	0.00	0.00
VACANT	215	BLW 10X10	0.00	0.00	0.00
OCCUPIED	216	BLW 10X10	29.00	1.96	30.96
VACANT	217	BLW 10X10	0.00	0.00	0.00
OCCUPIED	218	BLW 10X20	75.00	5.06	80.06
OCCUPIED	219	BLW 10X20	75.00	5.06	80.06
VACANT	220	BLW 10X20	0.00	0.00	0.00
OCCUPIED	221	BLW 10X20	55.00	3.71	58.71
OCCUPIED	222	BLW 10X20	75.00	5.06	80.06
OCCUPIED	223	BLW 10X20	75.00	5.06	80.06
OCCUPIED	224	BLW 10X20	70.00	4.73	74.73
OCCUPIED	225	BLW 10X20	39.00	2.63	41.63
VACANT	313	BLW 10X20	0.00	0.00	0.00
VACANT	314	BLW 10X20	0.00	0.00	0.00
OCCUPIED	315	BLW 10X20	59.00	3.98	62.98
VACANT	316	BLW 10X20	0.00	0.00	0.00
OCCUPIED	317	BLW 10X20	70.00	4.73	74.73
VACANT	318	BLW 10X20	0.00	0.00	0.00
VACANT	319	BLW 10X20	0.00	0.00	0.00
VACANT	320	BLW 10X20	0.00	0.00	0.00

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
OCCUPIED	321	BLW 10X20	59.00	3.98	62.98
OCCUPIED	333	BLW 10X20	59.00	3.98	62.98
OCCUPIED	401	BLW 10X20	60.00	4.05	64.05
OCCUPIED	402	BLW 10X20	60.00	4.05	64.05
OCCUPIED	403	BLW 10X15	65.00	4.39	69.39
OCCUPIED	404	BLW 10X15	52.00	3.51	55.51
VACANT	405	BLW 10X15	0.00	0.00	0.00
VACANT	406	BLW 10X15	0.00	0.00	0.00
VACANT	407	BLW 10X15	0.00	0.00	0.00
VACANT	408	BLW 10X15	0.00	0.00	0.00
OCCUPIED	409	BLW 10X30	85.00	5.74	90.74
OCCUPIED	410	BLW 10X20	70.00	4.73	74.73
OCCUPIED	411	BLW 10X20	79.00	5.33	84.33
VACANT	412	BLW 10X20	0.00	0.00	0.00
VACANT	413	BLW 10X20	0.00	0.00	0.00
OCCUPIED	414	BLW 10X20	79.00	5.33	84.33
VACANT	415	BLW 10X20	0.00	0.00	0.00
VACANT	416	BLW 10X30	0.00	0.00	0.00
VACANT	417	BLW 10X30	0.00	0.00	0.00
OCCUPIED	418	BLW 10X30	75.00	5.06	80.06
VACANT	419	BLW 10X20	0.00	0.00	0.00
VACANT	420	BLW 10X20	0.00	0.00	0.00
VACANT	421	BLW 10X20	0.00	0.00	0.00
VACANT	422	BLW 10X10	0.00	0.00	0.00
VACANT	423	BLW 10X10	0.00	0.00	0.00
VACANT	424	BLW 10X10	0.00	0.00	0.00
VACANT	428	BLW 10X10	0.00	0.00	0.00
VACANT	429	BLW 10X10	0.00	0.00	0.00
VACANT	430	BLW 10X10	0.00	0.00	0.00
VACANT	431	BLW 10X10	0.00	0.00	0.00
VACANT	432	BLW 10X10	0.00	0.00	0.00
VACANT	433	BLW 10X10	0.00	0.00	0.00
VACANT	435	BLW 10X15	0.00	0.00	0.00
VACANT	436	BLW 10X15	0.00	0.00	0.00
VACANT	437	BLW 10X15	0.00	0.00	0.00
VACANT	438	BLW 10X15	0.00	0.00	0.00
VACANT	439	BLW 10X15	0.00	0.00	0.00
VACANT	440	BLW 10X15	0.00	0.00	0.00
VACANT	441	BLW 10X10	0.00	0.00	0.00
VACANT	442	BLW 10X10	0.00	0.00	0.00
VACANT	501	BLW 10X10	0.00	0.00	0.00
VACANT	502	BLW 10X10	0.00	0.00	0.00
VACANT	503	BLW 10X10	0.00	0.00	0.00
VACANT	504	BLW 10X15	0.00	0.00	0.00
VACANT	505	BLW 10X15	0.00	0.00	0.00
VACANT	506	BLW 10X15	0.00	0.00	0.00
VACANT	507	BLW 10X15	0.00	0.00	0.00
VACANT	508	BLW 10X15	0.00	0.00	0.00
VACANT	509	BLW 10X15	0.00	0.00	0.00
VACANT	510	BLW 10X15	0.00	0.00	0.00
VACANT	511	BLW 10X15	0.00	0.00	0.00
VACANT	512	BLW 10X15	0.00	0.00	0.00
VACANT	513	BLW 10X15	0.00	0.00	0.00
VACANT	514	BLW 10X15	0.00	0.00	0.00
VACANT	515	BLW 10X15	0.00	0.00	0.00
VACANT	516	BLW 10X15	0.00	0.00	0.00
VACANT	517	BLW 10X15	0.00	0.00	0.00
VACANT	518	BLW 10X15	0.00	0.00	0.00
VACANT	519	BLW 10X20	0.00	0.00	0.00
VACANT	520	BLW 10X20	0.00	0.00	0.00
VACANT	521	BLW 10X20	0.00	0.00	0.00
VACANT	522	BLW 10X20	0.00	0.00	0.00
VACANT	523	BLW 10X20	0.00	0.00	0.00
VACANT	524	BLW 10X20	0.00	0.00	0.00
VACANT	525	BLW 10X10	0.00	0.00	0.00
VACANT	526	BLW 10X10	0.00	0.00	0.00
VACANT	527	BLW 10X10	0.00	0.00	0.00
VACANT	528	BLW 10X10	0.00	0.00	0.00

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
VACANT	529	BLW 10X10	0.00	0.00	0.00
VACANT	530	BLW 10X10	0.00	0.00	0.00
VACANT	531	BLW 10X15	0.00	0.00	0.00
VACANT	532	BLW 10X15	0.00	0.00	0.00
VACANT	533	BLW 10X15	0.00	0.00	0.00
VACANT	534	BLW 10X15	0.00	0.00	0.00
VACANT	535	BLW 10X15	0.00	0.00	0.00
VACANT	536	BLW 10X15	0.00	0.00	0.00
VACANT	537	BLW 10X15	0.00	0.00	0.00
VACANT	538	BLW 10X15	0.00	0.00	0.00
VACANT	539	BLW 10X15	0.00	0.00	0.00
VACANT	540	BLW 10X15	0.00	0.00	0.00
VACANT	541	BLW 10X15	0.00	0.00	0.00
VACANT	542	BLW 10X15	0.00	0.00	0.00
VACANT	543	BLW 10X15	0.00	0.00	0.00
VACANT	544	BLW 10X15	0.00	0.00	0.00
VACANT	545	BLW 10X15	0.00	0.00	0.00
VACANT	601	BLW 10X10	0.00	0.00	0.00
VACANT	602	BLW 10X10	0.00	0.00	0.00
VACANT	603	BLW 10X10	0.00	0.00	0.00
VACANT	604	BLW 10X15	0.00	0.00	0.00
VACANT	605	BLW 10X15	0.00	0.00	0.00
VACANT	606	BLW 10X15	0.00	0.00	0.00
VACANT	607	BLW 10X15	0.00	0.00	0.00
VACANT	608	BLW 10X15	0.00	0.00	0.00
VACANT	609	BLW 10X15	0.00	0.00	0.00
VACANT	610	BLW 10X15	0.00	0.00	0.00
VACANT	611	BLW 10X15	0.00	0.00	0.00
VACANT	612	BLW 10X10	0.00	0.00	0.00
VACANT	613	BLW 10X10	0.00	0.00	0.00
VACANT	614	BLW 10X10	0.00	0.00	0.00
VACANT	615	BLW 10X10	0.00	0.00	0.00
VACANT	616	BLW 10X10	0.00	0.00	0.00
VACANT	617	BLW 10X10	0.00	0.00	0.00
VACANT	618	BLW 10X10	0.00	0.00	0.00
VACANT	619	BLW 10X10	0.00	0.00	0.00
VACANT	620	BLW 10X10	0.00	0.00	0.00
VACANT	621	BLW 10X10	0.00	0.00	0.00
VACANT	622	BLW 10X10	0.00	0.00	0.00
VACANT	623	BLW 10X10	0.00	0.00	0.00
VACANT	624	BLW 10X15	0.00	0.00	0.00
VACANT	625	BLW 10X15	0.00	0.00	0.00
VACANT	626	BLW 10X20	0.00	0.00	0.00
VACANT	627	BLW 10X20	0.00	0.00	0.00
VACANT	628	BLW 10X20	0.00	0.00	0.00
VACANT	629	BLW 10X20	0.00	0.00	0.00
VACANT	630	BLW 10X20	0.00	0.00	0.00
VACANT	631	BLW 10X20	0.00	0.00	0.00
VACANT	632	BLW 10X20	0.00	0.00	0.00
VACANT	633	BLW 10X20	0.00	0.00	0.00
VACANT	634	BLW 10X20	0.00	0.00	0.00
VACANT	635	BLW 10X20	0.00	0.00	0.00
VACANT	636	BLW 10X20	0.00	0.00	0.00
VACANT	637	BLW 10X20	0.00	0.00	0.00
VACANT	638	BLW 10X15	0.00	0.00	0.00
VACANT	639	BLW 10X15	0.00	0.00	0.00
VACANT	640	BLW 10X15	0.00	0.00	0.00
VACANT	641	BLW 10X15	0.00	0.00	0.00
VACANT	642	BLW 10X15	0.00	0.00	0.00
VACANT	643	BLW 10X15	0.00	0.00	0.00
VACANT	644	BLW 10X15	0.00	0.00	0.00
VACANT	645	BLW 10X15	0.00	0.00	0.00
194			2,081.42	140.50	2,221.92

# Rent Roll with Vacancies

For Property: BLW 7490 of Lorain LLC ran as 02/08/2011

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
VACANT	01	BLW 10X15	0.00	0.00	0.00
VACANT	02	BLW 10X15	0.00	0.00	0.00
OCCUPIED	03	BLW 10X15	52.00	3.51	55.51
OCCUPIED	04	BLW 10X15	52.00	3.51	55.51
VACANT	05	BLW 10X15	0.00	0.00	0.00
OCCUPIED	06	BLW 10X20	79.00	5.33	84.33
OCCUPIED	07	BLW 10X20	79.00	5.33	84.33
OCCUPIED	08	BLW 10X20	59.00	3.98	62.98
OCCUPIED	09	BLW 10X20	59.00	3.98	62.98
OCCUPIED	10	BLW 10X10	0.00	0.00	0.00
VACANT	11	BLW 10X10	0.00	0.00	0.00
VACANT	12	BLW 10X10	0.00	0.00	0.00
VACANT	13	BLW 10X10	0.00	0.00	0.00
VACANT	14	BLW 10X10	0.00	0.00	0.00
VACANT	15	BLW 10X10	0.00	0.00	0.00
VACANT	16	BLW 10X10	0.00	0.00	0.00
VACANT	17	BLW 10x52	0.00	0.00	0.00
VACANT	18	BLW 10X15	0.00	0.00	0.00
VACANT	19	BLW 10X15	0.00	0.00	0.00
VACANT	20	BLW 10X15	0.00	0.00	0.00
VACANT	21	BLW 10X15	0.00	0.00	0.00
VACANT	22	BLW 10X10	0.00	0.00	0.00
OCCUPIED	23	BLW 10X10	34.00	2.30	36.30
OCCUPIED	24	BLW 10X10	34.00	2.30	36.30
OCCUPIED	25	BLW 10X20	59.00	3.98	62.98
OCCUPIED	26	BLW 10X20	59.00	3.98	62.98
OCCUPIED	27	BLW 10X20	79.00	5.33	84.33
OCCUPIED	28	BLW 10X20	79.00	5.33	84.33
OCCUPIED	29	BLW 10X20	59.00	3.98	62.98
VACANT	30	BLW 10X20	0.00	0.00	0.00
OCCUPIED	31	BLW 10X15	52.00	3.51	55.51
OCCUPIED	32	BLW 10X15	65.00	4.39	69.39
OCCUPIED	33	BLW 10X15	52.00	3.51	55.51
OCCUPIED	34	BLW 10X15	89.00	6.01	95.01
VACANT	35	BLW 10X30	0.00	0.00	0.00
OCCUPIED	36	BLW 10X15	89.00	6.01	95.01
VACANT	37	BLW 10X15	0.00	0.00	0.00
VACANT	38	BLW 10X10	0.00	0.00	0.00
VACANT	39	BLW 10X10	0.00	0.00	0.00
VACANT	40	BLW 10X10	0.00	0.00	0.00
VACANT	41	BLW 10X15	0.00	0.00	0.00
OCCUPIED	43	BLW 10X30	89.00	6.01	95.01
OCCUPIED	45	BLW 10X15	65.00	4.39	69.39
OCCUPIED	46	BLW 10X15	65.00	4.39	69.39
VACANT	47	BLW 10X15	0.00	0.00	0.00
OCCUPIED	48	BLW 10X10	39.00	2.63	41.63
OCCUPIED	49	BLW 10X10	55.00	3.71	58.71
VACANT	50	BLW 10X10	0.00	0.00	0.00
VACANT	51	BLW 10X10	0.00	0.00	0.00
OCCUPIED	52	BLW 10X10	39.00	2.63	41.63
OCCUPIED	53	BLW 10X10	39.00	2.63	41.63
OCCUPIED	54	BLW 10X10	45.00	3.04	48.04
OCCUPIED	55	BLW 10X10	39.00	2.63	41.63
OCCUPIED	56	BLW 10X10	39.00	2.63	41.63
OCCUPIED	57	BLW 10X15	49.00	3.31	52.31
OCCUPIED	58	BLW 10X15	65.00	4.39	69.39
OCCUPIED	59	BLW 10X15	52.00	3.51	55.51
VACANT	60	BLW 10X15	0.00	0.00	0.00
OCCUPIED	61	BLW 10X15	52.00	3.51	55.51
VACANT	62	BLW 10X15	0.00	0.00	0.00
VACANT	63	BLW 10X10	0.00	0.00	0.00
OCCUPIED	64	BLW 10X10	34.00	2.30	36.30
OCCUPIED	65	BLW 10X10	34.00	2.30	36.30
VACANT	66	BLW 10X10	0.00	0.00	0.00

Status	Unit	Unit Type	Storage Rent	Sales Tax	Total Charges
VACANT	67	BLW 10X10	0.00	0.00	0.00
VACANT	68	BLW 10X10	0.00	0.00	0.00
VACANT	69	BLW 10X15	0.00	0.00	0.00
VACANT	70	BLW 10X15	0.00	0.00	0.00
VACANT	71	BLW 10X15	0.00	0.00	0.00
VACANT	72	BLW 10X20	0.00	0.00	0.00
VACANT	73	BLW 10X20	0.00	0.00	0.00
VACANT	74	BLW 10X20	0.00	0.00	0.00
VACANT	75	BLW 10X20	0.00	0.00	0.00
VACANT	76	BLW 10X20	0.00	0.00	0.00
VACANT	77	BLW 10X20	0.00	0.00	0.00
VACANT	78	BLW 10X15	0.00	0.00	0.00
VACANT	79	BLW 10X15	0.00	0.00	0.00
VACANT	80	BLW 10X15	0.00	0.00	0.00
VACANT	81	BLW 10X10	0.00	0.00	0.00
VACANT	82	BLW 10X10	0.00	0.00	0.00
VACANT	83	BLW 10X10	0.00	0.00	0.00
VACANT	84	BLW 5X10	0.00	0.00	0.00
VACANT	85	BLW 5X10	0.00	0.00	0.00
VACANT	86	BLW 5X10	0.00	0.00	0.00
VACANT	87	BLW 5X10	0.00	0.00	0.00
VACANT	88	BLW 5X10	0.00	0.00	0.00
VACANT	89	BLW 10X10	0.00	0.00	0.00
VACANT	RV	BLW TRAILER	0.00	0.00	0.00
OCCUPIED	parking	BLW TRAILER	25.00	1.69	26.69
OCCUPIED	trailer	BLW TRAILER	29.70	2.00	31.70
90			1,984.70	133.97	2,118.67

# Offering Summary



Best Little Warehouse of Lorain  
7430 & 7490 Industrial Parkway  
Lorain, OH 44053

**Summary**

Price	\$499,000
Down Payment	\$249,500
Price Per Unit	\$1,782
Price Per Gross Building SF	\$12.09
Number Of Units	280
Building Square Footage	41,288
Number of Stories	1
Lot Size	5.75 acres
Year Built	circa 2002 - 2007

**Proposed New Financing (after stabilization)**

Loan Amount	\$249,500
Loan Type	Proposed New
Interest Rate	6.50%
Amoritization	30 Years
Term	5 Years
Loan To Value	50%

**Potential Operating Data - Year 1 (after stabilization)**

Gross Potential Rent	\$252,000
Net Effective Rent	\$176,400
Expenses	\$70,017
Net Operating Income	\$106,383
Annual Debt Service	\$18,924
Cash Flow	\$87,459

\*Summary for illustration purposes only. Potential purchaser to develop own proforma.

## Unit Mix

Best Little Warehouse of Lorain  
7490 Industrial Parkway  
Lorain, OH 44053

Unit Type	No. of Units
5' x 10'	5
10' x 10'	30
10' x 15'	32
10' x 18'	1
10' x 20'	14
10' x 30'	4
<b>Total</b>	<b>86</b>

Best Little Warehouse of Lorain  
7430 Industrial Parkway  
Lorain, OH 44053

Unit Type	No. of Units
5' x 10'	12
10' x 10'	62
10' x 15'	60
10' x 20'	56
10' x 30'	4
<b>Total</b>	<b>194</b>

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

# Proposed Financing

Best Little Warehouse of Lorain  
7430 & 7490 Industrial Parkway  
Lorain, OH 44053

**Proposed New Financing**

Loan Amount	\$249,500
Loan Type	Proposed New
Interest Rate	6.5
Amoritization	30 Years
Term	5 Years
Loan To Value	50%

# Sample Income & Expense Statement

Best Little Warehouse of Lorain  
7430 & 7490 Industrial Parkway  
Lorain, OH 44053

### **Sample Income & Expense Statement**

*(for illustration purposes only*

*actual income/expenses may vary)*

<b>Income</b>	<b>Monthly</b>	<b>Annual</b>
Gross Potential Rent Income	\$21,000	\$252,000 <sup>1</sup>
Less Vacancy & Collection Loss(30%)	-\$6,300	-\$75,600
<b>Net Effective Gross Income</b>	<b>\$14,700</b>	<b>\$176,400</b>
<b>Expenses</b>	<b>Monthly</b>	<b>Annual</b>
Advertising	\$450	\$5,400 <sup>2</sup>
Insurance	\$357	\$4,284 <sup>4</sup>
Landscaping & Snow Removal	\$167	\$2,004 <sup>2</sup>
Real Estate Taxes	\$1,440	\$17,280 <sup>3</sup>
Utilities - Electric	\$415	\$4,980 <sup>2</sup>
Gate Maintenance	\$250	\$3,000 <sup>2</sup>
Equipment & Supplies (locks)	\$67	\$804 <sup>2</sup>
Staffing & Maintenance	\$700	\$8,400 <sup>2</sup>
Management @ 5%	\$735	\$8,820 <sup>2</sup>
Maintenance & Repairs	\$250	\$3,000 <sup>2</sup>
Telephone	\$35	\$420 <sup>2</sup>
Sales Tax	\$919	\$11,025 <sup>2</sup>
Adminstrative	\$50	\$600 <sup>2</sup>
<b>Total Expenses</b>	<b>\$5,835</b>	<b>\$70,017</b>
<b>Net Operating Income (before debt service)</b>	<b>\$8,865</b>	<b>\$106,383</b>

1 - Rent income based on estimates of \$102,000 annual income for 7490 Industrial Pkwy.  
& \$150,000 annual income for 7430 Industrial Pkwy.

2 - Historical operating expenses not available, based on Broker assumptions

3 - Based on 2009 tax bills per Auditor's website

4 - Based on annual premium of existing policy

\*All information to be verified by prospective purchaser. May be subject to additional expenses not listed

# Property Layout & Unit Numbers



012	011	010
013	009	
014	008	
015	007	
016	006	
017	005	
018	004	
019	003	
002/020		
001/021		
022	023	024

Building 1

054	053	052	051	050	049	048	047	046	045	034/044 035/043 036/042 037/041	040
055	025	026	027	028	029	030	031	032	033		039
056											038

Building 2

062	089	072	063
061	088	073	064
060	087	074	065
MECH		075	066
059	083	076	067
058	082	077	068
057	081	078	069
OFFICE		079	070
		080	071

Building 3

## 7490 NUMBER LAYOUT

101	124	123	122	121	120	119	117	116
102							113	114
103								115
104	107	108	109	110	111	112		
105								
106								

Building 1

201	225	224	223	222	221	220	219	218	217
202									216
203									
204									
205	207	208	209	210	211	212	213	214	215
206									

Building 2

333	321	320	319	318	317	316	315	314	313
003	004	005	006	007	008	009	010	011	012

Building 3

442	441	440	439	438	437	436	435	433	432	431	430	429	428	424	423	422				
401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421

Building 4

501	545	544	543	542	541	540	539	538	537	536	535	534	533	532	531	530	529	528	527	526	525
502																					
503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524

Building 5

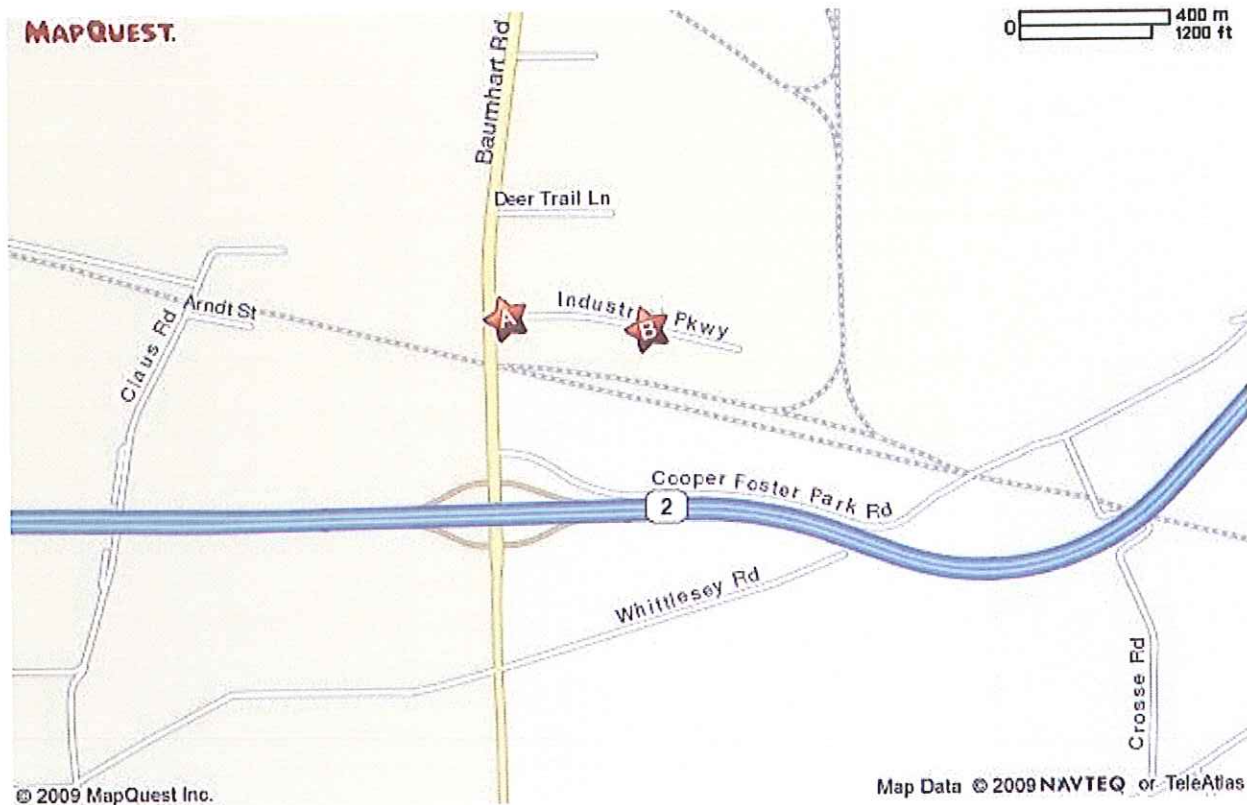
601	645	644	643	642	641	640	639	638	637	636	635	634	633	632	631	630	629	628	627	626	625
602																					
603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624

Building 6

## 7430 NUMBER LAYOUT

# Location Maps





# Tax Map

DISCLAIMER:

This map was created for whatever purpose only and a not to be construed as a "warranty" or "guarantee" of accuracy. The map is provided as a "best effort" and does not constitute a warranty of any kind. The map is provided as a "best effort" and does not constitute a warranty of any kind. The map is provided as a "best effort" and does not constitute a warranty of any kind.

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Main APN Record Legend:

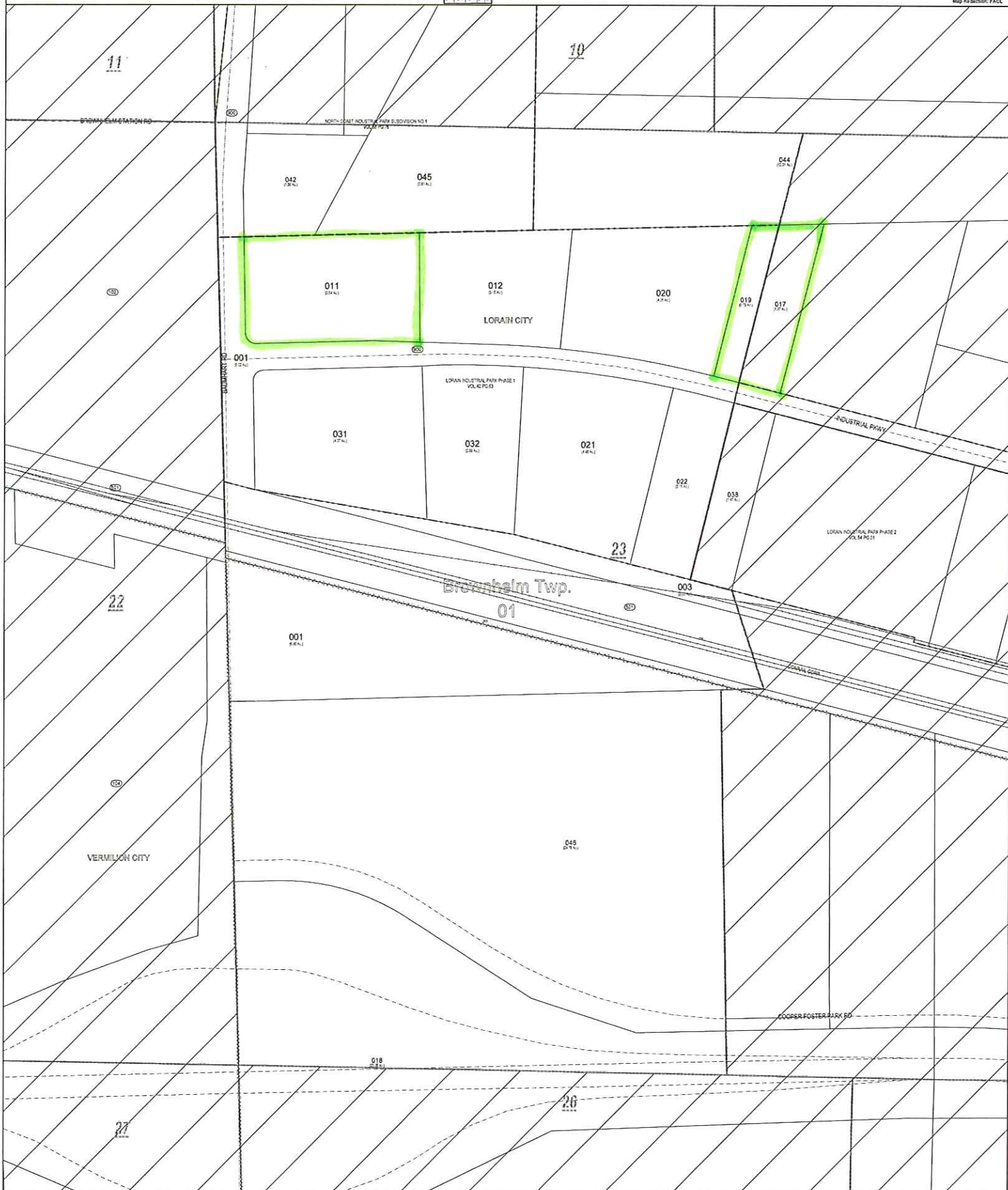
Township Code  
Original Lot ID  
Parcel ID  
Track ID



LORAIN, OH

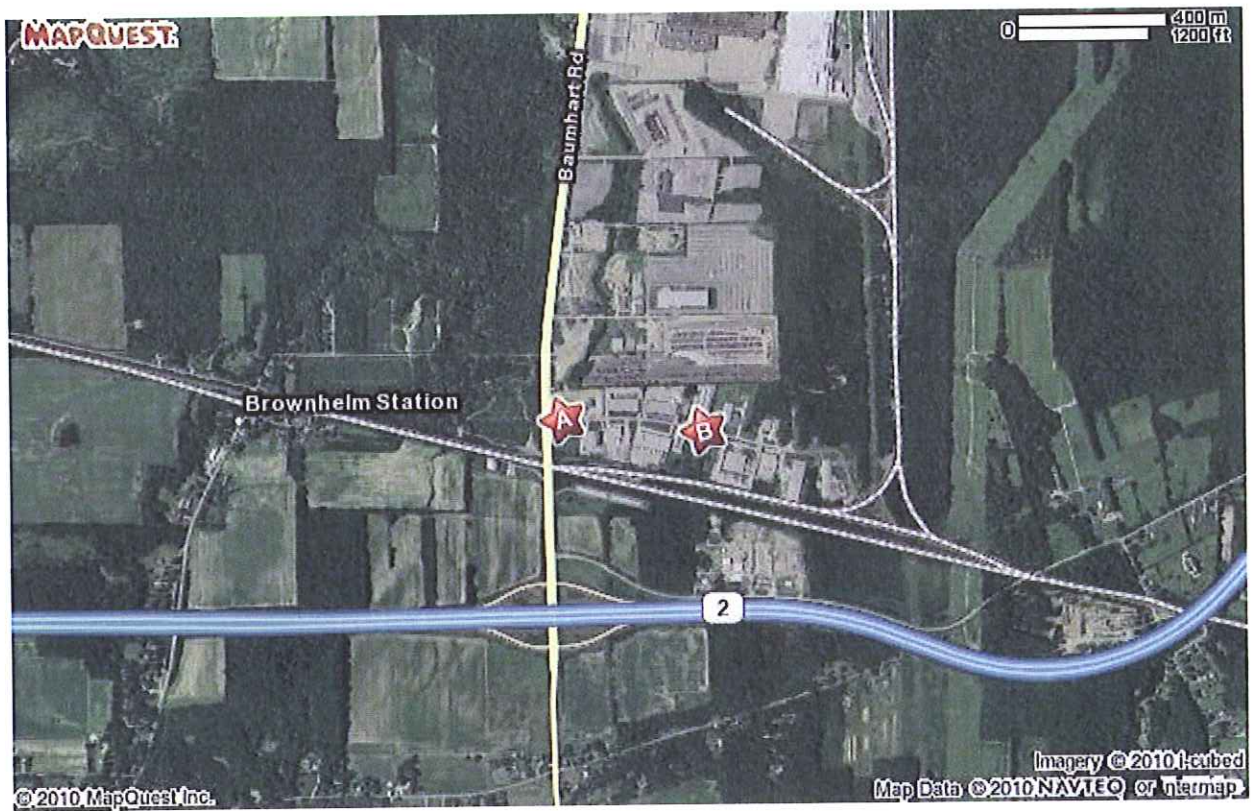
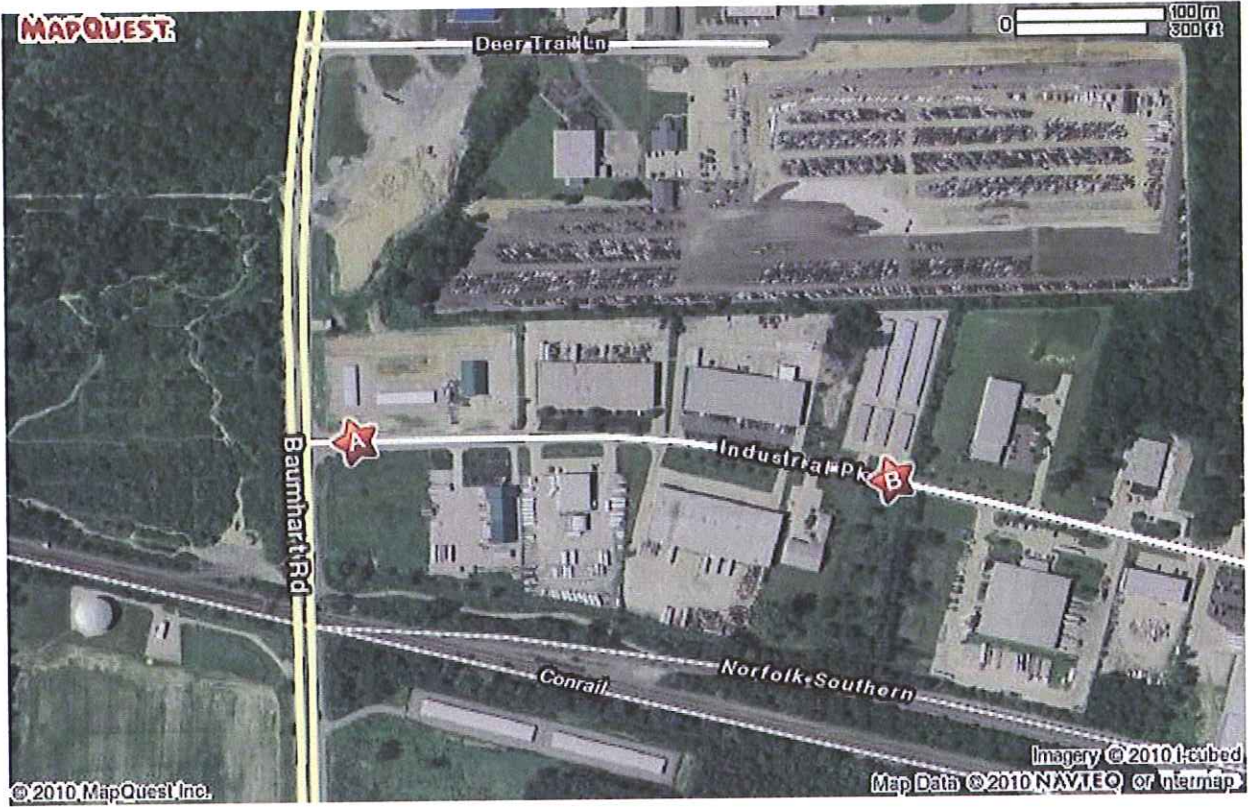
Map ID: 01-00-023-A

Map Reduction: FACD



# Aerial Photos







# Demographic Information

## Pop-Facts: Census Demographic Quick Facts Report

Radius 1: 7490 INDUSTRIAL PARKWAY DR, LORAIN, OH 44053-2064, aggregate

Radius 2: 7490 INDUSTRIAL PARKWAY DR, LORAIN, OH 44053-2064, aggregate

Radius 3: 7490 INDUSTRIAL PARKWAY DR, LORAIN, OH 44053-2064, 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	289		14,452		46,199	
1990 Census	255		12,067		43,587	
Growth 1990-2000	13.33%		19.76%		5.99%	
<b>Households</b>						
2000 Census	100		5,449		17,985	
1990 Census	86		4,405		16,025	
Growth 1990-2000	16.28%		23.70%		12.23%	
<b>2000 Population by Single Race Classification</b>						
	289.00		14,452.00		46,199.00	
White Alone	281	97.23	13,807	95.54	42,409	91.80
Black or African American Alone	1	0.35	172	1.19	1,749	3.79
American Indian and Alaska Native Alone	0	0.00	25	0.17	98	0.21
Asian Alone	1	0.35	78	0.54	238	0.52
Native Hawaiian and Other Pacific Islander Alone	0	0.00	1	0.01	5	0.01
Some Other Race Alone	2	0.69	157	1.09	906	1.96
Two or More Races	4	1.38	211	1.46	793	1.72
<b>2000 Population Hispanic or Latino</b>						
	289.00		14,452.00		46,199.00	
Hispanic or Latino	7	2.42	527	3.65	2,438	5.28
Not Hispanic or Latino	282	97.58	13,925	96.35	43,761	94.72
<b>2000 Tenure of Occupied Housing Units</b>						
	100.00		5,449.00		17,985.00	
Owner Occupied	93	93.00	4,234	77.70	13,568	75.44
Renter Occupied	8	8.00	1,215	22.30	4,417	24.56
<b>2000 Households by Household Income</b>						
	95.00		5,339.00		17,922.00	
Income Less than \$15,000	7	7.37	490	9.18	1,950	10.88
Income \$15,000 - \$24,999	6	6.32	592	11.09	2,093	11.68
Income \$25,000 - \$34,999	12	12.63	670	12.55	2,128	11.87
Income \$35,000 - \$49,999	16	16.84	824	15.43	2,967	16.56
Income \$50,000 - \$74,999	17	17.89	1,263	23.66	4,418	24.65
Income \$75,000 - \$99,999	20	21.05	733	13.73	2,356	13.15
Income \$100,000 - \$149,999	13	13.68	553	10.36	1,433	8.00
Income \$150,000 - \$249,999	4	4.21	174	3.26	446	2.49
Income \$250,000 - \$499,999	1	1.05	31	0.58	98	0.55
Income \$500,000 or more	0	0.00	7	0.13	34	0.19



## Pop-Facts: Census Demographic Quick Facts Report

Radius 1: 7490 INDUSTRIAL PARKWAY DR, LORAIN, OH 44053-2064, aggregate

Radius 2: 7490 INDUSTRIAL PARKWAY DR, LORAIN, OH 44053-2064, aggregate

Radius 3: 7490 INDUSTRIAL PARKWAY DR, LORAIN, OH 44053-2064, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2000 Average Household Size	2.83		2.57		2.53	
2000 Average Household Income	69,176.20		62,745.31		58,499.90	
2000 Median Household Income	60,416.67		51,839.40		49,105.46	
2000 Per Capita Income	22,962.03		23,455.60		22,890.18	

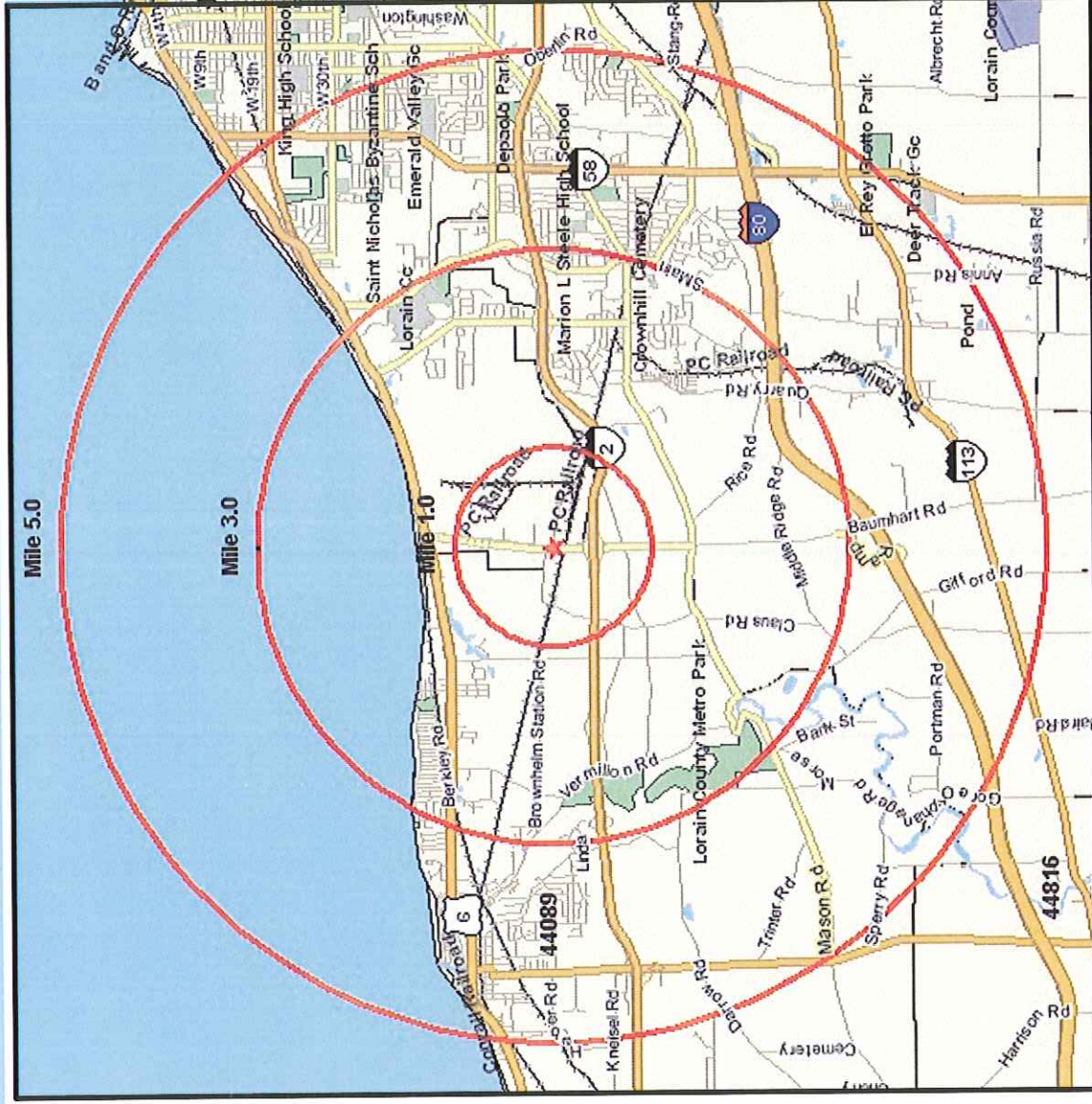




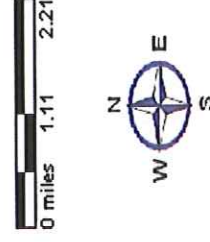
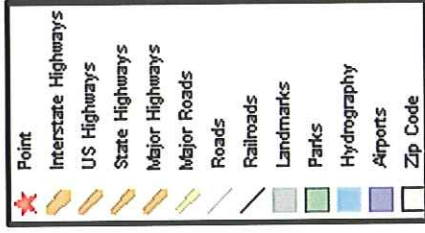
## Area Map

Prepared For:

Order #: 968527610  
Site: 01



7490 INDUSTRIAL PARKWAY DR  
LORAIN, OH 44053-2064  
Coord: 41.409536, -82.282400  
Radius - See Appendix for Details

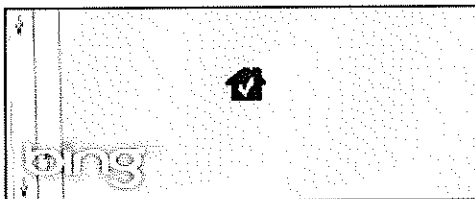


# Property Detail Reports

## Property Detail Report

## Subject Property

**6201 Baumhart Rd  
Lorain, OH 44053  
Lorain City Twp - Lorain  
County**



## Multiple Building Card Property Summary

## Owner Info:

Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>	Tax Billing Zip+4 : <b>0220</b>
Tax Billing Address : <b>Po Box 220</b>	State Use : <b>Indus Warehouse</b>
Tax Billing City & State : <b>Birmingham OH</b>	Universal Land Use : <b>Warehouse</b>
Tax Billing Zip : <b>44816</b>	

## Location Info:

School District : <b>Firelands Lsd</b>	Census Tract : <b>227.00</b>
Subdivision : <b>Lorain Indust Park</b>	

## Tax Info:

Tax ID : <b>01-00-023-000-011</b>	Total Assessment : <b>\$281,300</b>
Tax Year : <b>2008</b>	% Improv : <b>49%</b>
Annual Tax : <b>\$4,343</b>	Tax Area : <b>17</b>
Assessment Year : <b>2008</b>	Tax Appraisal Area : <b>17</b>
Land Assessment : <b>\$143,800</b>	Legal Description : <b>Lorain Ind Pk Ph 1 307.15 X 503.16 S/L 1</b>
Improved Assessment : <b>\$137,500</b>	Lot Number : <b>1</b>

## Characteristics:

Lot Frontage : <b>307.15</b>	Water : <b>Type Unknown</b>
Lot Depth : <b>503.16</b>	Sewer : <b>Type Unknown</b>
Lot Acres : <b>3.55</b>	Cooling Type : <b>Building</b>
Approximate Finished SqFt : <b>10,510</b>	Stories : <b>1</b>
Condition : <b>Average</b>	Topography : <b>Above Street</b>
# of Buildings : <b>2</b>	

## Last Market Sale:

Recording Date : <b>04/06/2007</b>	Deed Type : <b>Warranty Deed</b>
Settle Date : <b>04/03/2007</b>	Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>
Sale Price : <b>\$175,000</b>	Seller : <b>Lorain County Electricians Inc</b>
Document No : <b>198022</b>	Price Per Sq Ft : <b>\$16.65</b>

## Sales History:

Recording Date : <b>04/06/2007</b>	<b>04/15/2002</b>	<b>03/22/2002</b>
Sale Price : <b>\$175,000</b>	<b>\$65,000</b>	
Nominal :		<b>Y</b>
Buyer Name : <b>Best Little Warehouse Of Lorain L</b>	<b>Lorain County Electricians Inc</b>	<b>Nadem Properties Inc</b>
Seller Name : <b>Lorain County Electricians Inc</b>	<b>Nadem Properties Inc</b>	<b>Lorain Industrial Park Co</b>

Document No : **198022**      **822798**      **818116**  
 Document Type : **Warranty Deed**      **Warranty Deed**      **Warranty Deed**

**Mortgage History:**

Mortgage Date : <b>08/18/2009</b>	<b>05/15/2008</b>	<b>10/09/2007</b>	<b>04/06/2007</b>
Mortgage Amt : <b>\$75,440</b>	<b>\$50,000</b>	<b>\$760,000</b>	<b>\$131,250</b>
Mortgage Lender : <b>Firstmerit Bk Na</b>	<b>First Merit Bk</b>	<b>Firstmerit Bk Na</b>	<b>Firstmerit Bk Na</b>
Mortgage Type : <b>Conventional</b>	<b>Conventional</b>		<b>Conventional</b>
Borrower 1 : <b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>

**Features:****Extra Features**

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Canopy Over Patio :	<b>25</b>		<b>24</b>	<b>12</b>	<b>1997</b>	<b>\$500</b>
763 :	<b>288</b>				<b>1997</b>	<b>\$36,101</b>
100 :	<b>50</b>				<b>1997</b>	<b>\$620</b>
526 :	<b>1,000</b>				<b>2007</b>	<b>\$2,950</b>
100 :	<b>1,040</b>					<b>\$12,896</b>

**Building 1 of 2****Owner Info:**

Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>	Tax Billing Zip+4 : <b>0220</b>
Tax Billing City & State : <b>Birmingham OH</b>	State Use : <b>Indus Warehouse</b>
Tax Billing Zip : <b>44816</b>	Universal Land Use : <b>Warehouse</b>

**Location Info:**

School District : <b>Firelands Lsd</b>	Census Tract : <b>227.00</b>
Subdivision : <b>Lorain Indust Park</b>	Zoning : <b>C017</b>

**Tax Info:**

Tax ID : <b>01-00-023-000-011</b>	Total Assessment : <b>\$281,300</b>
Tax Year : <b>2008</b>	% Improv : <b>49%</b>
Annual Tax : <b>\$4,343</b>	Tax Area : <b>17</b>
Assessment Year : <b>2008</b>	Tax Appraisal Area : <b>17</b>
Land Assessment : <b>\$143,800</b>	Legal Description : <b>Lorain Ind Pk Ph 1 307.15 X 503.16 S/L 1</b>
Improved Assessment : <b>\$137,500</b>	Lot Number : <b>1</b>

**Characteristics:**

Lot Frontage : <b>307.15</b>	Water : <b>Type Unknown</b>
Lot Depth : <b>503.16</b>	Sewer : <b>Type Unknown</b>
Lot Acres : <b>3.55</b>	Cooling Type : <b>Building</b>
Approximate Finished SqFt : <b>5,255</b>	Stories : <b>1</b>
Condition : <b>Average</b>	Topography : <b>Above Street</b>

**Last Market Sale:**

Recording Date : <b>04/06/2007</b>	Deed Type : <b>Warranty Deed</b>
Settle Date : <b>04/03/2007</b>	Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>
Sale Price : <b>\$175,000</b>	Seller : <b>Lorain County Electricians Inc</b>
Document No : <b>198022</b>	Price Per Sq Ft : <b>\$33.30</b>

**Sales History:**

Recording Date :	<b>04/06/2007</b>	<b>04/15/2002</b>	<b>03/22/2002</b>
Sale Price :	<b>\$175,000</b>	<b>\$65,000</b>	
Nominal :			<b>Y</b>
Buyer Name :	<b>Best Little Warehouse Of Lorain L</b>	<b>Lorain County Electricians Inc</b>	<b>Nadem Properties Inc</b>
Seller Name :	<b>Lorain County Electricians Inc</b>	<b>Nadem Properties Inc</b>	<b>Lorain Industrial Park Co</b>
Document No :	<b>198022</b>	<b>822798</b>	<b>818116</b>
Document Type :	<b>Warranty Deed</b>	<b>Warranty Deed</b>	<b>Warranty Deed</b>

**Mortgage History:**

Mortgage Date :	<b>08/18/2009</b>	<b>05/15/2008</b>	<b>10/09/2007</b>	<b>04/06/2007</b>
Mortgage Amt :	<b>\$75,440</b>	<b>\$50,000</b>	<b>\$760,000</b>	<b>\$131,250</b>
Mortgage Lender :	<b>Firstmerit Bk Na</b>	<b>First Merit Bk</b>	<b>Firstmerit Bk Na</b>	<b>Firstmerit Bk Na</b>
Mortgage Type :	<b>Conventional</b>	<b>Conventional</b>		<b>Conventional</b>
Borrower 1 :	<b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>

**Features:****Extra Features**

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Canopy Over Patio :	<b>25</b>		<b>24</b>	<b>12</b>	<b>1997</b>	<b>\$500</b>
763 :	<b>288</b>				<b>1997</b>	<b>\$36,101</b>
100 :	<b>50</b>				<b>1997</b>	<b>\$620</b>
526 :	<b>1,000</b>				<b>2007</b>	<b>\$2,950</b>
100 :	<b>1,040</b>					<b>\$12,896</b>

**Building 2 of 2****Owner Info:**

Owner Name :	<b>Best Little Warehouse Of Lorain Llc</b>	Tax Billing Zip+4 :	<b>0220</b>
Tax Billing City & State :	<b>Birmingham OH</b>	State Use :	<b>Indus Warehouse</b>
Tax Billing Zip :	<b>44816</b>	Universal Land Use :	<b>Warehouse</b>

**Location Info:**

School District :	<b>Firelands Lsd</b>	Census Tract :	<b>227.00</b>
Subdivision :	<b>Lorain Indust Park</b>	Zoning :	<b>C017</b>

**Tax Info:**

Tax ID :	<b>01-00-023-000-011</b>	Total Assessment :	<b>\$281,300</b>
Tax Year :	<b>2008</b>	% Improv :	<b>49%</b>
Annual Tax :	<b>\$4,343</b>	Tax Area :	<b>17</b>
Assessment Year :	<b>2008</b>	Tax Appraisal Area :	<b>17</b>
Land Assessment :	<b>\$143,800</b>	Legal Description :	<b>Lorain Ind Pk Ph 1 307.15 X 503.16 S/L 1</b>
Improved Assessment :	<b>\$137,500</b>	Lot Number :	<b>1</b>

**Characteristics:**

Lot Frontage :	<b>307.15</b>	Water :	<b>Type Unknown</b>
Lot Depth :	<b>503.16</b>	Sewer :	<b>Type Unknown</b>
Lot Acres :	<b>3.55</b>	Approximate Finished SqFt :	<b>5,255</b>
Stories :	<b>1</b>	Topography :	<b>Above Street</b>

**Last Market Sale:**



Recording Date : **04/06/2007**Settle Date : **04/03/2007**Sale Price : **\$175,000**Document No : **198022**Deed Type : **Warranty Deed**Owner Name : **Best Little Warehouse Of  
Lorain Llc**Seller : **Lorain County Electricians  
Inc**Price Per Sq Ft : **\$33.30****Sales History:**

Recording Date : <b>04/06/2007</b>	<b>04/15/2002</b>	<b>03/22/2002</b>
Sale Price : <b>\$175,000</b>	<b>\$65,000</b>	
Nominal :		<b>Y</b>
Buyer Name : <b>Best Little Warehouse Of Lorain L</b>	<b>Lorain County Electricians Inc</b>	<b>Nadem Properties Inc</b>
Seller Name : <b>Lorain County Electricians Inc</b>	<b>Nadem Properties Inc</b>	<b>Lorain Industrial Park Co</b>
Document No : <b>198022</b>	<b>822798</b>	<b>818116</b>
Document Type : <b>Warranty Deed</b>	<b>Warranty Deed</b>	<b>Warranty Deed</b>

**Mortgage History:**

Mortgage Date : <b>08/18/2009</b>	<b>05/15/2008</b>	<b>10/09/2007</b>	<b>04/06/2007</b>
Mortgage Amt : <b>\$75,440</b>	<b>\$50,000</b>	<b>\$760,000</b>	<b>\$131,250</b>
Mortgage Lender : <b>Firstmerit Bk Na</b>	<b>First Merit Bk</b>	<b>Firstmerit Bk Na</b>	<b>Firstmerit Bk Na</b>
Mortgage Type : <b>Conventional</b>	<b>Conventional</b>		<b>Conventional</b>
Borrower 1 : <b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>	<b>Best Little Warehouse Of Lorain L</b>

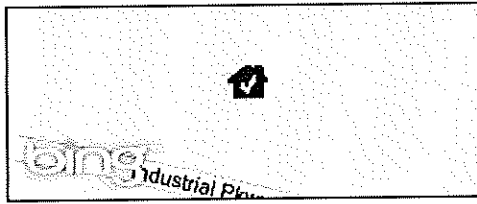
Courtesy of Eric Zimmerman  
NEOHREX

The data within this report is compiled by First American 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.

## Property Detail Report

## Subject Property

**7430 Industrial Parkway Dr  
Lorain, OH 44053-2064  
Lorain City Twp - Lorain  
County**



## Multiple Building Card Property Summary

## Owner Info:

Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>	Tax Billing Zip+4 : <b>0220</b>
Tax Billing Address : <b>Po Box 220</b>	State Use : <b>Commi Warehouse</b>
Tax Billing City & State : <b>Birmingham OH</b>	Universal Land Use : <b>Warehouse</b>
Tax Billing Zip : <b>44816</b>	

## Location Info:

School District : <b>Firelands Lsd</b>	Flood Zone Panel : <b>3903510003C</b>
Subdivision : <b>Lorain Indust Park</b>	Panel Date : <b>03/03/1992</b>
Census Tract : <b>227.00</b>	Flood Zone Code : <b>X</b>

## Tax Info:

Tax ID : <b>01-00-023-000-017</b>	Total Assessment : <b>\$576,900</b>
Tax Year : <b>2008</b>	% Improv : <b>90%</b>
Annual Tax : <b>\$8,906</b>	Tax Area : <b>17</b>
Assessment Year : <b>2008</b>	Tax Appraisal Area : <b>17</b>
Land Assessment : <b>\$55,800</b>	Lot Number : <b>23</b>
Improved Assessment : <b>\$521,100</b>	

## Characteristics:

Water : <b>Type Unknown</b>	Sewer : <b>Type Unknown</b>
Lot Acres : <b>1.377</b>	Approximate Finished SqFt : <b>3,000</b>
Above Gnd Sq Ft : <b>3000</b>	Ground Floor Area : <b>3000</b>
Stories : <b>1</b>	Condition : <b>Average</b>
Year Built : <b>1990</b>	Topography : <b>Above Street</b>
# of Buildings : <b>2</b>	

## Last Market Sale:

Recording Date : <b>10/16/2006</b>	Deed Type : <b>Warranty Deed</b>
Settle Date : <b>10/10/2006</b>	Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>
Sale Price : <b>\$483,400</b>	Seller : <b>Sweet Briar Homes Inc</b>
Document No : <b>170869</b>	Price Per Sq Ft : <b>\$161.13</b>

## Sales History:

Recording Date : <b>10/16/2006</b>	<b>10/15/1999</b>	<b>11/30/1994</b>	<b>10/23/1989</b>
Sale Price : <b>\$483,400</b>	<b>\$270,000</b>	<b>\$172,700</b>	<b>\$60,000</b>
Buyer Name : <b>Best Little Warehouse Of Lorain L</b>	<b>Sweetbriar Homes Inc</b>	<b>Niagara Enterprises Inc</b>	
Seller Name : <b>Sweet Briar Homes Inc</b>	<b>Niagra Ents Inc</b>	<b>Mini-Park Inc</b>	<b>Park Lorain I</b>
Document No : <b>170869</b>	<b>647807</b>	<b>1013-332</b>	<b>26845000001</b>
Document Type : <b>Warranty Deed</b>	<b>Corporation Grant Deed</b>	<b>Deed (Reg)</b>	<b>Deed (Reg)</b>

**Mortgage History:**

Mortgage Date :	03/26/2008	10/16/2006	10/16/2006	12/28/2005
Mortgage Amt :	\$225,000	\$617,550	\$55,000	\$20,000,000
Mortgage Lender :	Lorain Nat'l Bk	Firstmerit Bk Na	Private Individual	Fifth Third Bk
Mortgage Type :	Conventional			Conventional
Borrower 1 :	Best Little Warehouse Of Lorain	Best Little Warehouse Of Lorain L	Sweet Briar Homes Inc	Sweet Briar Homes Inc
Borrower 2 :				

**Features:****Extra Features**

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
100 :	1,900		1900	1	1990	\$23,560
526 :	38,000		38000	1	1990	\$112,100

**Building 1 of 2****Owner Info:**

Owner Name :	Best Little Warehouse Of Lorain Llc	Tax Billing Zip+4 :	0220
Tax Billing City & State :	Birmingham OH	State Use :	Comm Warehouse
Tax Billing Zip :	44816	Universal Land Use :	Warehouse

**Location Info:**

School District :	Firelands Lsd	Panel Date :	03/03/1992
Subdivision :	Lorain Indust Park	Flood Zone Code :	X
Census Tract :	227.00	Zoning :	C001
Flood Zone Panel :	3903510003C		

**Tax Info:**

Tax ID :	01-00-023-000-017	Total Assessment :	\$576,900
Tax Year :	2008	% Improv :	90%
Annual Tax :	\$8,906	Tax Area :	17
Assessment Year :	2008	Tax Appraisal Area :	17
Land Assessment :	\$55,800	Lot Number :	23
Improved Assessment :	\$521,100		

**Characteristics:**

Water :	Type Unknown	Sewer :	Type Unknown
Lot Acres :	1.377	Approximate Finished SqFt :	3,000
Above Gnd Sq Ft :	3000	Ground Floor Area :	3000
Stories :	1	Condition :	Average
Year Built :	1990	Topography :	Above Street

**Last Market Sale:**

Recording Date :	10/16/2006	Deed Type :	Warranty Deed
Settle Date :	10/10/2006	Owner Name :	Best Little Warehouse Of Lorain Llc
Sale Price :	\$483,400	Seller :	Sweet Briar Homes Inc
Document No :	170869	Price Per Sq Ft :	\$161.13

**Sales History:**

Recording Date :	10/16/2006	10/15/1999	11/30/1994	10/23/1989
Sale Price :	\$483,400	\$270,000	\$172,700	\$60,000
Buyer Name :	Best Little Warehouse Of Lorain L	Sweetbriar Homes Inc	Niagara Enterprises Inc	

Seller Name : <b>Sweet Briar Homes Inc</b>	<b>Niagra Ents Inc</b>	<b>Mini-Park Inc</b>	<b>Park Lorain I</b>
Document No : <b>170869</b>	<b>647807</b>	<b>1013-332</b>	<b>26845000001</b>
Document Type : <b>Warranty Deed</b>	<b>Corporation Grant Deed</b>	<b>Deed (Reg)</b>	<b>Deed (Reg)</b>

**Mortgage History:**

Mortgage Date : <b>03/26/2008</b>	<b>10/16/2006</b>	<b>10/16/2006</b>	<b>12/28/2005</b>
Mortgage Amt : <b>\$225,000</b>	<b>\$617,550</b>	<b>\$55,000</b>	<b>\$20,000,000</b>
Mortgage Lender : <b>Lorain Nat'l Bk</b>	<b>Firstmerit Bk Na</b>	<b>Private Individual</b>	<b>Fifth Third Bk</b>
Mortgage Type : <b>Conventional</b>			<b>Conventional</b>
Borrower 1 : <b>Best Little Warehouse Of Lorain</b>	<b>Best Little Warehouse Of Lorain L</b>	<b>Sweet Briar Homes Inc</b>	<b>Sweet Briar Homes Inc</b>
Borrower 2 :			

**Features:****Extra Features**

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
100 :	<b>1,900</b>		<b>1900</b>	<b>1</b>	<b>1990</b>	<b>\$23,560</b>
526 :	<b>38,000</b>		<b>38000</b>	<b>1</b>	<b>1990</b>	<b>\$112,100</b>

**Building 2 of 2****Owner Info:**

Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>	Tax Billing Zip+4 : <b>0220</b>
Tax Billing City & State : <b>Birmingham OH</b>	State Use : <b>Comm Warehouse</b>
Tax Billing Zip : <b>44816</b>	Universal Land Use : <b>Warehouse</b>

**Location Info:**

School District : <b>Firelands Lsd</b>	Panel Date : <b>03/03/1992</b>
Subdivision : <b>Lorain Indust Park</b>	Flood Zone Code : <b>X</b>
Census Tract : <b>227.00</b>	Zoning : <b>C001</b>
Flood Zone Panel : <b>3903510003C</b>	

**Tax Info:**

Tax ID : <b>01-00-023-000-017</b>	Total Assessment : <b>\$576,900</b>
Tax Year : <b>2008</b>	% Improv : <b>90%</b>
Annual Tax : <b>\$8,906</b>	Tax Area : <b>17</b>
Assessment Year : <b>2008</b>	Tax Appraisal Area : <b>17</b>
Land Assessment : <b>\$55,800</b>	Lot Number : <b>23</b>
Improved Assessment : <b>\$521,100</b>	

**Characteristics:**

Water : <b>Type Unknown</b>	Sewer : <b>Type Unknown</b>
Lot Acres : <b>1.377</b>	Stories : <b>1</b>
Topography : <b>Above Street</b>	

**Last Market Sale:**

Recording Date : <b>10/16/2006</b>	Deed Type : <b>Warranty Deed</b>
Settle Date : <b>10/10/2006</b>	Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>
Sale Price : <b>\$483,400</b>	Seller : <b>Sweet Briar Homes Inc</b>
Document No : <b>170869</b>	

**Sales History:**

Recording Date : <b>10/16/2006</b>	<b>10/15/1999</b>	<b>11/30/1994</b>	<b>10/23/1989</b>
Sale Price : <b>\$483,400</b>	<b>\$270,000</b>	<b>\$172,700</b>	<b>\$60,000</b>

Buyer Name : <b>Best Little Warehouse Sweetbriar Homes Inc Niagara Enterprises</b>			
<b>Of Lorain L</b>		<b>Inc</b>	
Seller Name : <b>Sweet Briar Homes Inc Niagra Ents Inc</b>		<b>Mini-Park Inc</b>	<b>Park Lorain I</b>
Document No : <b>170869</b>	<b>647807</b>	<b>1013-332</b>	<b>26845000001</b>
Document Type : <b>Warranty Deed</b>	<b>Corporation Grant</b>	<b>Deed (Reg)</b>	<b>Deed (Reg)</b>
	<b>Deed</b>		

**Mortgage History:**

Mortgage Date : <b>03/26/2008</b>	<b>10/16/2006</b>	<b>10/16/2006</b>	<b>12/28/2005</b>
Mortgage Amt : <b>\$225,000</b>	<b>\$617,550</b>	<b>\$55,000</b>	<b>\$20,000,000</b>
Mortgage Lender : <b>Lorain Nat'l Bk</b>	<b>Firstmerit Bk Na</b>	<b>Private Individual</b>	<b>Fifth Third Bk</b>
Mortgage Type : <b>Conventional</b>			<b>Conventional</b>
Borrower 1 : <b>Best Little Warehouse</b>	<b>Best Little Warehouse</b>	<b>Sweet Briar Homes Inc</b>	<b>Sweet Briar Homes</b>
<b>Of Lorain</b>	<b>Of Lorain L</b>		<b>Inc</b>
Borrower 2 :			

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**Property Detail Report**

Subject Property

**Industrial Pkwy****Lorain City Twp - Lorain County****Owner Info:**

Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>	Tax Billing Zip+4 : <b>0220</b>
Tax Billing Address : <b>Po Box 220</b>	State Use : <b>Comm'l Vacant Land</b>
Tax Billing City & State : <b>Birmingham OH</b>	Universal Land Use : <b>Commercial (Nec)</b>
Tax Billing Zip : <b>44816</b>	

**Location Info:**

School District : <b>Firelands Lsd</b>	Subdivision : <b>Lorain Indust Park</b>
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**Tax Info:**

Tax ID : <b>01-00-023-000-019</b>	Total Assessment : <b>\$32,800</b>
Tax Year : <b>2008</b>	Tax Area : <b>17</b>
Annual Tax : <b>\$506</b>	Tax Appraisal Area : <b>17</b>
Assessment Year : <b>2008</b>	Legal Description : <b>Lorain Industrial Park 76 X 466.58 Pt S/L 3</b>
Land Assessment : <b>\$32,800</b>	Lot Number : <b>PT 3</b>

**Characteristics:**

Lot Frontage : <b>76</b>	Water : <b>Type Unknown</b>
Lot Depth : <b>466.58</b>	Sewer : <b>Type Unknown</b>
Lot Acres : <b>.81</b>	Topography : <b>Above Street</b>

**Last Market Sale:**

Recording Date : <b>11/30/1994</b>	Deed Type : <b>Deed (Reg)</b>
Sale Price : <b>\$172,700</b>	Owner Name : <b>Best Little Warehouse Of Lorain Llc</b>
Document No : <b>1013-332</b>	Seller : <b>Mini-Park Inc</b>

**Sales History:**

Recording Date : <b>11/30/1994</b>
Sale Price : <b>\$172,700</b>
Buyer Name : <b>Niagara Enterprises Inc</b>
Seller Name : <b>Mini-Park Inc</b>
Document No : <b>1013-332</b>
Document Type : <b>Deed (Reg)</b>

**Mortgage History:**

Mortgage Date : <b>11/30/1994</b>
Mortgage Amt : <b>\$220,000</b>
Mortgage Lender : <b>Lorain Nat'l Bk</b>
Mortgage Type : <b>Conventional</b>
Borrower 1 : <b>Niagara Enterprises Inc</b>
Borrower 2 : <b>Aka Safe-T Storage Inc</b>

Courtesy of Eric Zimmerman  
NEOHREX

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