

# GENERAL BACKGROUND INFORMATION

*(As available on 4/8/11 - subject to change without notice)*

## Brookside Village Apartments

585 Seville Road & 675 Trease Road

Apartment Complex totaling 56 units

Real Property Located in Wadsworth, Ohio

Medina County



Materials Presented by:

## Ag Real Estate Group, Inc.

Eric M. Silver, President & Broker

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# 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

## REGISTRATION

### CREPD, LLC

### Brookside Village Apartments

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

This property is owned by, CREPD LLC. 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, manager, or broker 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 (4/8/2011))*

- Data Sheet
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- Offering Summary
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- Proposed Financing
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- Demographic Information
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# Data Sheet

Brookside Village Apartments  
585 Seville Road & 675 Trease Road  
Wadsworth, OH 44281

The Property

Property:	Brookside Village Apartments
Address:	585 Seville Road & 675 Trease Road Wadsworth, OH 44281
Zoning:	R-2, Residential
Parcel #	40-20C-13-077
Acres	7.7+/- acres

Building

Number of Units:	56
Number of Buildings:	3
Number of Stories:	3
Year Built:	Circa 1973
Gross Square Footage:	48,141 +/-
Rentable Square Footage:	46,440 +/-

Construction

Exterior:	Brick (Seville Rd.), Brick & Vinyl (Trease Rd.)
Roof:	Gable style w/ composition shingle (Seville Rd.) & Gable & hip style w/ composition shingle (Trease Rd.)

Utilities

Water/Sewer:	Owner Paid
Electric:	Tenant Paid (Owner pays common areas)
Gas:	None

HVAC

Heat:	Electric forced air furnaces (Seville Rd. & 2 <sup>nd</sup> floor Trease Rd.)
Cooling:	Electric baseboard heat (1 <sup>st</sup> floor units Trease Rd.) Central A/C (Seville Rd. & 2 <sup>nd</sup> floor Trease Rd.) Thru the wall A/C (1 <sup>st</sup> floor Trease Rd.)

Amenities

In ground pool  
On-Site Laundry (Seville Rd. only) - most units have  
washer/dryer connections in units



# Rent Roll

As Of: August, 2011

# Rent Roll With Vacant Units

Ran on 08/25/2011 for Properties: Brookside Village Apartments(CREPD)

Full Name	Unit	Unit Type	Rent Charge Assistance	Rent Charge Tenant	Total Rent Charge
Kerr, Helen	A1	1B	\$0.00	\$0.00	\$500.00
Canning, Maureen	A2	1B	\$0.00	\$0.00	\$450.00
VACANT	A3	1B	\$0.00	\$0.00	\$0.00
VACANT	A4	1B	\$0.00	\$0.00	\$0.00
Brewer, Troy	A5	1B	\$0.00	\$0.00	\$525.00
VACANT	A6	1B	\$0.00	\$0.00	\$0.00
Lawrence, Duane	A7	1B	\$0.00	\$0.00	\$445.00
Yeater, Linda-Jean	A8	1B	\$394.00	\$156.00	\$550.00
Barnett, Lori	B1	1B	\$438.00	\$87.00	\$525.00
Smallwood, Debbie	B2	1B	\$0.00	\$0.00	\$500.00
VACANT	B3	1B	\$0.00	\$0.00	\$0.00
VACANT	B4	1B	\$0.00	\$0.00	\$0.00
Herrmann, Amanda	B5	1B	\$0.00	\$0.00	\$425.00
VACANT	B6	1B	\$0.00	\$0.00	\$0.00
VACANT	B7	1B	\$0.00	\$0.00	\$0.00
Kelly, Mark	B8	1B	\$0.00	\$0.00	\$550.00
Pamer, Bonnie	A09	2B	\$0.00	\$0.00	\$650.00
Stapleton, Keri	A10	2B	\$598.00	\$52.00	\$650.00
VACANT	A11	2B	\$0.00	\$0.00	\$0.00
Gallo, David	A12	2B	\$0.00	\$0.00	\$650.00
Stringfield, Mendy	A13	2B	\$625.00	\$0.00	\$625.00
Rose, Kim	A14	2B	\$0.00	\$0.00	\$650.00
Knight, Breanne	A15	2B	\$0.00	\$0.00	\$650.00
VACANT	A16	2B	\$0.00	\$0.00	\$0.00
Warters, Lucille	B09	2B	\$0.00	\$0.00	\$590.00
Metheney, James and Bonnie	B10	2B	\$0.00	\$0.00	\$650.00
VACANT	B11	2B	\$0.00	\$0.00	\$0.00
Sintoni, Danielle & Matt	B12	2B	\$0.00	\$0.00	\$590.00
VACANT	B13	2B	\$0.00	\$0.00	\$0.00
Walker, Bob	B14	2B	\$0.00	\$0.00	\$650.00
VACANT	B15	2B	\$0.00	\$0.00	\$0.00
Harmon, Jessica	B16	2B	\$0.00	\$0.00	\$650.00
VACANT	A1-S	3B	\$0.00	\$0.00	\$0.00
Wade, Angel	A2-S	2B	\$660.00	\$0.00	\$660.00
Thomas, Tia	A3-S	3B	\$614.00	\$111.00	\$725.00
VACANT	A4-S	2B	\$0.00	\$0.00	\$0.00
Headley, Marcy	A5-S	3B	\$0.00	\$0.00	\$750.00
Becar, Meranda	A6-S	2B	\$0.00	\$0.00	\$625.00
Arvay, Curtis	B1-S	1B	\$0.00	\$0.00	\$525.00
VACANT	B2-S	1B	\$0.00	\$0.00	\$0.00
VACANT	B3-S	1B	\$0.00	\$0.00	\$0.00
Stevick, Michael	B4-S	1B	\$0.00	\$0.00	\$500.00
VACANT	B5-S	1B	\$0.00	\$0.00	\$0.00
VACANT	B6-S	1B	\$0.00	\$0.00	\$0.00
Porter, Robert	C1-S	2B	\$0.00	\$0.00	\$650.00
Casto, John	C2-S	3B	\$0.00	\$0.00	\$685.00
Shooks, Charles	C3-S	2B	\$0.00	\$0.00	\$560.00
Harvey, Amanda	C4-S	3B	\$0.00	\$0.00	\$700.00
VACANT	C5-S	2B	\$0.00	\$0.00	\$0.00
VACANT	C6-S	3B	\$0.00	\$0.00	\$0.00
Franks, Dennis	D1-S	1B	\$0.00	\$0.00	\$520.00
Richardson, Ben	D2-S	1B	\$0.00	\$0.00	\$525.00
Crowe, Nick	D3-S	1B	\$0.00	\$0.00	\$500.00
Taylor, Cindi	D4-S	1B	\$0.00	\$0.00	\$525.00
VACANT	D5-S	1B	\$0.00	\$0.00	\$0.00
Rutledge, Greg	D6-S	1B	\$0.00	\$0.00	\$475.00
56			\$3,329.00	\$406.00	\$20,400.00

# Offering Summary

Brookside Village Apartments  
585 Seville Road & 675 Trease Road  
Wadsworth, OH 44281

**Summary**

Price	\$1,750,000
Down Payment	\$437,500
Price Per Unit	\$31,250
Price Per Gross Building SF	\$36.35
Number Of Units	56
Building Square Footage	48,141
Number of Stories	3
Lot Size	7.7 acres +/-
Year Built (circa)	1973

**Proposed New Financing**

Loan Amount	\$1,312,500
Loan Type	Proposed New
Interest Rate	6.50%
Amortization	30 Years
Term	5 Years
Loan To Value	75%

**Potential Operating Data - Year 1**

Gross Potential Rent	\$372,900
Net Effective Rent	\$336,810
Expenses	\$186,044
Net Operating Income	\$150,767
Annual Debt Service	\$99,551
Cash Flow	\$51,216

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

# Unit Mix

Brookside Village Apartments  
585 Seville Road & 675 Trease Road  
Wadsworth, OH 44281

585 Seville Road			
<u>Unit Type - 1 bedroom</u>			
No. of Units	Bdr.	Ba.	SF.
12	1	1	610+/-
<u>Unit Type - 2 bedroom</u>			
No. of Units	Bdr.	Ba.	SF.
6	2	2	1,000+/-
<u>Unit Type - 3 bedroom</u>			
No. of Units	Bdr.	Ba.	SF.
6	3	2	1,400+/-

675 Trease - Building A			
<u>Unit Type - 1 bedroom</u>			
No. of Units	Bdr.	Ba.	SF.
8	1	1	610+/-
<u>Unit Type - 2 bedroom</u>			
No. of Units	Bdr.	Ba.	SF.
8	2	1	935+/-

675 Trease - Building B			
<u>Unit Type - 1 bedroom</u>			
No. of Units	Bdr.	Ba.	SF.
8	1	1	610+/-
<u>Unit Type - 2 bedroom</u>			
No. of Units	Bdr.	Ba.	SF.
8	2	1	935+/-

\*Information has not been verified. Receiver/Broker have been provided limited documentation and have not toured each individual unit. Information above is based on limited available information and is subject to errors, omissions, inaccuracies and modification.

# Proposed Financing

Brookside Village Apartments  
585 Seville Road & 675 Trease Road  
Wadsworth, OH 44281

**Proposed New Financing**

Loan Amount	\$1,312,500
Loan Type	Proposed New
Interest Rate	6.5
Amoritization	30 Years
Term	5 Years
Loan To Value	75%



# Sample Income & Expense Statement

Brookside Village Apartments  
585 Seville Road & 675 Trease Road  
Wadsworth, OH 44281

**Sample Income & Expense Statement**

Income	Monthly	Annual	Per Unit
Gross Potential Rent Income	\$31,075	\$372,900	\$6,659 <sup>1</sup>
Less Vacancy (10%)	-\$3,108	-\$37,290	
Misc. Other Income	\$100	\$1,200	\$50 <sup>2</sup>
<b>Net Effective Gross Income</b>	<b>\$28,068</b>	<b>\$336,810</b>	<b>\$14,034</b>

Expenses	Monthly	Annual	Per Unit
Advertising	\$500	\$6,000	\$107 <sup>2</sup>
Insurance	\$654	\$7,845	\$140 <sup>4</sup>
Real Estate Taxes	\$4,056	\$48,672	\$869 <sup>3</sup>
Electric	\$57	\$688	\$12 <sup>5</sup>
Water & Sewer	\$1,498	\$17,982	\$321 <sup>5</sup>
Gas	\$0	\$0	\$0
Trash Removal	\$468	\$5,616	\$100 <sup>5</sup>
Management @ 5%	\$1,403	\$16,841	\$301 <sup>2</sup>
Maintenance & Repairs	\$300	\$3,600	\$64 <sup>2</sup>
Unit Make Ready Work	\$750	\$9,000	\$161 <sup>6</sup>
Landscaping & Snow Removal	\$1,667	\$20,000	\$357 <sup>2</sup>
Maintenance & Leasing Staffing	\$3,000	\$36,000	\$643 <sup>2</sup>
Reserves	\$1,000	\$12,000	\$214 <sup>2</sup>
Administrative	\$150	\$1,800	\$32 <sup>2</sup>
<b>Total Expenses</b>	<b>\$15,504</b>	<b>\$186,044</b>	<b>\$3,322</b>

<b>Net Operating Income (before debt service)</b>	<b>\$12,564</b>	<b>\$150,767</b>	<b>\$2,692</b>
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1 - Rents based on March, 2011 rent roll + estimated income of \$525 per month for 3 vacant apartments at that time

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

3 - Based on 2010 tax bills per Auditor's website

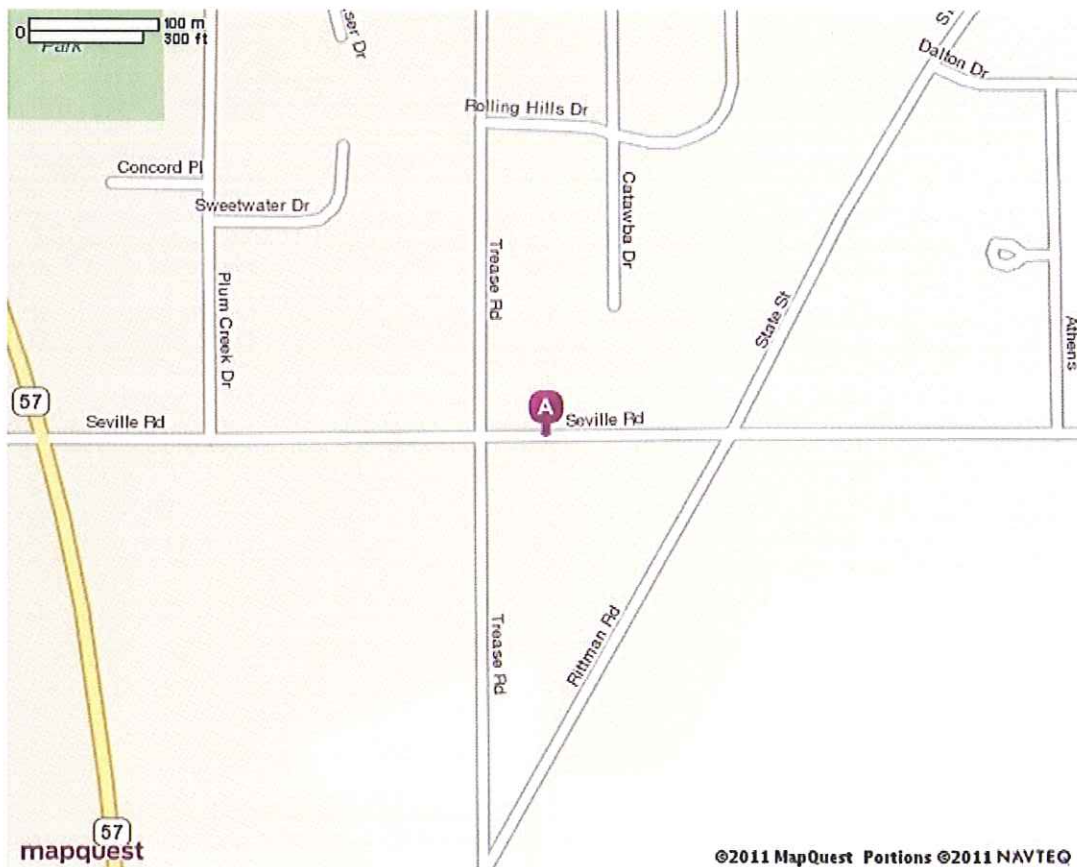
4 - Based on information listed in prior owners 2009 Tax Return

5 - Based on averages of 2010 billings provided by Wadsworth Utilities

6 - Historical make ready expenses not available, based on Broker estimate of \$750 per unit @ 12 units per year

\*All information to be verified by prospective purchaser. May be subject to additional expenses not listed, including expenses related to chemicals & staffing for the swimming pool which are not included in this sample.

# Location Map

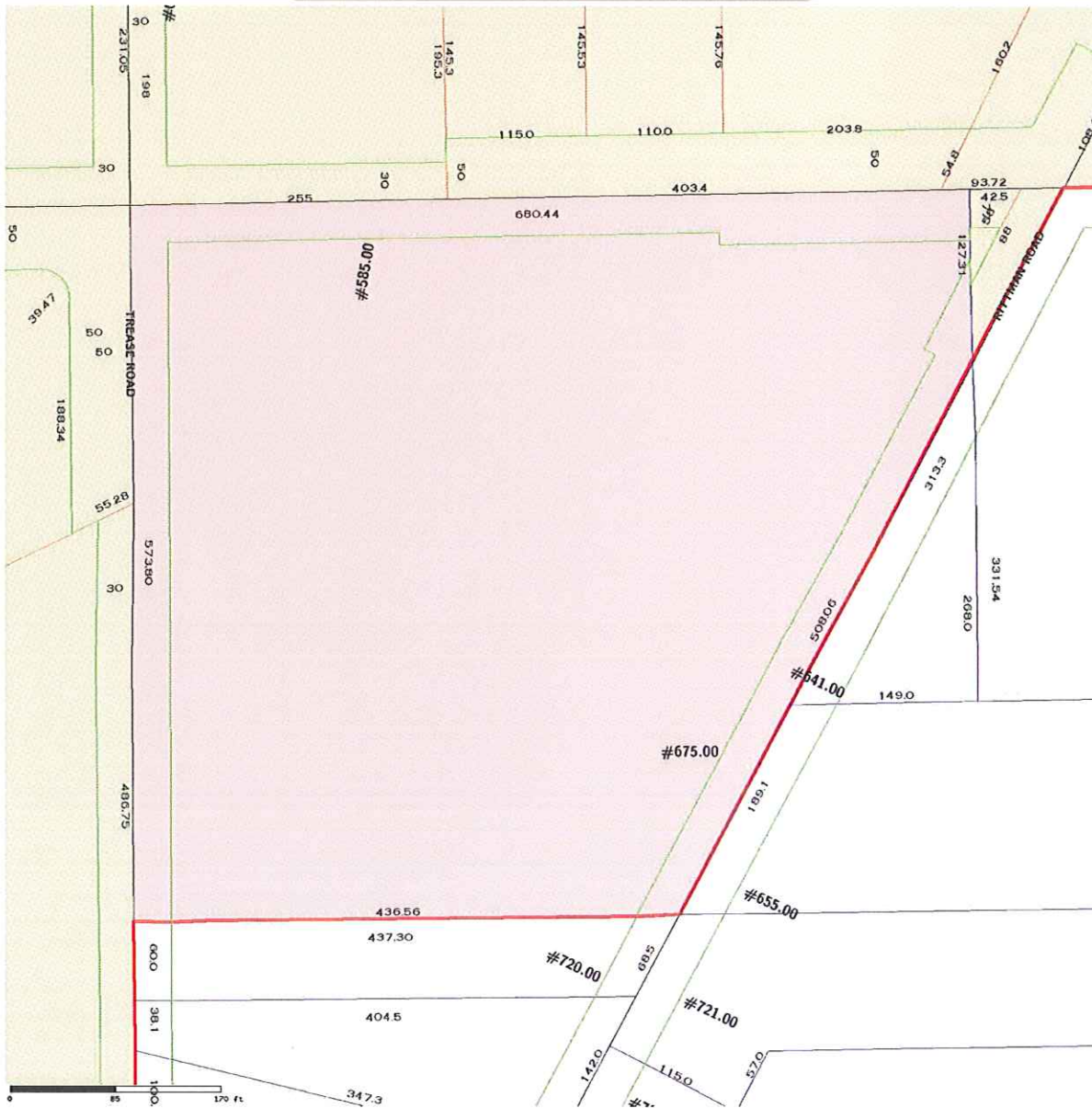


# Tax Map





# Medina County Tax-Map



PARCEL:

Parcel Number: 040-20C-13-077

Location: Wadsworth City

School District: Wadsworth City

City Lot: 5011

Acreage: 7.700000  
Transfer Dates: 2011/02/10, 3000/01/01

Address(es): 585.00-SEVILLE ROAD-(Field),675.00-RITTMAN ROAD-(Field), CH16

Structure Type: Duplex or multi-unit-585, Duplex or multi-unit-675

Latitude/Longitude (of map center): 41.00948/-81.74725

**OWNER:**

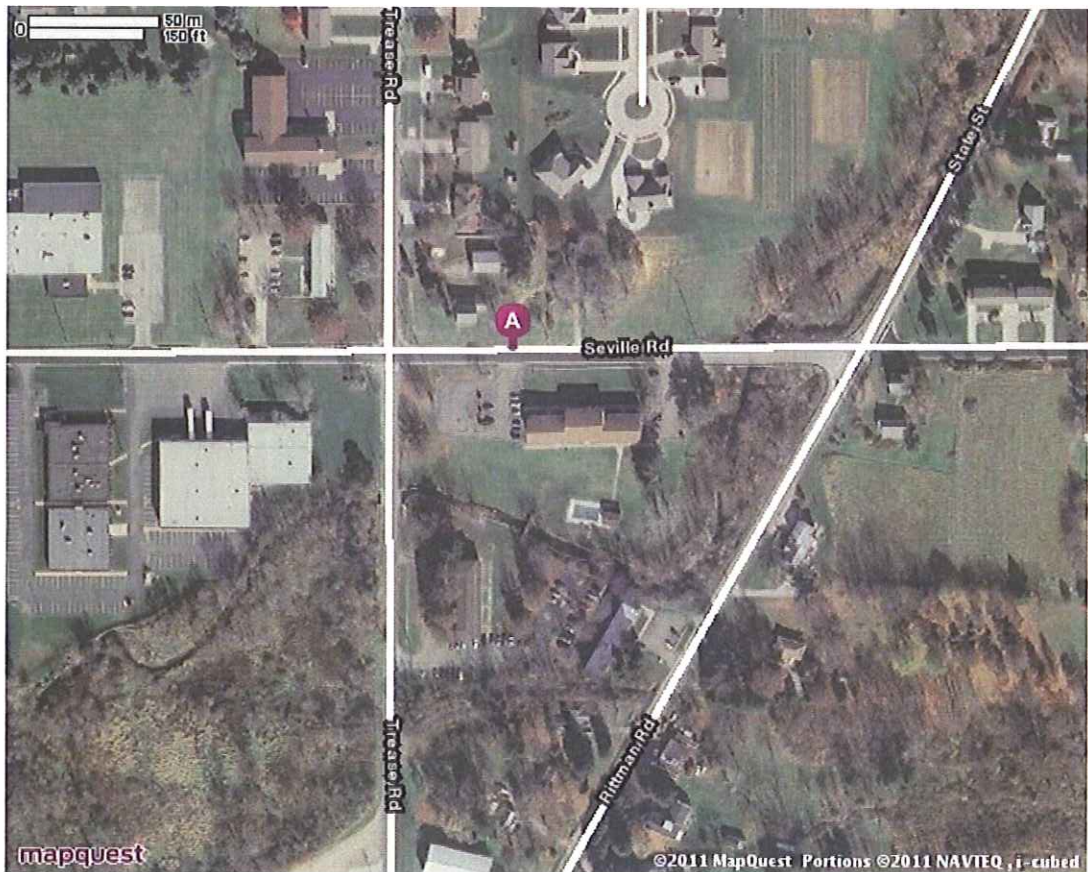
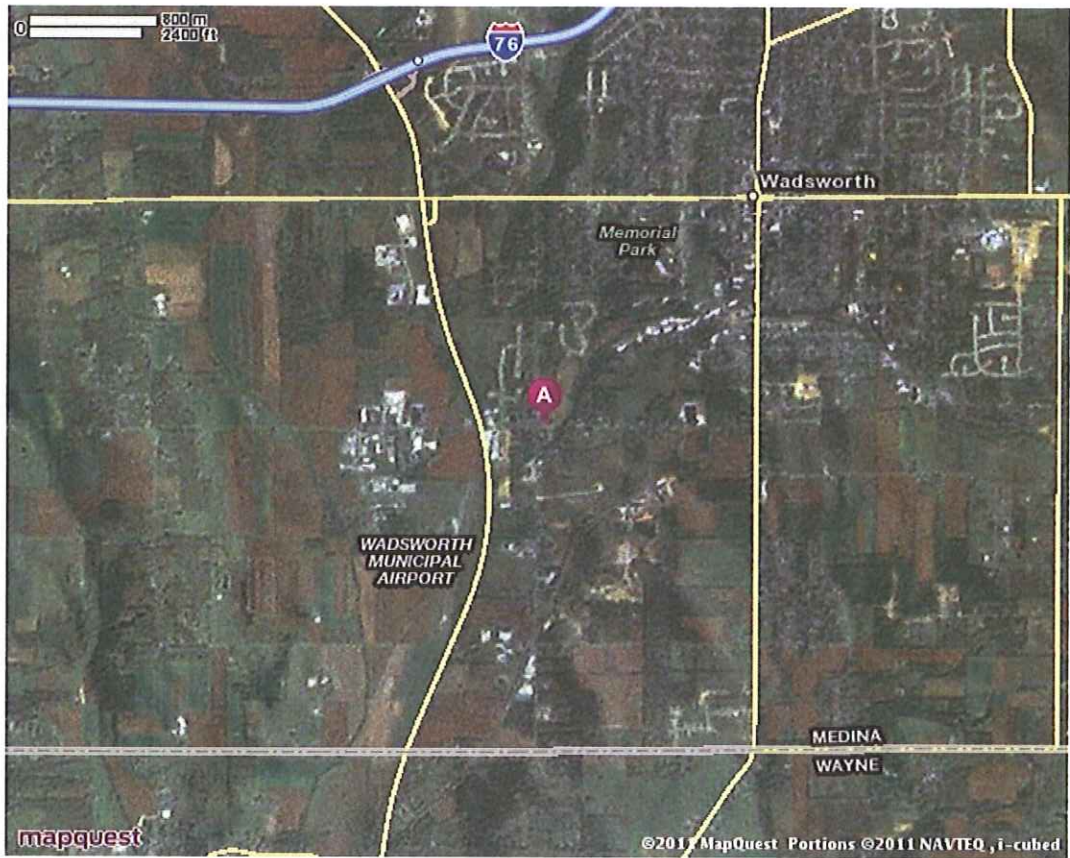
Name: CREPD LLC

Percentage: 100.00

-  Track, Lot, & Section
-  Right Of Way
-  Street Centerline
-  Railroad
-  River Bank & Lake
-  Sublot
-  Condominium
-  Parcel
-  School District
-  Dual-jurisdiction
-  Cities
-  Villages

# Aerial Photos





# Demographic Information

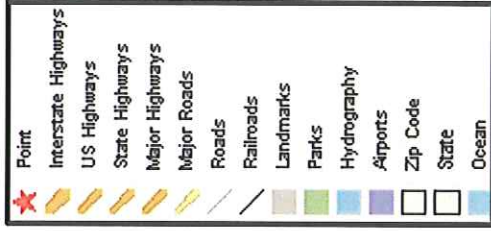


## Area Map

Prepared For:

Order #: 969720135  
Site: 01

585 SEVILLE RD  
WADSWORTH, OH 44281-1030  
Coord: 41.010391, -81.748279  
Radius - See Appendix for Details



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

Radius 1: 585 SEVILLE RD, WADSWORTH, OH 44281-1030, aggregate

Radius 2: 585 SEVILLE RD, WADSWORTH, OH 44281-1030, aggregate

Radius 3: 585 SEVILLE RD, WADSWORTH, OH 44281-1030, 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	2,378		23,762		41,338	
1990 Census	2,224		21,082		36,947	
Growth 1990 - 2000	6.92%		12.71%		11.88%	
<b>Household</b>						
2000 Census	936		9,060		15,717	
1990 Census	850		7,796		13,518	
Growth 1990 - 2000	10.12%		16.21%		16.27%	
<b>2000 Est. Population by Single Classification Race</b>						
White Alone	2,336	98.23	23,275	97.95	40,582	98.17
Black or African American Alone	12	0.50	85	0.36	129	0.31
American Indian and Alaska Native Alone	6	0.25	57	0.24	83	0.20
Asian Alone	9	0.38	123	0.52	177	0.43
Native Hawaiian and Other Pacific Islander Alone	0	0.00	2	0.01	5	0.01
Some Other Race Alone	2	0.08	48	0.20	71	0.17
Two or More Races	12	0.50	172	0.72	292	0.71
<b>2000 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	9	0.38	156	0.66	261	0.63
Not Hispanic or Latino	2,369	99.62	23,605	99.34	41,077	99.37
<b>2000 Tenure of Occupied Housing Units</b>						
Owner Occupied	639	68.27	6,848	75.58	12,227	77.79
Renter Occupied	297	31.73	2,212	24.42	3,490	22.21
<b>2000 Average Household Size</b>						
	2.49		2.59		2.60	



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

Radius 1: 585 SEVILLE RD, WADSWORTH, OH 44281-1030, aggregate

Radius 2: 585 SEVILLE RD, WADSWORTH, OH 44281-1030, aggregate

Radius 3: 585 SEVILLE RD, WADSWORTH, OH 44281-1030, 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>	936		9,060		15,717	
Income Less than \$15,000	116	12.39	912	10.07	1,607	10.22
Income \$15,000 - \$24,999	169	18.06	1,135	12.53	1,847	11.75
Income \$25,000 - \$34,999	87	9.29	1,026	11.32	1,976	12.57
Income \$35,000 - \$49,999	179	19.12	1,618	17.86	2,811	17.89
Income \$50,000 - \$74,999	210	22.44	2,212	24.42	3,881	24.69
Income \$75,000 - \$99,999	160	17.09	1,215	13.41	2,033	12.94
Income \$100,000 - \$149,999	22	2.35	668	7.37	1,160	7.38
Income \$150,000 - \$249,999	12	1.28	184	2.03	325	2.07
Income \$250,000 - \$499,999	1	0.11	52	0.57	88	0.56
Income \$500,000 and over	0	0.00	8	0.09	23	0.15
<b>2000 Est. Average Household Income</b>	\$51,802		\$57,609		\$57,387	
<b>2000 Est. Median Household Income</b>	\$43,875		\$48,365		\$48,048	
<b>2000 Est. Per Capita Income</b>	\$21,009		\$22,213		\$22,002	

# County Auditor Property Record



## Medina County Auditor, Michael E. Kovack Property Records

[Tax Bill](#)
[Tax Map](#)
[Transfers](#)
[Where tax goes](#)
[Splits](#)
[Assessments](#)
[Sketch Code](#)
[Home](#)

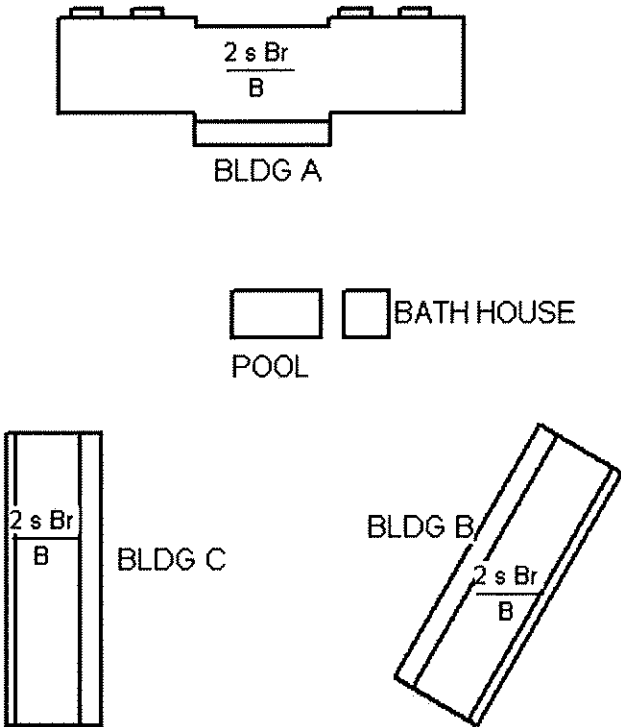
Parcel Number	40-20C-13-077
Owner Name	CREPD LLC
Property Class	403-Apartment - 39+ units
Acreage	7.7
Street Number	585
Street	SEVILLE RD
City	WADSWORTH
Legal:	LOT 5011 W PT 7.700A

Land Value	318840
Cauv Land	0
Building Value	2331160
Total Value	2650000
Taxable Land Value	111590
Taxable CAUV Land Value	0
Taxable Bldg Value	815910
Taxable Total	927500

Card Number	Year Built	ID	Area	Wall Height	Description
002	1973	001	7791	9	Apartment (High Rise)
002	1973	002	7791	12	Apartment (High Rise)
003	1973	001	4902	9	Apartment (High Rise)
003	1973	002	3741	12	Apartment (High Rise)
004	1973	001	4902	9	Apartment (High Rise)
004	1973	002	3741	12	Apartment (High Rise)

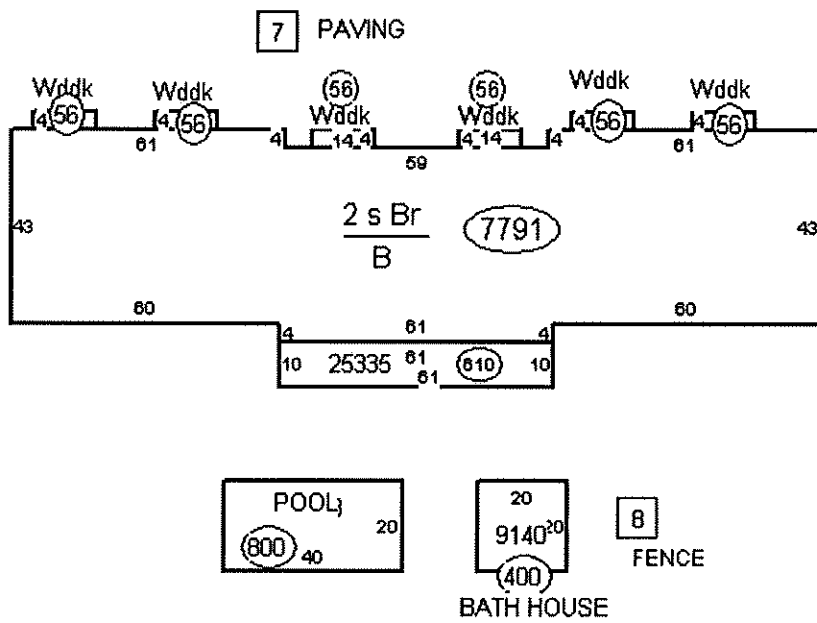
Addition Improvement Feature	Card No.	Length	Width	Height	Capacity	Description
ADDN	002				56.0	Wood Deck
ADDN	002				56.0	Wood Deck
ADDN	002				56.0	Wood Deck
ADDN	002				56.0	Wood Deck
ADDN	002				56.0	Wood Deck
ADDN	002				56.0	Wood Deck
ADDN	003				1161.0	Open Frame Porch
ADDN	003				516.0	Wood Deck
ADDN	004				1161.0	Open Frame Porch
ADDN	004				516.0	Wood Deck
IMP	002	40	20		800.0	Municipal Swimming Pool
IMP	002	61	10		610.0	CNPY
IMP	002	20	20		400.0	Bath House
IMP	002				33800.0	Paving
IMP	002				190.0	Fencing - Chain Link

MASTER SKETCH

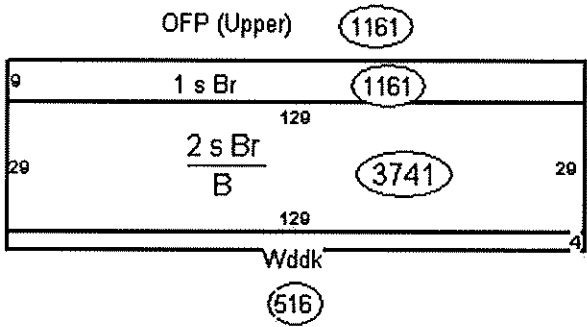




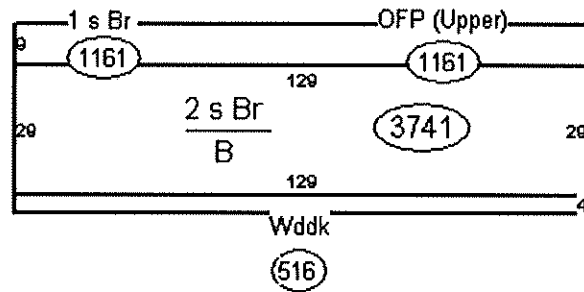
## BLDG A



BLDG B



## BLDG C



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