

GENERAL BACKGROUND INFORMATION

*(As available on 9/1/10 - subject to change without notice)
(updated as of 1/25/12)*

C & S Properties, LLC, In Receivership

7272 Mentor Avenue

Approx. 26,900SF Retail Building on 5.67 acres +/-

Real Property Located in Mentor, Ohio

Lake County

LIST PRICE - \$499,000



Materials & Property Exclusively Presented by:

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

Eric M. Silver, President & Broker

Receiver for:

C & S Properties, LLC

Court of Common Pleas - Lake County, Ohio

Case: 10CV002155

PNC BANK, NATIONAL ASSOCIATION vs. C & S PROPERTIES, LLC

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

REGISTRATION

C & S Properties, LLC

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 2.5% of the purchase price (via escrow) to a buyer's broker. To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the date below, after which time the registration becomes null and void.

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

CIRCLE ONE CHOICE: *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 C & S Properties, LLC

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.

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

This property is owned by, C & S Properties, LLC and is in Receivership via an order signed by Judge Gibson. 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 late August, 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 9/1/2010)
Updated as of 1/25/12

- Data Sheet
- Building Plans
- Location Maps
- Tax Map
- Zoning Map
- Aerial Photos
- Traffic Count Data
- Demographic Information
- Property Detail Reports

Data Sheet

7272 Mentor Avenue
Mentor, OH 44060

The Property

Property: 7272 Mentor Avenue
Address: 7272 Mentor Avenue, Mentor, OH 44060
Zoning: General Business (B-2)
Lot Size: 5.67 +/-
Parcel Number: 16-A-001-0-00-005-0

Building*

Number of Buildings: 1
Number of Stories: 1 w/ partial mezzanine
Year Built: 1971 +/-
Year Renovated: 2008 +/-
Building Square Footage: 26,931 +/-
Parking: Surface
Doors: 5 drive in doors

Construction

Exterior: Block

Utilities

Water/Sewer: Owner Paid
Electric: Owner Paid
Gas: Owner Paid

HVAC

Heat: Combination of Rooftop units, Reznor Units & Forced Air Furnaces
Cooling: Rooftop units & Forced Air

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

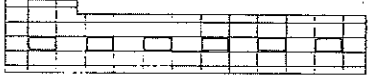
Building Plans

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR TYPE	REMARKS
01	3'-0" x 7'-0"	SW	SWING IN
02	3'-0" x 7'-0"	SW	SWING IN
03	3'-0" x 7'-0"	SW	SWING IN
04	3'-0" x 7'-0"	SW	SWING IN
05	3'-0" x 7'-0"	SW	SWING IN
06	3'-0" x 7'-0"	SW	SWING IN
07	3'-0" x 7'-0"	SW	SWING IN
08	3'-0" x 7'-0"	SW	SWING IN
09	3'-0" x 7'-0"	SW	SWING IN
10	3'-0" x 7'-0"	SW	SWING IN
11	3'-0" x 7'-0"	SW	SWING IN
12	3'-0" x 7'-0"	SW	SWING IN
13	3'-0" x 7'-0"	SW	SWING IN
14	3'-0" x 7'-0"	SW	SWING IN
15	3'-0" x 7'-0"	SW	SWING IN
16	3'-0" x 7'-0"	SW	SWING IN
17	3'-0" x 7'-0"	SW	SWING IN
18	3'-0" x 7'-0"	SW	SWING IN
19	3'-0" x 7'-0"	SW	SWING IN
20	3'-0" x 7'-0"	SW	SWING IN
21	3'-0" x 7'-0"	SW	SWING IN
22	3'-0" x 7'-0"	SW	SWING IN
23	3'-0" x 7'-0"	SW	SWING IN
24	3'-0" x 7'-0"	SW	SWING IN
25	3'-0" x 7'-0"	SW	SWING IN
26	3'-0" x 7'-0"	SW	SWING IN
27	3'-0" x 7'-0"	SW	SWING IN
28	3'-0" x 7'-0"	SW	SWING IN
29	3'-0" x 7'-0"	SW	SWING IN
30	3'-0" x 7'-0"	SW	SWING IN

ADA ACCESSIBILITY GUIDELINES (ADAAG)

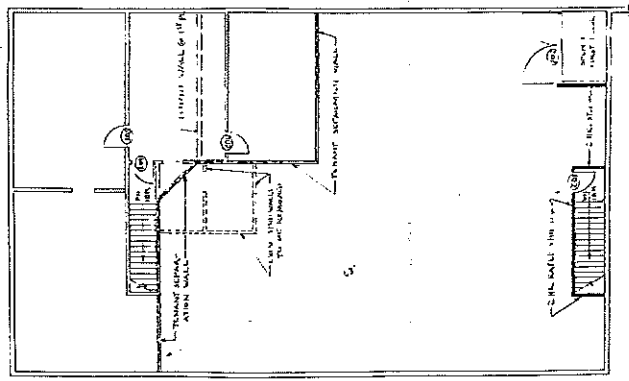
1. ACCESSIBLE ROUTES MUST BE MAINTAINED AT LEAST 36" FROM THE FRONT WALL.
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29. ACCESSIBLE ROUTES MUST BE MAINTAINED AT LEAST 36" FROM THE FRONT WALL.
30. ACCESSIBLE ROUTES MUST BE MAINTAINED AT LEAST 36" FROM THE FRONT WALL.



REFLECTED CEILING SCALE 1/8" = 1'-0"

ELEVATION OF NEW OPENING SCALE 1/8" = 1'-0"

TYP. SECTION THRU OPENING SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

MEZZANINE PLAN

5'-0" x 8'-0"

0803

A-2

MULTI-TENANT BUILDING - WEST TENANT SPACE

7272 MENTOR AVE.

MENTOR, OH

J.G. SHUSTER ARCHITECT

8615 MENTOR AVENUE

MENTOR, OHIO 44060

TELEPHONE (440) 255-0303

AS TO ACCURACY OF CONTENTS

NOT OF MENTOR MAKES NO REPRESENTATION

COPY OF PUBLIC DOCUMENT

A-1	FIRST FLOOR BUILDING PLAN, DRAWING INDEX
A-2	TENANT FIRST FL. MEZZ. PLAN, DOOR SCHEDULE
M-1	H.V.A.C. PLAN, TOILET ROOMS PLUMBING PLAN
L-1	LIGHTING PLANS - FIXTURE SCHEDULE

LINTEL SCHEDULE				REMARKS
LINTEL	TOTAL SPAN	SIZE	BEARING EACH END	
L-1	3'-4"	2-6 3/4" x 3 1/2" x 1/4"	" "	JL
L-2	4'-0"	2-6 1/2" x 3 1/2" x 1/4"	" "	JL
L-3	5'-0"	2-6 1/2" x 3 1/2" x 1/4"	" "	
L-4	10'-0"	W16 x 26 w/ 11" x 8"	" "	I

TYPE OF CONSTRUCTION	NON-COMBUSTIBLE, UNPROTECTED	USE GROUPS	MERCANTILE & MODERATE	WAREHOUSE STORAGE	II-B
BUILDING AREA	10,473 sq. ft.				
TOTAL WEST TENANT SPACE					
APPROX. RENOVATED AREA	700 sq. ft.				
OCCUPANCY	30				

FUTURE TENANT SPACES ARE ASSUMED TO BE OF THE SAME USE GROUPS AS THE PROPOSED USES OF THE WEST TENANT SPACE UNDERGOING THE SAME AS THE FORMER AUTO DEALERSHIP. SEPARATE TENANT APPLICATIONS WILL BE MADE, WHICH FUTURE TENANTS ARE DETERMINED, THE TENANT FOR THE WEST TENANT SPACE IS PRIMARILY IN THE BUSINESS OF DISPLAYING SALES AND SERVING OF MOTORCYCLES WITH STORAGE ONLY OF MOTORCYCLES ON THE SECOND-LEVEL FLOOR, ABOVE THE REAR ENTRANCEWAY.

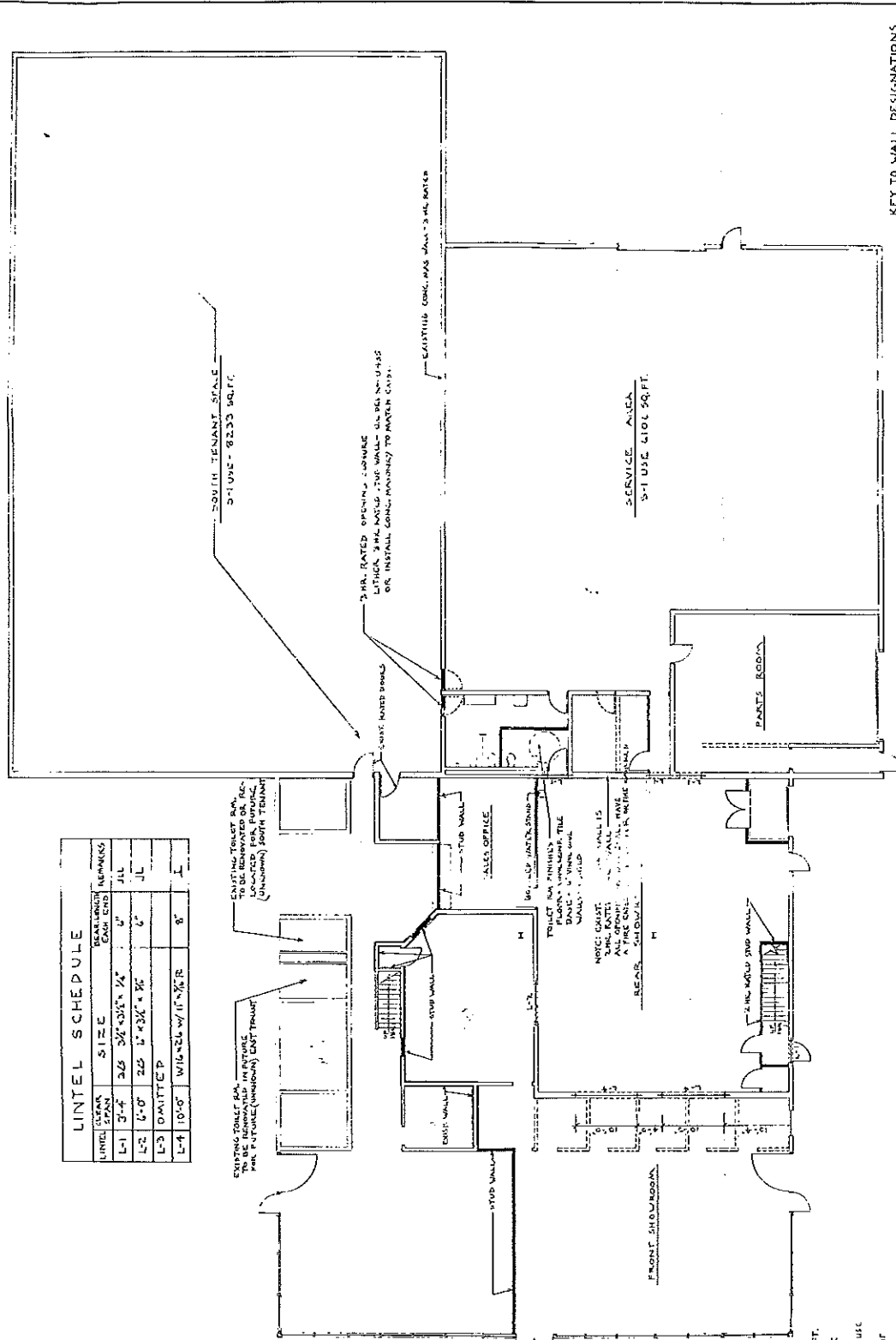
2. INTER. RATED WALL - U.L. DES. NO. U-111
2 LAYERS OF 5/8" THICK DRYWALL
APPLIED TO EACH SIDE OF STEEL STUDS @ 24" O.C.
3. INT. OF CONC. FLOOR TO UNFINISHED OF
STEEL DECK ABOVE CEILING.
4. INT. RATED WALL - U.L. DES. NO. U-135

OVERALL BUILDING CALCULATIONS

NEST TENANT SPACE	
4,967 SQ FT + 410 SQ FT	10,973 SQ FT
REMAINING SPACE (PUTTING PLANT)	
2,641 SQ FT + 8233 SQ FT + 10,874 SQ FT	
TOTAL BUILDING AREA	24,847 SQ FT

ALLOWABLE AREA = TOTAL SA. / AUSE = 12,500 SQFT.
 PRELIMINARY INCREASE = 50% 50.2%
 $10 \times 100 \left[\frac{100}{100} - 0.50 \right] \frac{50}{100}$
 $10 \times 100 \left[1 - 0.50 \right] 1$
 $10 \times 100 \left[0.50 \right] 500$ INCREASE = 9,250 SQFT.
 TOTAL AREA OF BUILDING PERMITTED = 21,750 SQFT.
 TOTAL AREA OF BUILDING NOT PERMITTED = 9,250 SQFT.
 FLOOR DEFORMATION CALCULATED IN A WALL 1 AND THE 5.1 USE
 A TALLER THAN PERMITTED WALLS BE INCREASED 50%
 10 EXIST. WALL OF 100 INCHES.


2008-1284
city



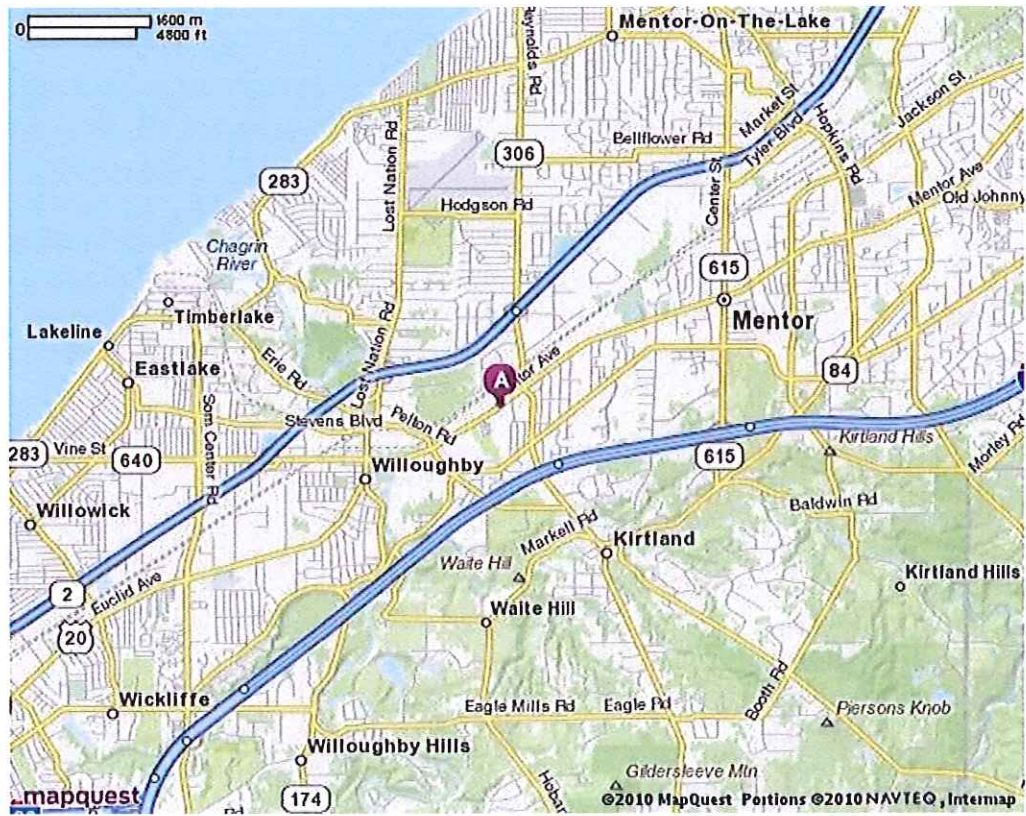
FIRST FLOOR BUILDING PLAN
SCALE 1/8" = 1'-0"

EXISTING WALL TO REMAIN
EXISTING WALL TO DC REMOVED
NEW WALL-MOUNT BRACKET TO BE BUILT
FROM STUDS

MULTI-TENANT BUILDING WEST TENANT SPACE 7272 MENTOR AVE. MENTOR, OH.		DATE 5-8-08 DRAWN BY 0805 CHECKED BY 0805	
1. PROJECT NO.	2. PROJECT NAME	3. PROJECT LOCATION	4. PROJECT DESCRIPTION
5. PROJECT OWNER	6. PROJECT ARCHITECT	7. PROJECT ENGINEER	8. PROJECT CONTRACTOR


J. G. SHUSTER ... ARCHITECT
 8015 MENTOR AVENUE
 MENTOR, OHIO 44060
 TELEPHONE
 (440) 252-3263

Location Maps



Tax Map

Zoning Map

UPDATED: MARCH, 2010
ZONING MAP
CITY OF MENTOR
LAKE COUNTY, OHIO

ADOPTED MAY 18, 1982

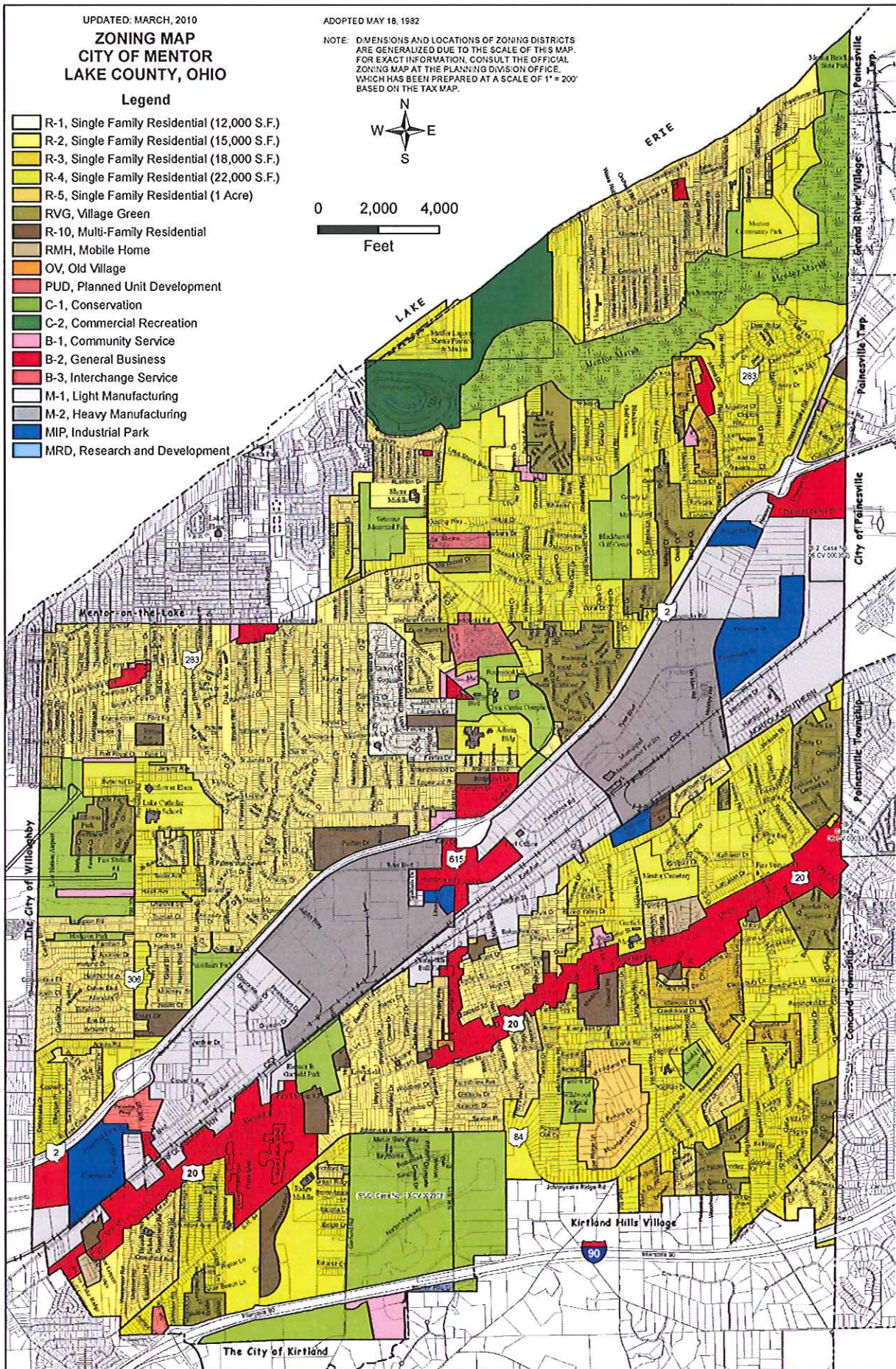
NOTE: DIMENSIONS AND LOCATIONS OF ZONING DISTRICTS ARE GENERALIZED DUE TO THE SCALE OF THIS MAP. FOR EXACT INFORMATION, CONSULT THE OFFICIAL ZONING MAP AT THE PLANNING DIVISION OFFICE, WHICH HAS BEEN PREPARED AT A SCALE OF 1" = 200' BASED ON THE TAX MAP.

Legend

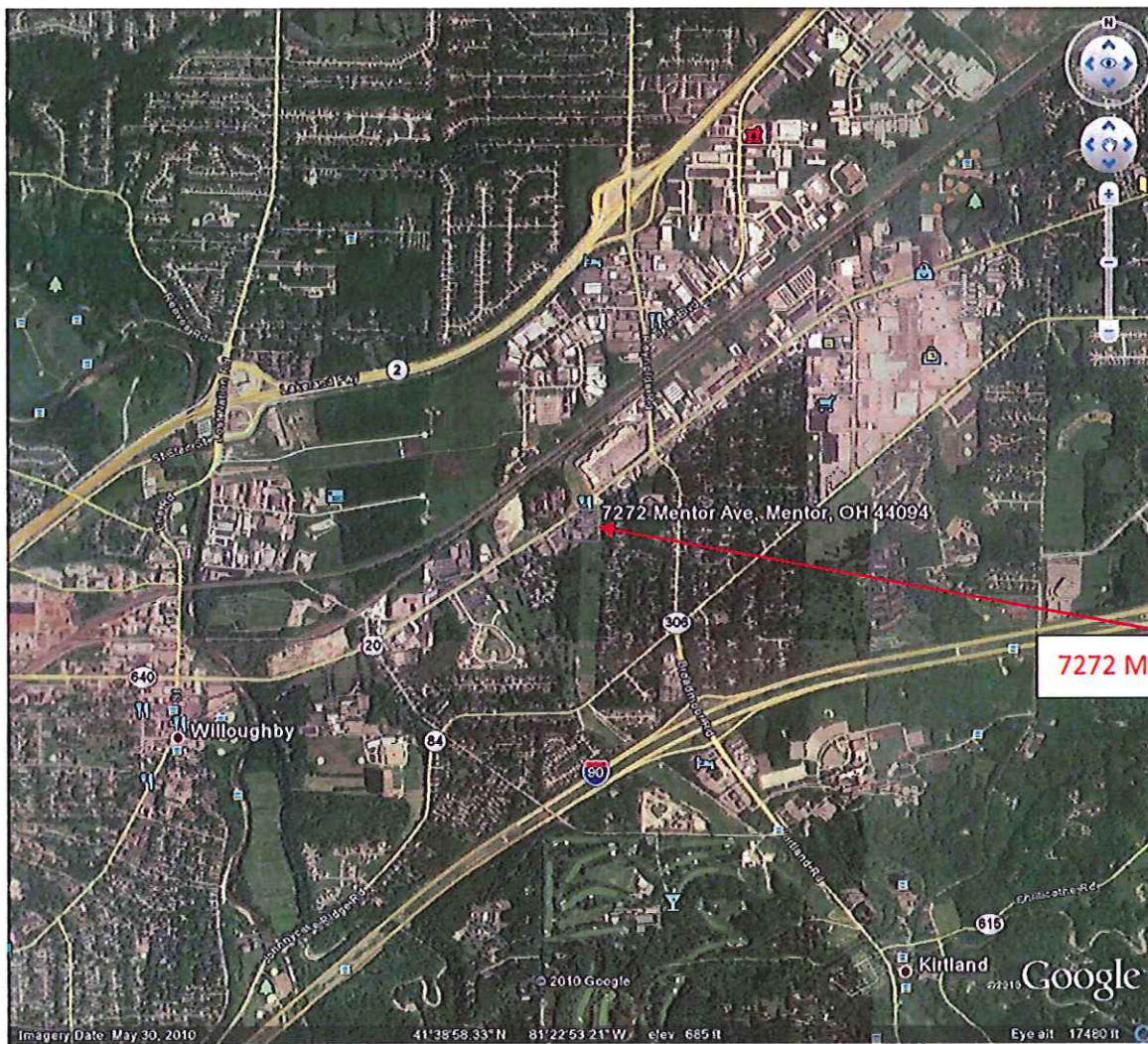
- R-1, Single Family Residential (12,000 S.F.)
- R-2, Single Family Residential (15,000 S.F.)
- R-3, Single Family Residential (18,000 S.F.)
- R-4, Single Family Residential (22,000 S.F.)
- R-5, Single Family Residential (1 Acre)
- RVG, Village Green
- R-10, Multi-Family Residential
- RMH, Mobile Home
- OV, Old Village
- PUD, Planned Unit Development
- C-1, Conservation
- C-2, Commercial Recreation
- B-1, Community Service
- B-2, General Business
- B-3, Interchange Service
- M-1, Light Manufacturing
- M-2, Heavy Manufacturing
- MIP, Industrial Park
- MRD, Research and Development



0 2,000 4,000
 Feet



Aerial Photos



Traffic Count Data

Lake County Highway Traffic Counts

Downtown Painesville

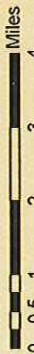


Major Traffic Generators

- 1 Great Lakes Mall
- 2 Shoregate Shopping Center
- 3 Erie Commons
- 4 Painesville Commons Shopping Center
- 5 Vineyards Shopping Center
- 6 Plaza at Willowby Hills
- 7 Lakeland Community College
- 8 Lake Erie College
- 9 Lake County Fairgrounds
- 10 Lost Nation Airport
- 11 Mentor Headlands
- 12 Port of Fairport Harbor
- 13 North Chagrin Metroparks
- 14 Lake County Hospital - West
- 15 TriPoint Medical Center
- 16 Lubrizol
- 17 ABB Inc.
- 18 Avery Demileon
- 19 Perry Nuclear Power Plant
- 20 Mentor Commons Shopping Center
- 21 Willowby Commons Shopping Center
- 22 Madison Square
- 23 Steris Corporation

2007 - 2009 Traffic Counts

- County and Local Roads
- State, US Routes, Interstates



The Northeast Ohio Regional Council of Governments (NORCOG) is a public organization serving the counties of Cuyahoga, Lorain, and Summit. NORCOG is the agency responsible for the Metropolitan Planning Organization (MPO) with the responsibility for environmental, cooperative and continuous planning for highways, public transit, and bikeways, as defined in the current transportation law.

- Perform continuous water quality transportation-related or quality and other environmental planning functions.
- Administer the area transportation function, which includes providing local government with the opportunity to review a wide variety of local or state applications for federal funds.
- Conduct transportation and environmental planning and related demographic, economic and land use research.
- Serve as an information center for transportation, environmental and related planning.
- At NORCOG's Governing Board direction, provide transportation and environmental planning, including the development of a long-range transportation plan.

This publication was generated through grants from the Federal Highway Administration and the Ohio Department of Transportation and appropriations from the revenues of and fees collected by the Ohio Department of Transportation. The Ohio Department of Transportation research reflects official views or policies of the U.S. Department of Transportation or the Ohio Department of Transportation.

GEARBOX
ASHTRAY

Traffic Count Data

17,150 Average Daily Traffic Count



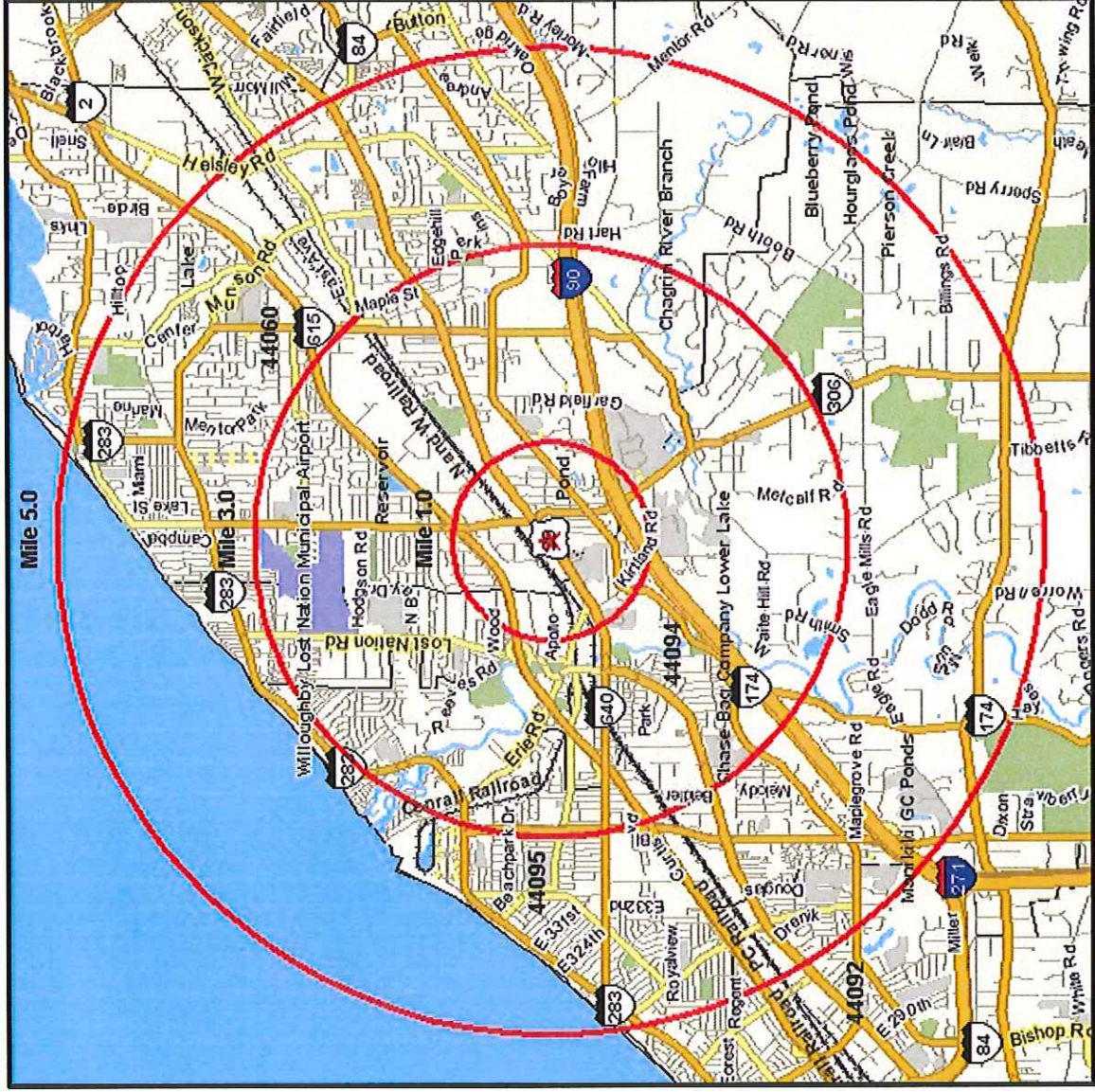
Demographic Information

Area Map

Prepared For:
Project Code: C&S

Order #: 969120749
Site: 01

7272 MENTOR AVE
MENTOR, OH 44060-7582
Coord: 41.650468, -81.381137
Radius - See Appendix for Details



Pop-Facts: Census Demographic Quick Facts 2010 Report

Radius 1: 7272 MENTOR AVE, MENTOR, OH 44060-7582, aggregate

Radius 2: 7272 MENTOR AVE, MENTOR, OH 44060-7582, aggregate

Radius 3: 7272 MENTOR AVE, MENTOR, OH 44060-7582, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2000 Census	4,733		41,518		117,326	
1990 Census	4,658		39,666		115,011	
Growth 1990 - 2000	1.61%		4.67%		2.01%	
Household						
2000 Census	2,025		16,795		47,716	
1990 Census	1,914		15,063		43,643	
Growth 1990 - 2000	5.80%		11.50%		9.33%	
2000 Est. Population by Single Classification Race						
White Alone	4,550	96.13	40,354	97.20	114,078	97.23
Black or African American Alone	66	1.39	310	0.75	884	0.75
American Indian and Alaska Native Alone	3	0.06	43	0.10	113	0.10
Asian Alone	51	1.08	435	1.05	1,214	1.03
Native Hawaiian and Other Pacific Islander Alone	0	0.00	11	0.03	30	0.03
Some Other Race Alone	14	0.30	68	0.16	164	0.14
Two or More Races	49	1.04	298	0.72	842	0.72
2000 Est. Population Hispanic or Latino						
Hispanic or Latino	51	1.08	286	0.69	861	0.73
Not Hispanic or Latino	4,682	98.92	41,232	99.31	116,465	99.27
2000 Tenure of Occupied Housing Units						
Owner Occupied	1,416	69.93	12,630	75.20	36,796	77.11
Renter Occupied	610	30.12	4,165	24.80	10,921	22.89
2000 Average Household Size						
	2.31		2.45		2.44	

Pop-Facts: Census Demographic Quick Facts 2010 Report

Radius 1: 7272 MENTOR AVE, MENTOR, OH 44060-7582, aggregate

Radius 2: 7272 MENTOR AVE, MENTOR, OH 44060-7582, aggregate

Radius 3: 7272 MENTOR AVE, MENTOR, OH 44060-7582, aggregate

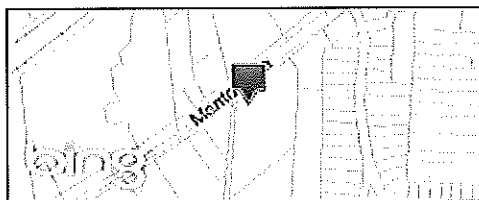
Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2000 Est. Households by Household Income	2,025		16,795		47,716	
Income Less than \$15,000	212	10.47	1,493	8.89	4,234	8.87
Income \$15,000 - \$24,999	232	11.46	1,870	11.13	5,247	11.00
Income \$25,000 - \$34,999	271	13.38	2,088	12.43	6,017	12.61
Income \$35,000 - \$49,999	328	16.20	2,927	17.43	8,929	18.71
Income \$50,000 - \$74,999	547	27.01	3,974	23.66	11,349	23.78
Income \$75,000 - \$99,999	225	11.11	2,363	14.07	6,257	13.11
Income \$100,000 - \$149,999	123	6.07	1,541	9.18	4,151	8.70
Income \$150,000 - \$249,999	36	1.78	367	2.19	1,091	2.29
Income \$250,000 - \$499,999	7	0.35	91	0.54	285	0.60
Income \$500,000 and over	0	0.00	38	0.23	124	0.26
2000 Est. Average Household Income	\$51,569		\$58,226		\$58,607	
2000 Est. Median Household Income	\$47,584		\$49,987		\$49,017	
2000 Est. Per Capita Income	\$22,633		\$23,861		\$24,020	

Property Detail Reports

Property Detail Report

Subject Property

7272 Mentor Ave
Mentor, OH 44060-7582
Mentor City - Lake County

**Owner Info:**

Owner Name : C & S Properties Llc	Tax Billing Zip+4 : 4015
Tax Billing Address : 5715 Darrow Rd	State Use : Auto Sales/Service
Tax Billing City & State : Hudson OH	Universal Land Use : Auto Sales
Tax Billing Zip : 44236	

Location Info:

School District : Mentor Ex Village	Census Tract : 2032.00
Subdivision : Mentor Township 04	Zoning : B-2

Tax Info:

Tax ID : 16-A-001-0-00-005-0	% Improv : 70%
Tax Year : 2009	Tax Area : 16
Annual Tax : \$36,869	Tax Appraisal Area : 16
Assessment Year : 2009	Legal Description : T 4 L 2 A Men Av Bor-1995-C-062 406.88
Land Assessment : \$525,150	Lot Number : 44
Improved Assessment : \$1,235,050	Block ID : 6
Total Assessment : \$1,760,200	

Characteristics:

Lot Acres : 5.67	Approximate Finished SqFt : 26,931
Total Units : 5	Year Built : 1971
Topography : Flat/Level	Water : Public
# of Buildings : 1	Sewer : Public Service

Last Market Sale:

Recording Date : 06/19/2000	Deed Type : Limited Warranty Deed
Settle Date : 06/19/2000	Owner Name : C & S Properties Llc
Sale Price : \$1,900,000	Seller : Reliable Realty Inc
Document No : 21747	Price Per Sq Ft : \$70.55

Sales History:[More History](#)

Recording Date : 06/19/2000	08/31/1994	08/31/1994	
Sale Price : \$1,900,000	\$1,275,000	\$1,400,000	
Buyer Name : C & S Properties Llc	Reliable Realty Inc	Reliable Realty Inc	
Buyer Name 2 :			
Seller Name : Reliable Realty Inc	Coleman Bernard R	Coleman Bernard R	
Document No : 21747	1044-1117		648-709
Document Type : Limited Warranty Deed	Warranty Deed	Grant Deed	Deed (Reg)

Mortgage History:

Mortgage Date : 12/09/2008	11/17/2006	01/28/2004	01/12/2004
Mortgage Amt : \$2,091,000	\$2,091,000	\$1,457,000	\$1,550,000
Mortgage Lender : National Cty Bk	National Cty Bk	National Cty Bk	National Cty Bk
Mortgage Type : Conventional	Conventional	Conventional	Conventional
Borrower 1 : C & S Properties Llc	C & S Properties Llc	C & S Properties Llc	C & S Properties

Lic

Features:**Extra Features**

Description	Sq Ft	Number	Width	Depth	Extra Fea	Yr Blt	Value
Wa1 :	4,800					1971	
Ci1 :	152,000					1971	

Courtesy of Eric Zimmerman
NEOHREX

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