

GENERAL BACKGROUND INFORMATION

(As available on 12/10/09 - subject to change without notice)

Chagrin Coventry Properties, LLC In Receivership

1598 - 1608 Coventry Road
21 Unit Apartment Building
Real Property Located in East Cleveland, Ohio
Cuyahoga County



Materials Presented by:

Ag Real Estate Group, Inc.

Eric M. Silver, President

Receiver for:

Chagrin Coventry Properties, LLC

Court of Common Pleas - Cuyahoga County, Ohio

Case: CV 09 708531

FIRSTMERIT BANK, NA vs. Chagrin Coventry Properties LLC, et al.

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 100
Beachwood, OH 44122
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REGISTRATION

Chagrin Coventry Properties LLC, et. al.

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio. Eric M. Silver is appointed Receiver for this property via order of the Cuyahoga 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 Chagrin Coventry Properties LLC, et. al.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Ag Real Estate Group, Inc.



We are pleased you have selected Ag Real Estate Group, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate, Ag Real Estate Group, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

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 owned by, Chagrin Coventry Properties, et. al. is in Receivership via an order signed by Judge McMonagle. 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 December, 2009 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 (12/10/2009)

- Fact Sheet
- Rent Roll
- Offering Summary
- Unit Mix
- Proposed Financing
- Sample Income & Expense Statement
- Location Map
- Tax Map
- Aerial Photos
- Demographic Information
- Property Detail Report

Fact Sheet

Coventry Apartments
1598 - 1608 Coventry Road
East Cleveland, OH 44118

The Property

Property:	Coventry Apartments
Address:	1598, 1600, 1602 & 1608 Coventry Road, East Cleveland, OH 44118
Zoning:	U2-A3H2 Apartment, less than 2,000 SQ. FT. per family, 50 FT. high
Lot Size:	.835 acres
Parcel Number:	672-26-082

Building

Number of Units:	21
Number of Buildings:	1
Number of Stories:	2 with partial basement
Year Built:	1948
Building Square Footage:	20,562 +/-
Parking:	21 garage spaces

Construction

Exterior:	Brick
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Utilities

Water/Sewer:	Owner Paid
Electric:	Tenant Paid (owner pays house electric)
Gas:	Owner Paid

HVAC

Heat:	Hot water boiler
Cooling:	None

Amenities

On-site laundry

*All information to be verified by potential purchaser.

Rent Roll

As Of: December, 2009

Coventry Apartments
1598 - 1608 Coventry Road
*Rent Roll - December 2009

BLDG	Suite #	Bedrooms	Tenant Rent	HCVP Rent	Total Rent
1598 Coventry	107	2	Vacant	Vacant	Vacant
1598 Coventry	108	2	54.00	712.00	766.00
1598 Coventry	109	2	134.00	498.00	632.00
1598 Coventry	207	2	500.00	0.00	500.00
1598 Coventry	208	2	481.00	187.00	668.00
1598 Coventry	209	2	0.00	599.00	599.00
1600 Coventry	0	2	186.00	473.00	659.00
1600 Coventry	105	2	495.00	205.00	700.00
1600 Coventry	106	2	550.00	0.00	550.00
1600 Coventry	205	2	187.00	482.00	669.00
1600 Coventry	206	2	0.00	646.00	646.00
1602 Coventry	103	2	169.00	476.00	645.00
1602 Coventry	104	2	0.00	754.00	754.00
1602 Coventry	203	2	12.00	553.00	565.00
1602 Coventry	204	2	0.00	590.00	590.00
1608 Coventry	100	2	442.00	237.00	679.00
1608 Coventry	101	2	540.00	0.00	540.00
1608 Coventry	102	2	525.00	0.00	525.00
1608 Coventry	200	2	48.00	770.00	818.00
1608 Coventry	201	2	205.00	495.00	700.00
1608 Coventry	202	2	52.00	589.00	641.00
			4,580.00	8,266.00	12,846.00

Blue = resident with Housing Choice Voucher Program (HCVP) contract

*Lease information has not been verified.

Receiver has been provided limited or no lease documentation.

Information above is based on limited available information and is subject to errors, omissions, inaccuracies and modification.

Offering Summary

Coventry Apartments
1598 - 1608 Coventry Road
East Cleveland, OH 44118

Summary

Price	\$325,000
Down Payment	\$97,500
Price Per Unit	\$15,476
Price Per Gross Building SF	\$15.81
Number Of Units	21
Building Square Footage	20,562
Number of Stories	2 w/ partial bsmt.
Lot Size	.835 acres
Year Built	1948

Proposed New Financing

Loan Amount	\$227,500
Loan Type	Proposed New
Interest Rate	6.50%
Amortization	30 Years
Term	5 Years
Loan To Value	70%

Potential Operating Data - Year 1

Gross Potential Rent	\$160,152
Net Effective Rent	\$154,484
Expenses	\$79,183
Net Operating Income	\$75,302
Annual Debt Service	\$17,255
Cash Flow	\$58,046

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

Unit Mix

Coventry Apartments
1598 - 1608 Coventry Road
East Cleveland, OH 44118

Unit Type - 2 Bedroom

No. of Units	Bdr.	Ba.	SF.
20	2	1	TBD

Unit Type - Basement

No. of Units	Bdr.	Ba.	SF.
1	2	1	TBD

*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

Coventry Apartments
1598 - 1608 Coventry Road
East Cleveland, OH 44118

Proposed New Financing

Loan Amount	\$227,500
Loan Type	Proposed New
Interest Rate	6.5
Amoritization	30 Years
Term	5 Years
Loan To Value	70%

Sample Income & Expense Statement

Coventry Apartments
1598 - 1608 Coventry Rd.
East Cleveland, OH 44118

Sample Income & Expense Statement

Income	Monthly	Annual	Per Unit
Gross Potential Rent Income	\$13,346	\$160,152	\$7,626 ¹
Less Vacancy (5%)	-\$667	-\$8,008	
Misc. Other Income	\$195	\$2,340	\$111 ²
Net Effective Gross Income	\$12,874	\$154,484	\$7,356

Expenses	Monthly	Annual	Per Unit
Advertising	\$200	\$2,400	\$114 ²
Insurance	\$450	\$5,400	\$257 ²
Real Estate Taxes	\$1,190	\$14,284	\$680 ³
Electric	\$250	\$3,000	\$143 ²
Water & Sewer	\$700	\$8,400	\$400 ²
Gas	\$2,000	\$24,000	\$1,143 ²
Trash Removal	\$202	\$2,424	\$115 ⁵
Management @ 5%	\$644	\$7,724	\$368 ²
Maintenance & Repairs	\$350	\$4,200	\$200 ²
Unit Make Ready Work	\$313	\$3,750	\$179 ⁴
Reserves	\$250	\$3,000	\$143 ²
Administrative	\$50	\$600	\$29 ²
Total Expenses	\$6,599	\$79,183	\$3,771

Net Operating Income (before debt service)	\$6,275	\$75,302	\$3,586
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1 - Rents based on December 2009 rent roll (see attached) + estimated income of \$500 per month for 1 vacant apartment

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

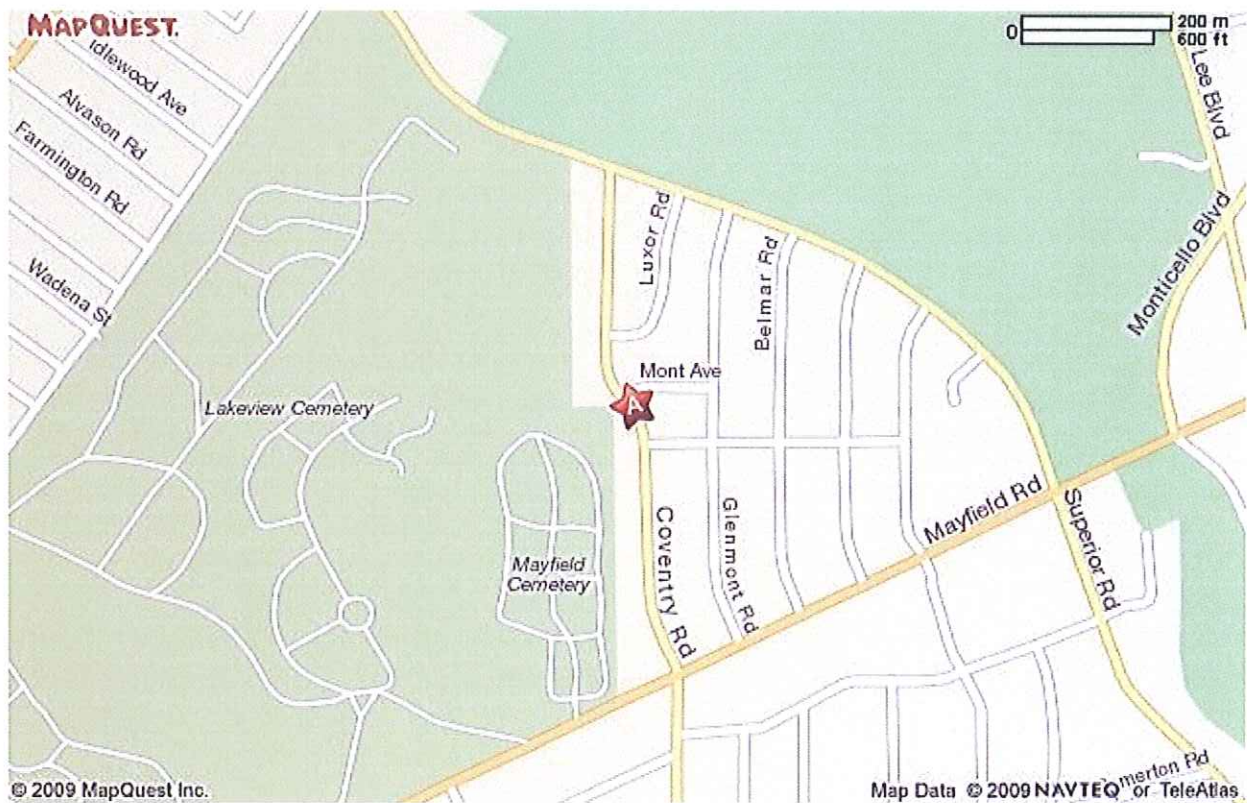
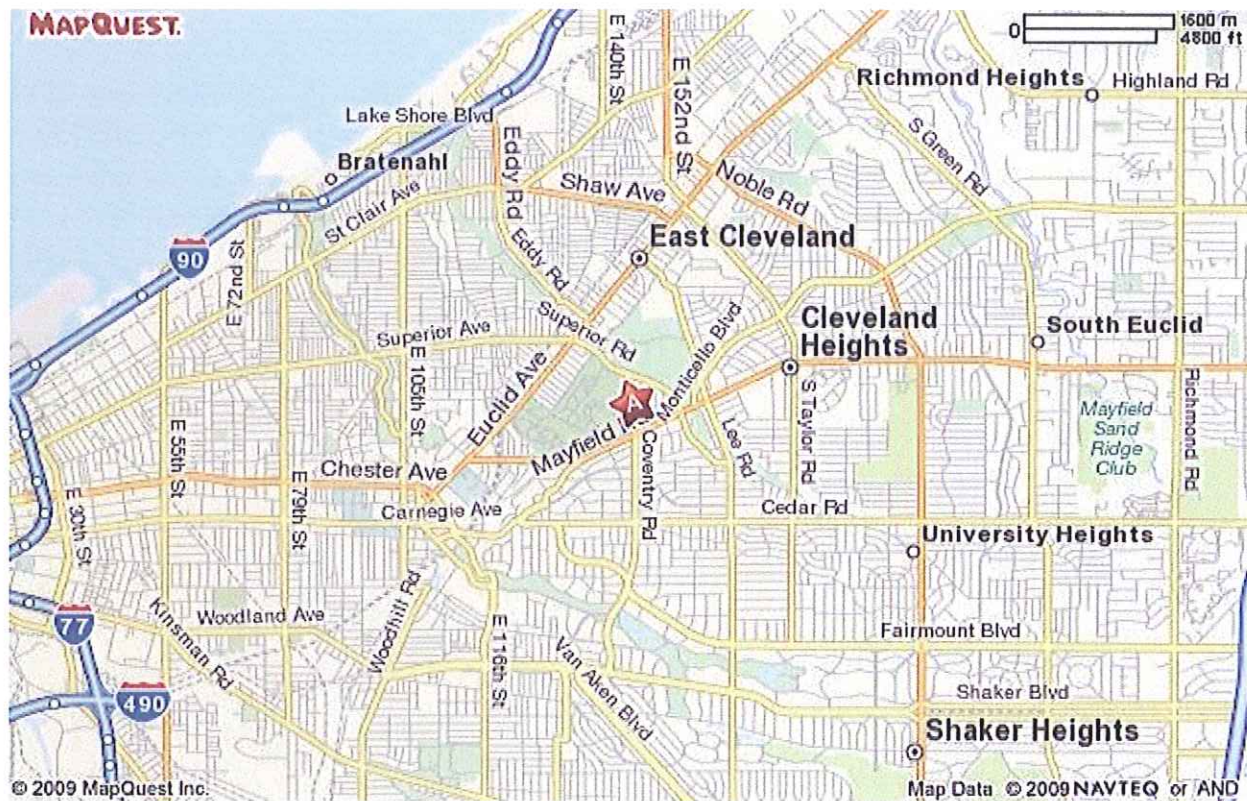
3 - Based on 2009 tax bills per Auditor's website

4 - Historical make ready expenses not available, Broker estimate of \$750 per unit @ 5 units per year

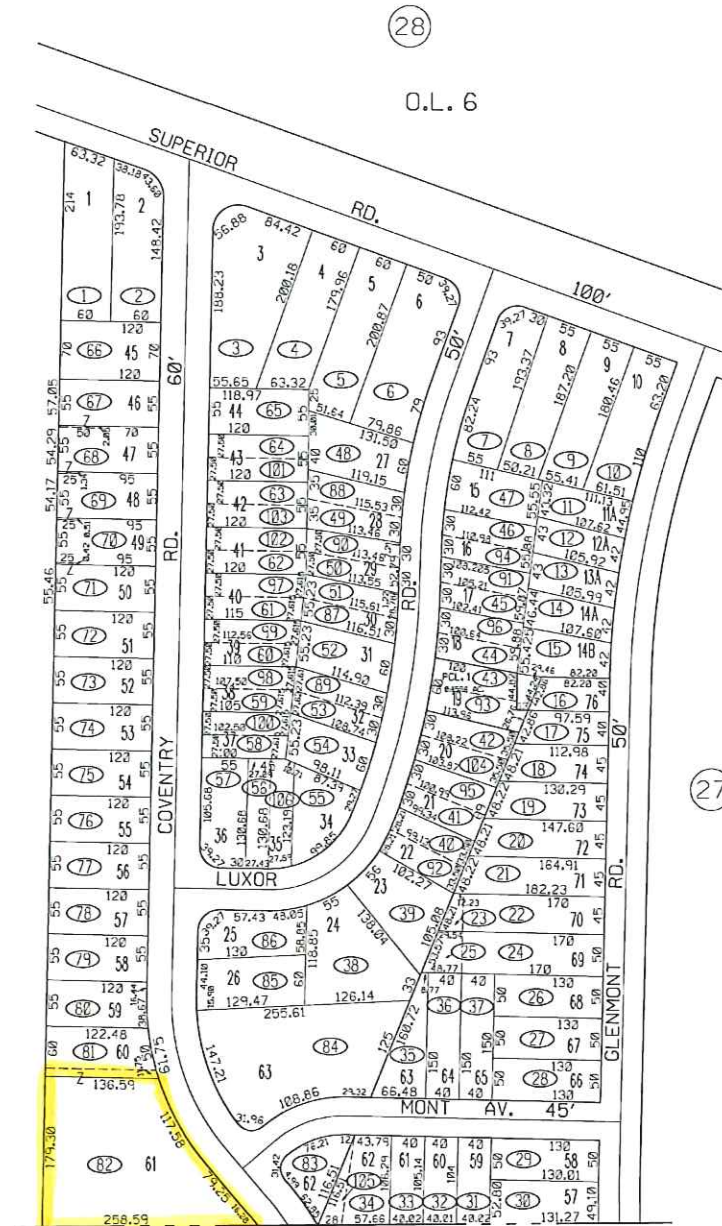
5 - Based on actual invoices from October & November of 2009

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

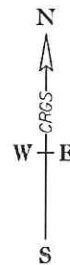
Location Map



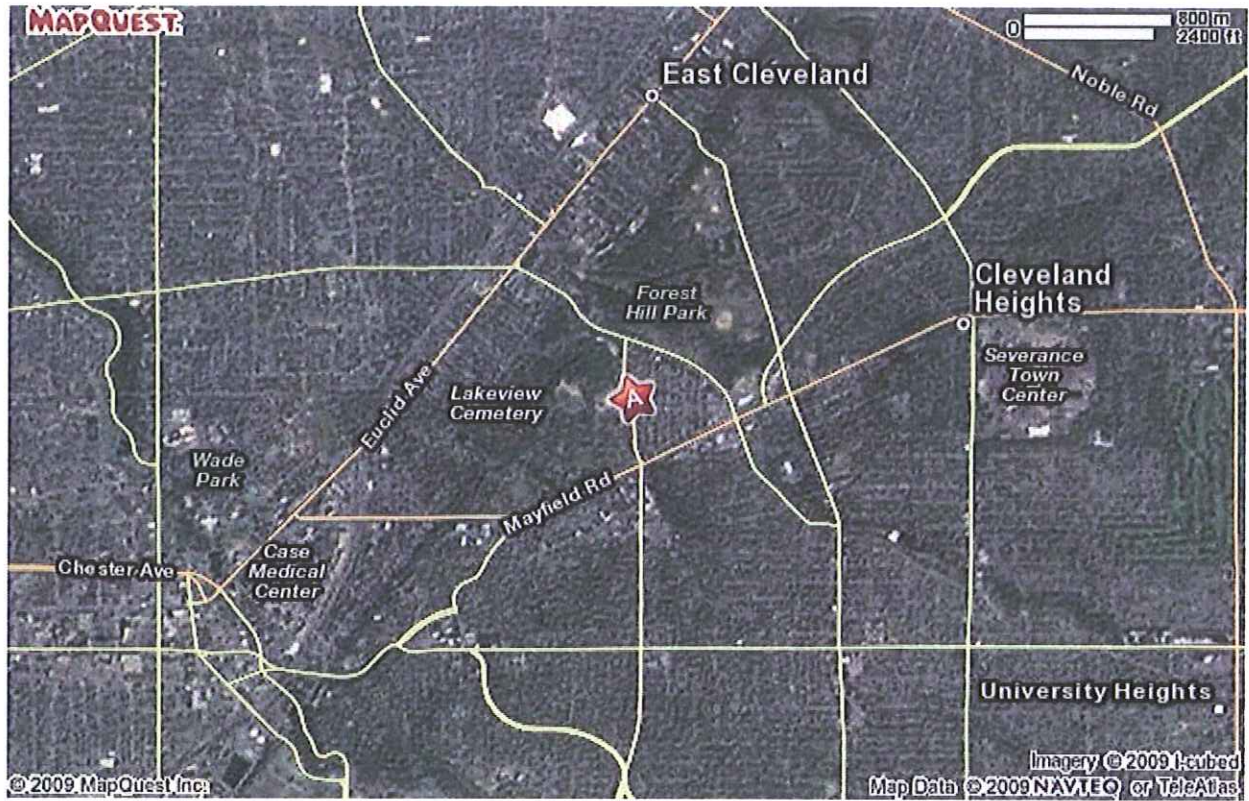
Tax Map



CLEVELAND HEIGHTS MAP 684



Aerial Photos



Demographic Information

Pop-Facts: Census Demographic Quick Facts Report

Radius 1: 1598 COVENTRY RD, EAST CLEVELAND, OH 44118-1033, aggregate

Radius 2: 1598 COVENTRY RD, EAST CLEVELAND, OH 44118-1033, aggregate

Radius 3: 1598 COVENTRY RD, EAST CLEVELAND, OH 44118-1033, 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	21,239		212,565		416,200	
1990 Census	24,151		232,582		448,130	
Growth 1990-2000	-12.06%		-8.61%		-7.13%	
Households						
2000 Census	9,806		85,512		166,845	
1990 Census	10,309		90,864		175,868	
Growth 1990-2000	-4.88%		-5.89%		-5.13%	
2000 Population by Single Race Classification						
	21,239		212,565		416,200	
White Alone	7,723	36.36	56,638	26.65	126,738	30.45
Black or African American Alone	12,358	58.19	147,659	69.47	273,347	65.68
American Indian and Alaska Native Alone	39	0.18	352	0.17	651	0.16
Asian Alone	603	2.84	3,533	1.66	6,579	1.58
Native Hawaiian and Other Pacific Islander Alone	4	0.02	38	0.02	102	0.02
Some Other Race Alone	106	0.50	902	0.42	2,347	0.56
Two or More Races	405	1.91	3,444	1.62	6,436	1.55
2000 Population Hispanic or Latino						
	21,239		212,565		416,200	
Hispanic or Latino	329	1.55	2,430	1.14	5,651	1.36
Not Hispanic or Latino	20,910	98.45	210,136	98.86	410,549	98.64
2000 Tenure of Occupied Housing Units						
	9,806		85,512		166,845	
Owner Occupied	3,015	30.75	41,556	48.60	86,829	52.04
Renter Occupied	6,791	69.25	43,956	51.40	80,016	47.96
2000 Households by Household Income						
	9,776		85,503		167,066	
Income Less than \$15,000	2,929	29.96	24,838	29.05	46,889	28.07
Income \$15,000 - \$24,999	1,582	16.18	13,276	15.53	25,710	15.39
Income \$25,000 - \$34,999	1,400	14.32	10,835	12.67	21,309	12.75
Income \$35,000 - \$49,999	1,274	13.03	11,902	13.92	23,545	14.09
Income \$50,000 - \$74,999	1,268	12.97	12,138	14.20	23,540	14.09
Income \$75,000 - \$99,999	614	6.28	5,640	6.60	11,664	6.98
Income \$100,000 - \$149,999	464	4.75	4,145	4.85	8,310	4.97
Income \$150,000 - \$249,999	181	1.85	1,823	2.13	4,121	2.47
Income \$250,000 - \$499,999	52	0.53	588	0.69	1,302	0.78
Income \$500,000 or more	12	0.12	319	0.37	677	0.41



Prepared On: Tues Dec 15, 2009 Page 1 Of 3

Project Code: Coventry

Prepared For:

Claritas Tech Support: 1 800 866 6511

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Prepared By:

CLARITAS
MARKETPLACE

Pop-Facts: Census Demographic Quick Facts Report

Radius 1: 1598 COVENTRY RD, EAST CLEVELAND, OH 44118-1033, aggregate

Radius 2: 1598 COVENTRY RD, EAST CLEVELAND, OH 44118-1033, aggregate

Radius 3: 1598 COVENTRY RD, EAST CLEVELAND, OH 44118-1033, aggregate

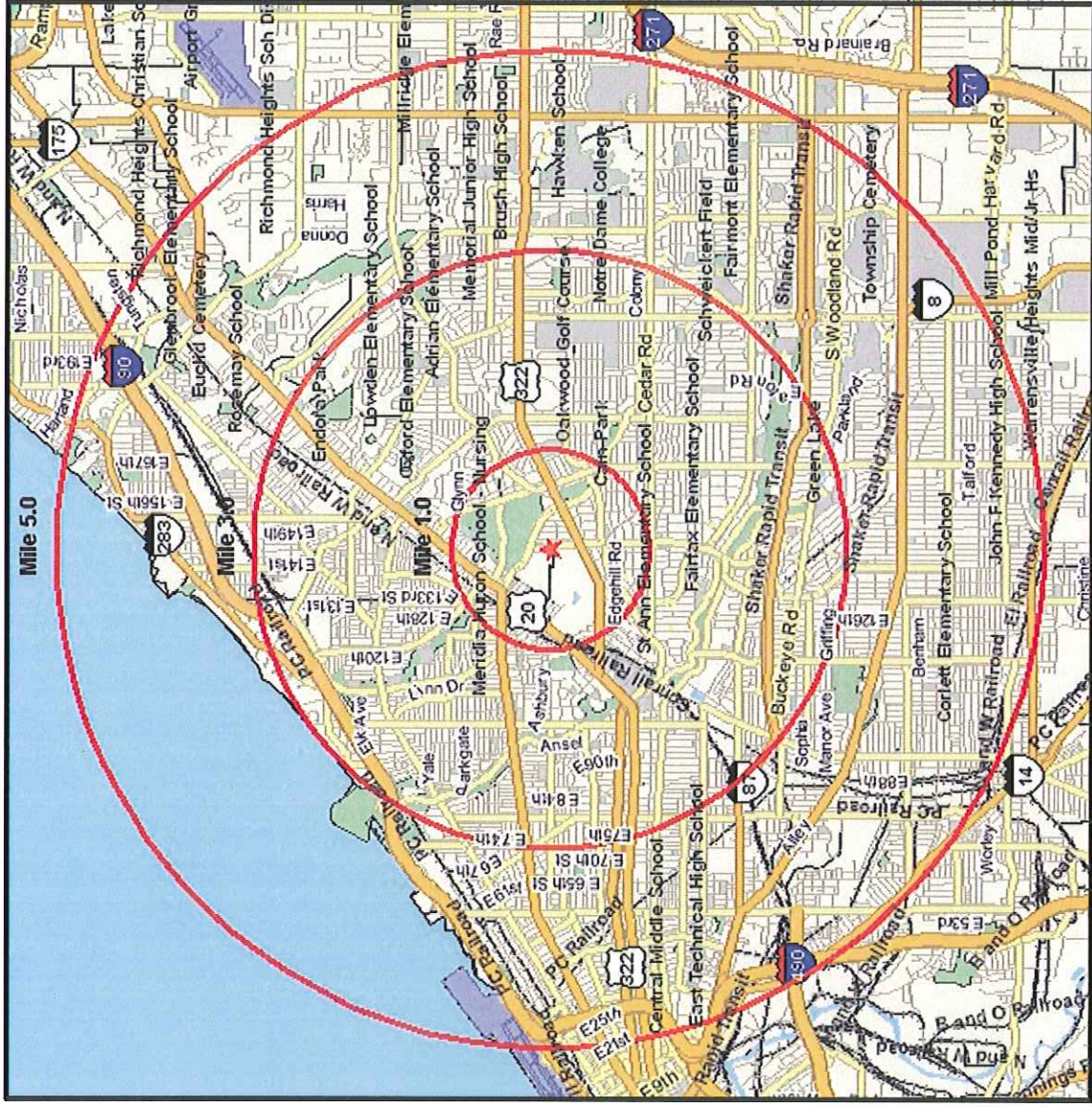
Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2000 Average Household Size	2.14		2.42		2.43	
2000 Average Household Income	\$39,387		\$43,488		\$45,264	
2000 Median Household Income	\$27,695		\$29,281		\$30,131	
2000 Per Capita Income	\$18,319		\$17,710		\$18,469	



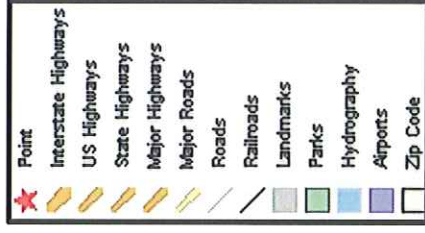
Area Map

Prepared For: Coventry
Project Code: Coventry

Order #: 968344842
Site: 01



1598 COVENTRY RD
EAST CLEVELAND, OH 44118-1033
Coord: 41.515902, -81.581375
Radius - See Appendix for Details

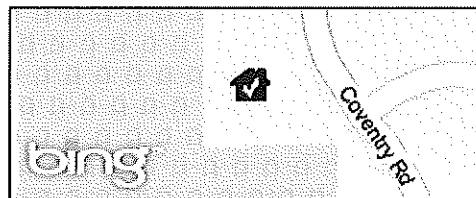


Property Detail Report

Property Detail Report

Subject Property

**1608 Coventry Rd
East Cleveland, OH 44118-1139
East Cleveland - Cuyahoga County**



Owner Info:

Owner Name : Chagrin-Coventry Properties	Tax Billing Zip+4 : 0242
Tax Billing Address : Po Box 40242	County Use Code : Apt 20-39 Un Walk-Up
Tax Billing City & State : Bay Village OH	State Use : Apt 20-39 Un Walk-Up
Tax Billing Zip : 44140	Universal Land Use : Apartment

Location Info:

School District : East Cleveland City	Flood Zone Panel : 3901050001N
Subdivision : Apartment	Flood Zone Code : X
Census Tract : 1516.00	

Tax Info:

Tax ID : 672-26-082	Total Assessment : \$143,360
Tax Year : 2008	% Improv : 82%
Annual Tax : \$13,675	Tax Area : 440
Assessment Year : 2008	Tax Appraisal Area : 440
Land Assessment : \$25,445	Legal Description : 6 Apartment & S/L60 Sp 0061 All
Improved Assessment : \$117,915	Lot Number : 61

Characteristics:

Lot Frontage : 224.8	Lot Acres : .835
Basement Type : Partial	Basement Sq Feet : 6384
Building Sq Ft : 27,541	Total Adj Bldg Area : 21,157
Stories : 2	Condition : Average
Total Units : 21	Full Baths : 21
Heat Type : Hot Water Steam	Water : Public
Sewer : Public Service	Garage Type : Garage
Garage Sq Ft : 3780	Roof Type : Flat
Roof Material : Composition Shingle	Roof Shape : Flat
Exterior : Brick	Floor Cover : Wood
Foundation : Masonry	Year Built : 1948
Topography : Flat/Level	# of Buildings : 1

Last Market Sale:

Recording Date : 06/23/1997	Owner Name : Chagrin-Coventry Properties
Settle Date : 06/24/1997	Seller : Chin Dana E
Sale Price : \$442,200	Price Per Sq Ft : \$16.06
Deed Type : Grant Deed	

Sales History:

Recording Date : 06/23/1997	01/16/1997	01/03/1986
Sale Price : \$442,200	\$306,000	\$375,000
Buyer Name : Chagrin-Coventry Properties	Chin Dana E	

Seller Name : Chin Dana E	County Sheriff O	Cameron Harry M
Document Type : Grant Deed	Grant Deed	Grant Deed

Mortgage History:

Mortgage Date : 07/28/2008	06/23/1997	01/03/1986
Mortgage Amt : \$361,200	\$459,000	\$300,000
Mortgage Lender : Emerald Isle Lndg Co	First Nat'l Bk/Oh	Society Nat'l Bk
Mortgage Type : Conventional	Conventional	Conventional

Features:**Bldg Desc****Description Bldg Size**Apt-Bsmt-Util : **6384**Apt-Bsmt-Unt : **1127**Apartments : **10015**Apartments : **10015**

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.