

GENERAL BACKGROUND INFORMATION

(As available @ 5/2013 - subject to change without notice)

Canton, Ohio Flex/Industrial Building

1311 Cherry Avenue NE
1 Building total Square Footage 5,000 +/- SF
Stark County
~~List Price - \$175,000~~
New Price - \$119,000



Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

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

Stark County Court of Common Pleas
Case #2013CV00570
RBS Citizens, NA vs. Ronald R Cordray, et al.

Ag Real Estate Group, Inc.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



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 agents can offer and their options for working with you:

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

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 who represents the seller also represents 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.

Working With Ag Real Estate Group, Inc.

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Ag Real Estate Group, Inc. and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Ag Real Estate Group, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent 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 would 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 ask that another agent in our company be assigned to represent you or 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

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 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, 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.

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, acknowledging receipt of this consumer guide. 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

Ronald R. Cordray, et al., In Receivership
1311 Cherry Avenue NE
Canton, OH 44714

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 Stark 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 Ronald R. Cordray et al.

This property is owned by Ronald R. Cordray, et. al. and is in Receivership via an order signed by Judge Heath. 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 May, 2013 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 5/2013)

- **Market Information**
- **Data Sheet**
- **Location Maps**
- **Aerial Photos**
- **Tax Map**
- **Zoning Use Information**
- **Demographic Information**
- **Property Detail Report**

Market Information

Welcome to Canton!



Located in northeastern Ohio, the City of Canton provides its residents with many benefits of big-city living while maintaining its charm as a medium-sized Midwestern town. Canton is home to many well-known national landmarks like the NFL Pro Football Hall of Fame, the William McKinley Presidential Library/National Monument, and the National First Ladies Library and Research Center.

In addition to being the birthplace of American professional football and many important figures in our nation's history, Canton is also home to a vibrant arts community. The Canton Symphony Orchestra, Canton Ballet, and Canton Museum of Art give residents a place to experience art and culture from around the world, and our growing local artists' community is quickly becoming well-known as a dynamic presence in the region.

World-class hospitals and five area universities provide excellent care and an enriching learning environment while the serenity of our public parks and nature preservations allow Cantonians time away from the hustle and bustle of city living. With the cost of real estate estimated at less than half of the national average, Canton is as affordable as it is enjoyable.

The above content was found on: <http://cantonohio.gov>

Market Information



Explore and Enjoy More at the Canton Museum of Art (CMA) — Ohio's premier location for an exceptional visual arts experience. Canton Museum of Art is recognized for its unrivaled Permanent Collection of American Masters of Watercolor, works on paper and contemporary ceramics; powerful national and international touring exhibits; exciting Canton Museum of Art original exhibits; and innovative education outreach programs, including local, regional and statewide collaborative projects bringing together schools, companies and various community groups.

McKinley Presidential Library & Museum



The McKinley Presidential Library & Museum is a family friendly history and science museum. The Museum includes the McKinley Gallery, the Street of Shops, the Keller Gallery, Discover World, the Hoover-Price Planetarium, Ramsayer Research Library and their new permanent exhibit, The Stark County Story. The McKinley National Memorial, burial site of President William McKinley and his family, is also on the Museum grounds.



Pro Football Hall of Fame

Are you ready to experience America's premier sports museum and showplace? It's more than a museum -it's an interactive experience! Enjoy over 115,000 square feet of awe-inspiring exhibits that present pro football's unique story and bring to life words such as courage, skill and dedication.

With major renovations to its exhibition galleries, the Pro Football Hall of Fame has solidified its status as the gold standard among sports destinations. From humble beginnings to the most recent Super Bowl, you'll explore renowned artifacts and larger-than-life legends in a setting unparalleled by any other sports museum. Captivating, interactive exhibits celebrate pro football's history, the legends of the game, and the stars and record-breaking moments of today's NFL.

The above content was found on: <http://www.visitcantonstark.com>, <http://www.cantonart.org>, <http://www.starkcountyohio.net>

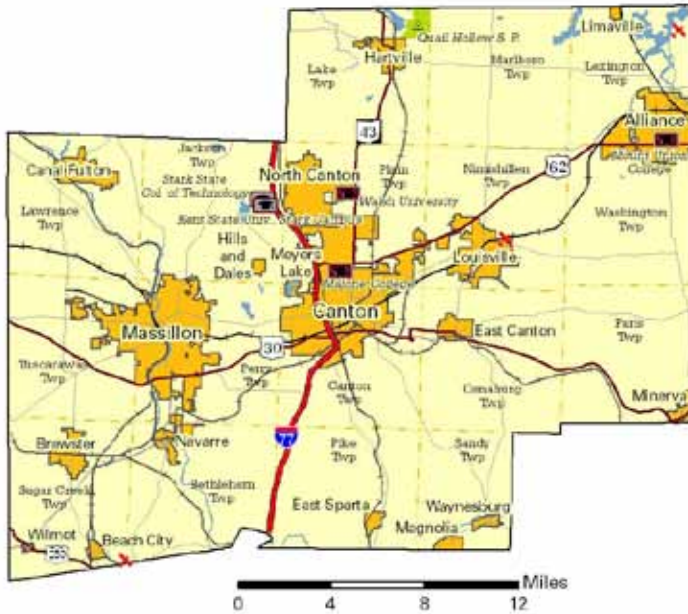
Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



Stark County

Established: Act - February 13, 1808
2010 Population: 375,586
Land Area: 576.2 square miles
County Seat: Canton City
Named for: General John Stark, Revolutionary War



Taxes

Taxable value of real property	\$6,853,353,420
Residential	\$5,133,450,620
Agriculture	\$233,753,130
Industrial	\$277,387,990
Commercial	\$1,194,378,900
Mineral	\$14,382,780
Ohio income tax liability	\$215,019,178
Average per return	\$1,290.29

Land Use/Land Cover

	Percent
Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	22.46%
Cropland	25.71%
Pasture	10.75%
Forest	38.89%
Open Water	0.84%
Wetlands (Wooded/Herbaceous)	1.11%
Bare/Mines	0.25%

Largest Places

	Census 2010	Census 2000
Canton city	73,007	80,806
Jackson twp UB	40,152	37,484
Plain twp UB	34,900	35,543
Massillon city	32,149	31,325
Perry twp UB	28,303	29,167
Lake twp UB	27,017	23,718
Alliance city (pt.)	22,282	23,195
North Canton city	17,488	16,369
Canton twp UB	12,685	13,402
Nimishillen twp	9,652	9,098

UB: Unincorporated balance.

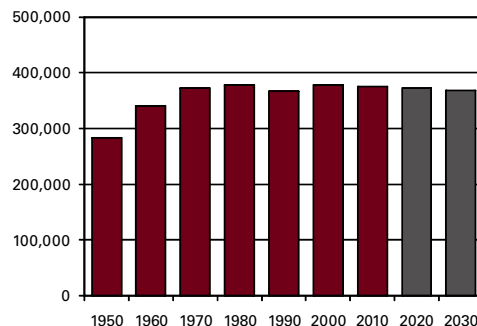
Total Population

Census

1800		1880	64,031	1950	283,194
1810	2,734	1890	84,170	1960	340,345
1820	12,406	1900	94,747	1970	372,210
1830	26,588	1910	122,987	1980	378,823
1840	34,603	1920	177,218	1990	367,585
1850	39,878	1930	221,784	2000	378,098
1860	42,978	1940	234,887	2010	375,586
1870	52,508				

Projected

2020	372,490
2030	368,900



Ohio County Profiles

Stark County

Population by Race	Number	Percent
ACS Total Population	376,346	100.0%
White	335,487	89.1%
African-American	27,719	7.4%
Native American	972	0.3%
Asian	2,822	0.7%
Pacific Islander	0	0.0%
Other	1,197	0.3%
Two or More Races	8,149	2.2%
Hispanic (may be of any race)	5,630	1.5%
Total Minority	44,691	11.9%

Educational Attainment	Number	Percent
Persons 25 years and over	255,874	100.0%
No high school diploma	31,302	12.2%
High school graduate	103,908	40.6%
Some college, no degree	50,669	19.8%
Associate degree	17,879	7.0%
Bachelor's degree	34,696	13.6%
Master's degree or higher	17,420	6.8%

Family Type by Employment Status	Number	Percent
Total Families	100,974	100.0%
Married couple, husband and wife in labor force	41,367	41.0%
Married couple, husband in labor force, wife not	13,934	13.8%
Married couple, wife in labor force, husband not	5,558	5.5%
Married couple, husband and wife not in labor force	14,699	14.6%
Male householder, in labor force	5,114	5.1%
Male householder, not in labor force	1,375	1.4%
Female householder, in labor force	13,588	13.5%
Female householder, not in labor force	5,339	5.3%

Household Income	Number	Percent
Total Households	150,921	100.0%
Less than \$10,000	11,005	7.3%
\$10,000 to \$19,999	19,050	12.6%
\$20,000 to \$29,999	19,066	12.6%
\$30,000 to \$39,999	18,167	12.0%
\$40,000 to \$49,999	15,964	10.6%
\$50,000 to \$59,999	12,941	8.6%
\$60,000 to \$74,999	16,273	10.8%
\$75,000 to \$99,999	17,833	11.8%
\$100,000 to \$149,999	13,588	9.0%
\$150,000 to \$199,999	3,709	2.5%
\$200,000 or more	3,325	2.2%
Median household income	\$44,941	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	376,346	100.0%
Under 5 years	22,048	5.9%
5 to 17 years	65,795	17.5%
18 to 24 years	32,629	8.7%
25 to 44 years	90,186	24.0%
45 to 64 years	106,135	28.2%
65 years and more	59,553	15.8%
Median Age	40.6	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	100,974	100.0%
Married-couple families with own children	28,020	27.7%
Male householder, no wife present, with own children	3,716	3.7%
Female householder, no husband present, with own children	11,194	11.1%
Families with no own children	58,044	57.5%

Poverty Status of Families By Family Type by Presence Of Related Children	Number	Percent
Total Families	100,974	100.0%
Family income above poverty level	91,338	90.5%
Family income below poverty level	9,636	9.5%
Married couple, with related children	1,479	15.3%
Male householder, no wife present, with related children	920	9.5%
Female householder, no husband present, with related children	5,489	57.0%
Families with no related children	1,748	18.1%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	366,770	100.0%
Below 50% of poverty level	19,401	5.3%
50% to 99% of poverty level	27,285	7.4%
100% to 149% of poverty level	33,377	9.1%
150% to 199% of poverty level	35,294	9.6%
200% of poverty level or more	251,413	68.5%

Geographical Mobility	Number	Percent
Population aged 1 year and older	372,027	100.0%
Same house as previous year	322,246	86.6%
Different house, same county	35,049	9.4%
Different county, same state	10,029	2.7%
Different state	4,085	1.1%
Abroad	618	0.2%

Ohio County Profiles

Stark County

Travel Time To Work	Number	Percent
Workers 16 years and over	166,161	100.0%
Less than 15 minutes	57,665	34.7%
15 to 29 minutes	67,866	40.8%
30 to 44 minutes	26,141	15.7%
45 to 59 minutes	7,306	4.4%
60 minutes or more	7,183	4.3%
Mean travel time	21.2 minutes	

Housing Units	Number	Percent
Total housing units	164,824	100.0%
Occupied housing units	150,921	91.6%
Owner occupied	107,165	65.0%
Renter occupied	43,756	26.5%
Vacant housing units	13,903	8.4%

Year Structure Built	Number	Percent
Total housing units	164,824	100.0%
Built 2005 or later	3,269	2.0%
Built 2000 to 2004	8,831	5.4%
Built 1990 to 1999	15,122	9.2%
Built 1980 to 1989	12,009	7.3%
Built 1970 to 1979	25,882	15.7%
Built 1960 to 1969	21,355	13.0%
Built 1950 to 1959	26,283	15.9%
Built 1940 to 1949	14,223	8.6%
Built 1939 or earlier	37,850	23.0%
Median year built	1962	

Value for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units	107,165	100.0%
Less than \$20,000	2,578	2.4%
\$20,000 to \$39,999	3,042	2.8%
\$40,000 to \$59,999	4,993	4.7%
\$60,000 to \$79,999	9,746	9.1%
\$80,000 to \$99,999	14,278	13.3%
\$100,000 to \$124,999	17,042	15.9%
\$125,000 to \$149,999	16,129	15.1%
\$150,000 to \$199,999	20,715	19.3%
\$200,000 to \$299,999	12,645	11.8%
\$300,000 to \$499,999	4,485	4.2%
\$500,000 to \$999,999	1,160	1.1%
\$1,000,000 or more	352	0.3%
Median value	\$128,000	

House Heating Fuel	Number	Percent
Occupied housing units	150,921	100.0%
Utility gas	120,941	80.1%
Bottled, tank or LP gas	2,799	1.9%
Electricity	18,418	12.2%
Fuel oil, kerosene, etc	5,792	3.8%
Coal, coke or wood	1,904	1.3%
Solar energy or other fuel	867	0.6%
No fuel used	200	0.1%

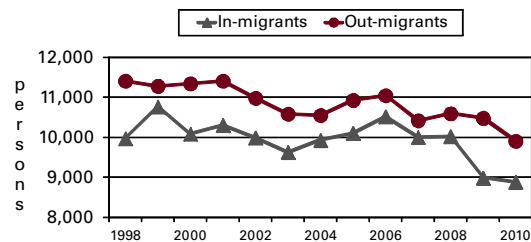
Percentages may not sum to 100% due to rounding.

Gross Rent	Number	Percent
Specified renter-occupied housing units	43,756	100.0%
Less than \$100	1,089	2.5%
\$100 to \$199	1,257	2.9%
\$200 to \$299	1,479	3.4%
\$300 to \$399	2,458	5.6%
\$400 to \$499	5,931	13.6%
\$500 to \$599	7,009	16.0%
\$600 to \$699	6,645	15.2%
\$700 to \$799	6,025	13.8%
\$800 to \$899	4,011	9.2%
\$900 to \$999	2,112	4.8%
\$1,000 to \$1,499	3,004	6.9%
\$1,500 or more	609	1.4%
No cash rent	2,127	4.9%
Median gross rent	\$622	
Median gross rent as a percentage of household income	28.7	

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units with a mortgage	71,840	100.0%
Less than \$400	1,019	1.4%
\$400 to \$599	3,776	5.3%
\$600 to \$799	8,251	11.5%
\$800 to \$999	12,263	17.1%
\$1,000 to \$1,249	15,742	21.9%
\$1,250 to \$1,499	11,231	15.6%
\$1,500 to \$1,999	12,404	17.3%
\$2,000 to \$2,999	5,535	7.7%
\$3,000 or more	1,619	2.3%
Median monthly owners cost	\$1,169	
Median monthly owners cost as a percentage of household income	22.9	

Vital Statistics	Number	Rate
Births / rate per 1,000 women aged 15 to 44	4,279	60.7
Teen births / rate per 1,000 females 15-19	478	36.9
Deaths / rate per 100,000 population	4,002	1,055.3
Marriages / rate per 1,000 population	2,074	5.5
Divorces / rate per 1,000 population	328	0.9

Migration



Ohio County Profiles

Stark County

Agriculture

Land in farms (acres)	136,000
Number of farms	1,290
Average size (acres)	105
Total cash receipts	\$144,791,000
Per farm	\$112,241

Education

Public schools buildings	116
Students (Average Daily Membership)	60,224
Teachers (Full Time Equivalent)	3,617.8
Expenditures per student	\$9,634
Graduation rate	88.0
Non-public schools	22
Students	4,148
4-year public universities	0
Branches	1
2-year public colleges	1
Private universities and colleges	3
Public libraries (Main / Branches)	7 / 13

Transportation

Registered motor vehicles	415,490
Passenger cars	284,577
Noncommercial trucks	57,653
Total license revenue	\$10,475,016.49
Interstate highway miles	18.54
Turnpike miles	0.00
U.S. highway miles	72.35
State highway miles	232.02
County, township, and municipal road miles	2,729.79
Commercial airports	3

Voting

Number of precincts	364
Number of registered voters	267,350
Voted in 2010 election	130,341
Percent turnout	48.8%

Health Care

Physicians (MDs & DOs)	867
Registered hospitals	7
Number of beds	1,936
Licensed nursing homes	37
Number of beds	3,589
Licensed residential care	21
Number of beds	1,173
Adults with employer-based insurance	61.2%
Children with employer-based insurance	60.3%

State Parks, Forests, Nature Preserves, And Wildlife Areas

Areas/Facilities	2
Acreage	725.45

Communications

Television stations	0
Radio stations	14
Daily newspapers	3
Circulation	85,308
Weekly newspapers	3
Circulation	7,950

Crime

Total crimes reported in Uniform Crime Report	21,611
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Finance

FDIC insured financial institutions (HQs)	3
Assets (000)	\$543,503
Branch offices	122
Institutions represented	16

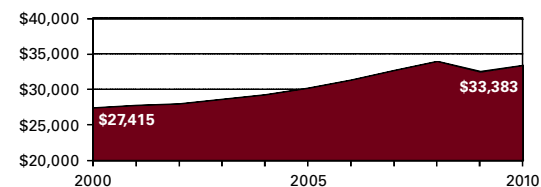
Transfer Payments

Total transfer payments	\$3,022,247,000
Payments to individuals	\$2,953,055,000
Retirement and disability	\$1,128,478,000
Medical payments	\$1,203,132,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$273,165,000
Unemployment benefits	\$167,678,000
Veterans benefits	\$45,506,000
Federal education and training assistance	\$98,868,000
Other payments to individuals	\$36,228,000
Total personal income	\$12,442,595,000
Dependency ratio	24.3%

Federal Expenditures

Direct expenditures or obligations	\$2,778,343,713
Retirement and disability	\$1,275,720,296
Other direct payments	\$837,362,659
Grant awards	\$496,130,988
Highway planning and construction	\$42,739,568
Temporary assistance to needy families	\$24,243,808
Medical assistance program	\$291,566,510
Procurement contract awards	\$34,691,731
Dept. of Defense	\$9,088,624
Salary and wages	\$134,438,039
Dept. of Defense	\$49,284,000
Other federal assistance	\$467,193,780
Direct loans	\$24,228,798
Guaranteed loans	\$330,383,636
Insurance	\$112,581,346

Per Capita Personal Income



Civilian Labor Force

	2007	2008	2009	2010	2011
Civilian labor force	190,100	190,700	190,600	187,900	185,900
Employed	179,100	177,900	169,400	166,900	168,800
Unemployed	11,000	12,800	21,200	21,000	17,100
Unemployment rate	5.8	6.7	11.1	11.2	9.2

Establishments, Employment, and Wages by Sector: 2010

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	8,406	129,609	\$4,500,138,226	\$668
Goods-Producing	1,513	29,440	\$1,446,954,329	\$945
Natural Resources and Mining	62	472	\$19,271,443	\$786
Construction	893	5,548	\$244,177,362	\$846
Manufacturing	558	23,421	\$1,183,505,524	\$972
Service-Providing	6,893	100,168	\$3,053,183,897	\$586
Trade, Transportation and Utilities	1,947	27,569	\$836,915,733	\$584
Information	87	1,883	\$71,491,627	\$730
Financial Services	830	7,132	\$293,884,879	\$792
Professional and Business Services	1,283	13,120	\$448,100,908	\$657
Education and Health Services	1,013	29,355	\$1,081,274,202	\$708
Leisure and Hospitality	891	15,493	\$201,888,801	\$251
Other Services	821	5,574	\$118,660,126	\$409
Federal Government		1,238	\$68,036,733	\$1,057
State Government		1,540	\$79,864,329	\$998
Local Government		16,431	\$625,106,529	\$732

Private Sector total includes Unclassified establishments not shown.

Change Since 2005

Private Sector	-5.4%	-11.4%	-3.5%	9.0%
Goods-Producing	-14.4%	-24.5%	-16.1%	11.2%
Natural Resources and Mining	-6.1%	-11.1%	-5.1%	6.9%
Construction	-19.0%	-35.6%	-22.8%	19.8%
Manufacturing	-6.8%	-21.6%	-14.7%	8.7%
Service-Producing	-3.1%	-6.7%	3.9%	11.2%
Trade, Transportation and Utilities	-6.4%	-14.6%	-9.3%	6.2%
Information	2.4%	-7.1%	-4.4%	2.8%
Financial Services	-5.6%	-2.5%	5.7%	8.3%
Professional and Business Services	-2.9%	-11.2%	5.8%	19.2%
Education and Health Services	7.1%	3.7%	15.4%	11.1%
Leisure and Hospitality	3.7%	-4.1%	10.8%	15.7%
Other Services	-11.3%	-13.3%	-0.5%	14.6%
Federal Government		10.3%	18.1%	7.1%
State Government		10.8%	24.3%	12.3%
Local Government		-4.7%	8.0%	13.5%

Business Numbers

	2007	2008	2009	2010	2011
Business starts	713	705	625	577	572
Active businesses	7,554	7,389	7,180	7,039	6,997

Major Employers

Alliance Community Hospital	Serv
Aultman Hospital	Serv
Canton City Schools	Govt
Fresh Mark	Mfg
GE Capital	Fin
Mercy Medical Center	Serv
Nickles Bakery	Mfg
Republic Engineered Products	Mfg
Stark County Government	Govt
Stark State College	Serv
Timken Co	Mfg
Wal-Mart Stores Inc	Trade

Residential

Construction	2007	2008	2009	2010	2011
Total units	724	430	357	449	251
Total valuation (000)	\$123,831	\$68,518	\$53,784	\$73,815	\$45,056
Total single-unit bldgs	614	346	293	305	206
Average cost per unit	\$190,290	\$182,316	\$172,203	\$195,844	\$202,680
Total multi-unit bldg units	110	84	64	144	45
Average cost per unit	\$63,570	\$64,721	\$52,002	\$97,799	\$73,422

Data Sheet

1311 Cherry Avenue NE Canton, OH 44714

The Property

Address: 1311 Cherry Avenue NE
Zoning: B-3 General Business District
Lot Size: .44 acres +/-
Parcel Number: 24-0575

Building*

Number of Buildings: 1
Number of Stories: 1
Year Built: circa 1978
Building Square Footage: 5,000 +/-
Overhead Doors: 4

Construction

Exterior Wall: Metal & Masonry
Frame: Steel Frame – Partially Insulated
Sprinkler: No
Clear Height: 12' – purchaser to field verify
Improvements: Chain link fence with electronic access gate (condition unknown)

Utilities

Water: City of Canton
Sewer: City of Canton
Electric: AEP
Gas: Dominion

HVAC

HVAC: Radiant heaters – warehouse (condition unknown)
Forced air with air conditioning – office/finished area (condition unknown)

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

1311 Cherry Avenue NE

Location Map



1311 Cherry Avenue NE

Location Map



Street Atlas USA® 2006 Plus



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Scale 1 : 400,000



1" = 6.31 mi

Data Zoom 9-0

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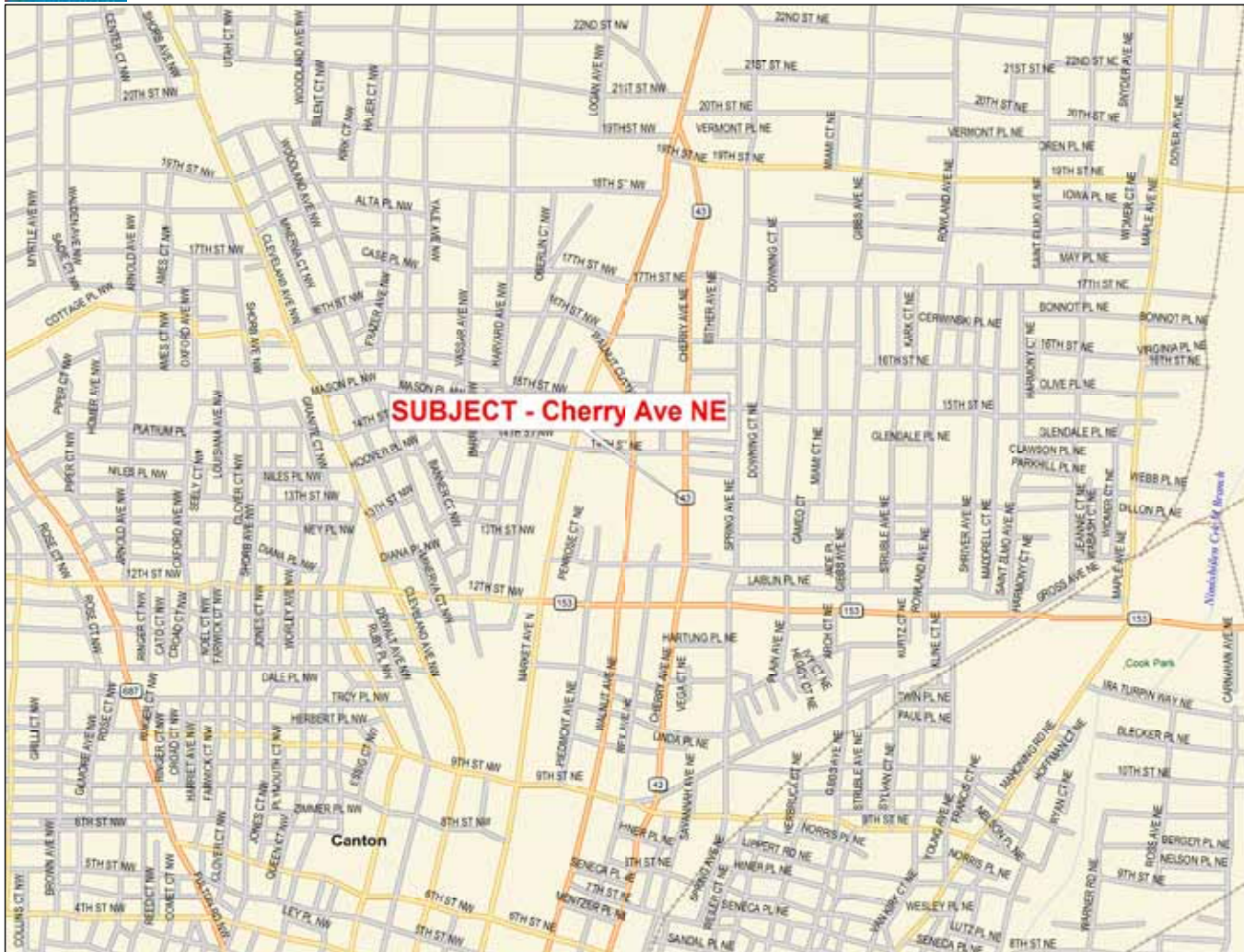
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1311 Cherry Avenue NE

Location Map



Street Atlas USA® 2006 Plus



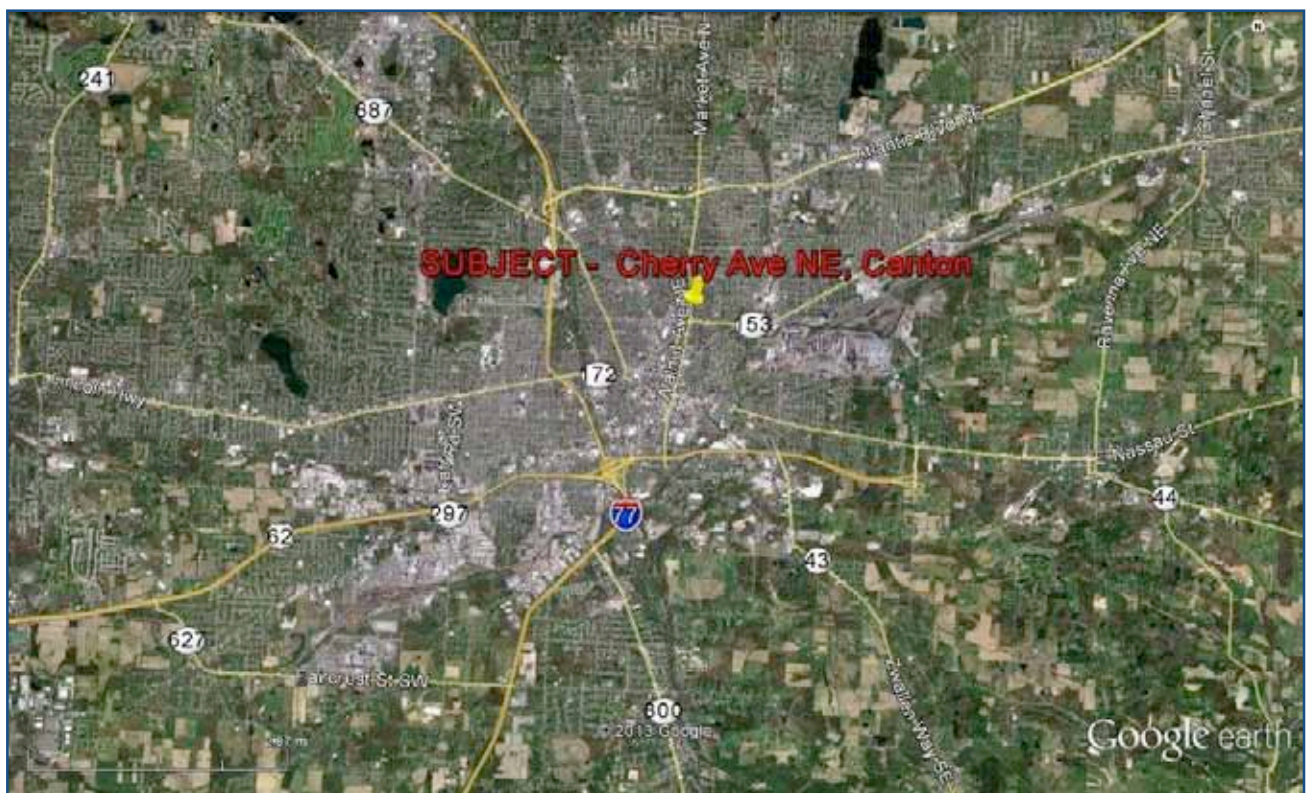
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Scale 1 : 12,800
0 200 400 600 800 1000
1" = 1,066.7 ft Data Zoom 14-0

1311 Cherry Avenue NE

Aerial Photos



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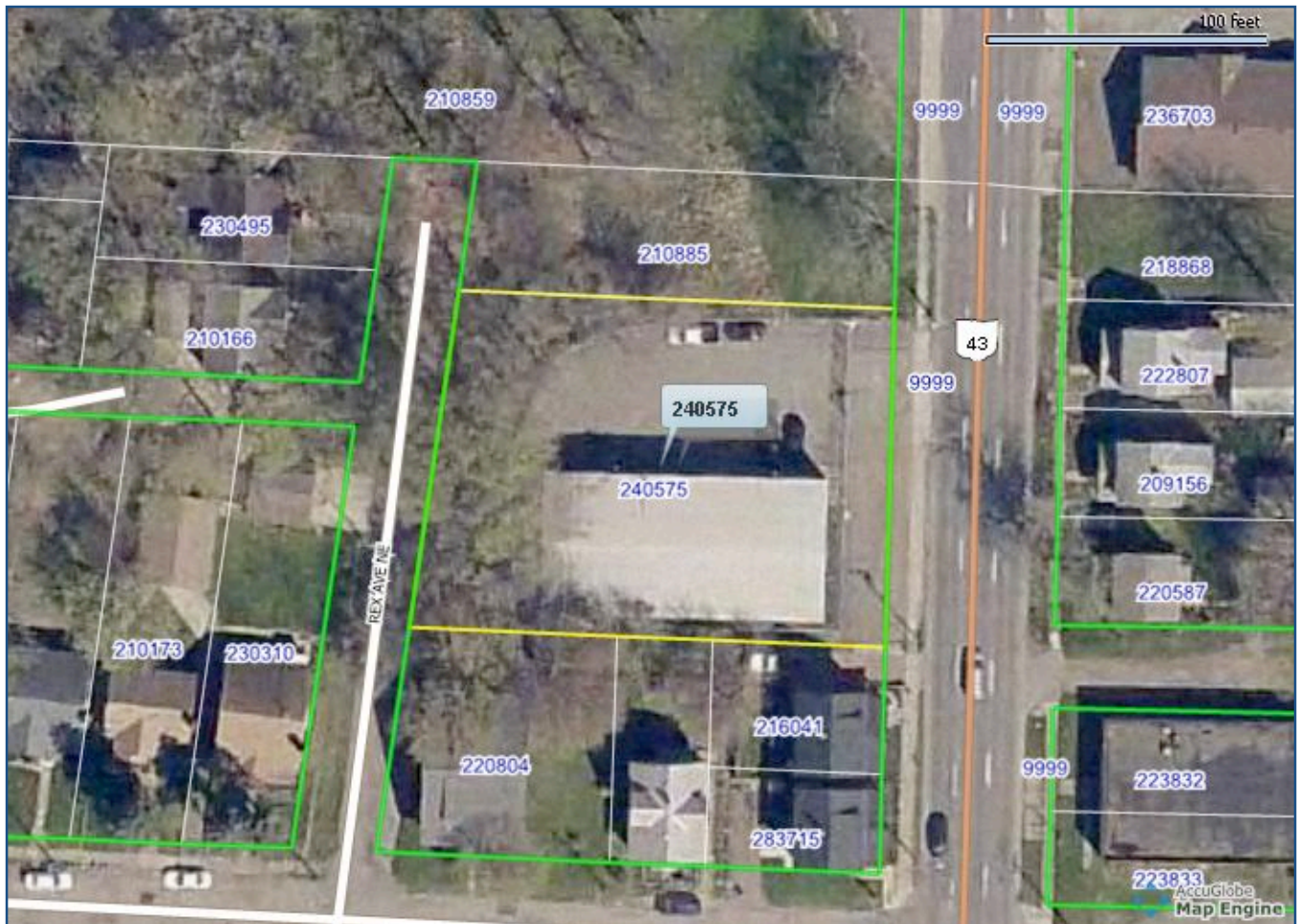
1311 Cherry Avenue NE

Aerial Photos



1311 Cherry Avenue NE

Tax Map



Zoning Use Information

CHAPTER 1149 B-3 General Business District

- [1149.01](#) Purpose.
- [1149.02](#) Permitted uses.
- [1149.021](#) Conditional uses. (Repealed)
- [1149.03](#) Accessory uses.
- [1149.04](#) Height regulations.
- [1149.05](#) Area, frontage and yard requirements.

CROSS REFERENCES

Off-street loading - see P. & Z. [1129.01](#)

Off-street parking - see P. & Z. [1129.02](#)

Objectionable conditions - see P. & Z. [1129.09](#)

1149.01 PURPOSE.

The purpose of the B-3 District is to encourage the establishment of areas for general business uses to meet the needs of a regional market area. (Ord. 55-77. Passed 2-14-77.)

1149.02 PERMITTED USES.

Principal permitted uses are as follows:

(Ord. 205-84. Passed 11-26-84.)

(a) Any use or structure permitted in the B-1 or B-2 Districts, and retail stores and may exceed 1,000 square feet and also any use allowed as a conditional use in a B- 1 or B-2 District. (Ord. 110-02. Passed 7-15-02; Ord. 205-2007.

Passed 10-22-07.)

(b) (EDITOR'S NOTE: This subsection was repealed by Ordinance 78-86, passed April 21, 1986.)

(c) Banks, including "drive-in" or "drive-thru" types, provided that no openings, other than fire exits or stationary windows, be located closer than fifty feet to an R-District, or twenty feet to a residential structure.

(d) Commercial schools, such as secretarial, beautician, trade, etc.

(e) Greenhouses, nurseries, or landscaper.

(f) Laundry, dry cleaner.

(Ord. 205-84. Passed 11-26-84.)

(g) Motels and hotels. (Ord. 217-2005. Passed 10-24-05.)

(h) Retail bakery.

(i) Amusement arcade, licensed by the City.

(j) Wholesale merchandise display, but not warehousing.

(k) Office and display of home repair contractor, provided all work is done within the confines of the building. (Ord. 205-84. Passed 11-26-84.)

(l) Printers, print shops of less than 5,000 square feet.

(Ord. 68-88. Passed 4-4-88.)

(m) Commercial parking lot in conformance with the provisions of Section [1129.02](#), and parking structures.

(n) Vehicle or boat display or sales; but not repair, painting or washing; and provided that no vehicle parts shall be kept or stored outside of the building.

(Ord. 205-84. Passed 11-26-84.)

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CHAPTER 1147

B-2 Neighborhood Business District

- [1147.01](#) Purpose.
- [1147.02](#) Permitted uses.
- [1147.03](#) Accessory uses.
- [1147.04](#) Height regulations.
- [1147.05](#) Area, frontage and yard requirements.

CROSS REFERENCES

- Off-street loading - see P. & Z. [1129.01](#)
- Off-street parking - see P. & Z. [1129.02](#)
- Objectionable conditions - see P. & Z. [1129.09](#)

1147.01 PURPOSE.

The purpose of the B-2 District is to encourage the establishment of areas for businesses which tend to meet the daily needs of the residents of an immediate neighborhood while still protecting the adjoining residential area. Marginal strip development shall be prohibited.
(Ord. 205-84. Passed 11-26-84.)

1147.02 PERMITTED USES.

Principal permitted uses are as follows:

- (a) Any use permitted and as regulated in a B-1 District, except high-rise dwellings.
 - (b) Retail stores of 1,000 square feet or less, including such uses as drug store, beer and wine carryout/drive-thru and restaurant.
(Ord. 205-84. Passed 11-26-84.)
 - (c) Barber shop and beauty shop.
 - (d) Services such as the following:
 - (1) Repair shops for watches, appliances, shoes, etc.
 - (2) Laundromats, neighborhood dry-cleaning store, but herein distinguished from dry cleaning plant as listed in Section [1157.02](#)(e).
 - (3) Photography studios.
 - (4) Tailoring, dressmaking and clothing alterations.
- (Ord. 25-83. Passed 2-14-83; Ord. 205-2007. Passed 10-22-07.)

1147.03 ACCESSORY USES.

Accessory uses permitted in the B-2 District include:

- (a) Any accessory use permitted in the B-1 District.
- (b) Collection stations for recyclable material, provided such stations are approved by the Site Plan Review Committee and located in such a manner that does not interfere with traffic, pedestrian travel and parking, and is maintained in a safe, sanitary and neat manner.
(Ord. 204-90. Passed 10- 15-90.)

CHAPTER 1145 B-1 Office Business District

- [1145.01](#) Purpose.
- [1145.02](#) Permitted uses.
- [1145.03](#) Conditional uses. (Repealed)
- [1145.04](#) Accessory uses.
- [1145.05](#) Height regulations.
- [1145.06](#) Area, frontage and yard requirements.

CROSS REFERENCES

- Off-street loading - see P. & Z. [1129.01](#)
- Off-street parking - see P. & Z. [1129.02](#)
- Objectionable conditions - see P. & Z. [1129.09](#)

1145.01 PURPOSE.

The B-1 District is established to accommodate various office uses which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts. (Ord. 55-77. Passed 2-14-77.)

1145.02 PERMITTED USES.

Principal permitted uses are as follows:

- (a) Any use or structure permitted and as regulated in the R-4 District.
- (b) Business offices (including union), charitable, finance, professional and consulting offices, but not including retail or wholesale activities.
- (c) Medical and dental clinics and offices. (Ord. 55-77. Passed 2-14-77.)
- (d) Funeral parlors or mortuary establishments. (Ord. 66-80. Passed 2-25-80.)
- (e) Any use or structure permitted and as regulated under R-4 conditional uses. (Ord. 217-2005. Passed 10-24-05.)

1145.03 CONDITIONAL USES.

(EDITOR'S NOTE: Former Section [1145.03](#) was repealed by Ordinance 217-2005, passed October 24, 2005.)

1145.04 ACCESSORY USES.

Accessory uses are as follows:

- (a) Signs as provided under Chapter [1130](#).
- (b) Storage sheds not to exceed 144 square feet. Such storage sheds shall maintain setbacks as established in Section [1135.04](#)(a). Any structure over 144 square feet shall be deemed a principal structure for the purpose of these regulations.
(Ord. 205-84. Passed 11-26-84.)

1311 Cherry Avenue NE

Demographic Summary Report

1311 Cherry Ave NE, Canton, OH 44714

Building Type: **Industrial**
 RBA: **4,000 SF**
 Land Area: **.44 AC**
 Total Available: **0 SF**

Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2016 Projection	16,614		82,454		137,522	
2011 Estimate	16,727		83,612		139,786	
2010 Census	16,723		83,992		140,735	
Growth 2011 - 2016	-0.70%		-1.40%		-1.60%	
Growth 2010 - 2011	0.00%		-0.50%		-0.70%	
2011 Population by Hispanic Origin	601		2,065		2,861	
2011 Population By Race	16,727		83,612		139,786	
White	10,061	60.15%	60,796	72.71%	112,444	80.44%
Black or African American	5,373	32.12%	17,652	21.11%	20,525	14.68%
American Indian and Alaska Native	125	0.75%	409	0.49%	527	0.38%
Asian	59	0.35%	303	0.36%	759	0.54%
Native Hawaiian and Pacific Islander	9	0.05%	33	0.04%	38	0.03%
Other Race	234	1.40%	761	0.91%	952	0.68%
Two or More Races	869	5.20%	3,657	4.37%	4,542	3.25%
Households						
2016 Projection	6,805		34,130		57,482	
2011 Estimate	6,855		34,563		58,250	
2010 Census	6,869		34,758		58,700	
Growth 2011 - 2016	-0.70%		-1.30%		-1.30%	
Growth 2010 - 2011	-0.20%		-0.60%		-0.80%	
Owner Occupied	2,797	40.80%	19,533	56.51%	36,968	63.46%
Renter Occupied	4,058	59.20%	15,030	43.49%	21,282	36.54%
2011 Households by HH Income	6,855		34,565		58,251	
Income Less Than \$15,000	2,016	29.41%	8,133	23.53%	11,192	19.21%
Income: \$15,000 - \$24,999	1,172	17.10%	5,301	15.34%	8,352	14.34%
Income: \$25,000 - \$34,999	988	14.41%	4,620	13.37%	7,437	12.77%
Income: \$35,000 - \$49,999	1,156	16.86%	6,006	17.38%	10,172	17.46%
Income: \$50,000 - \$74,999	864	12.60%	5,783	16.73%	10,607	18.21%
Income: \$75,000 - \$99,999	352	5.13%	2,295	6.64%	4,892	8.40%
Income: \$100,000 - \$149,999	202	2.95%	1,645	4.76%	3,744	6.43%
Income: \$150,000 - \$199,999	61	0.89%	437	1.26%	962	1.65%
Income: \$200,000+	44	0.64%	345	1.00%	893	1.53%
2011 Avg Household Income	\$36,613		\$43,599		\$49,745	
2011 Med Household Income	\$26,877		\$32,887		\$37,328	
2011 Per Capita Income	\$16,285		\$18,771		\$21,443	



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5/13/2013
Page 1

Property Detail Report

Subject Property

**1311 Cherry Ave NE
Canton, OH 44714-2521
Canton City - Stark County**



Owner Info:

Owner Name : Cordray Ronald R	Tax Billing Zip+4 : 0382
Tax Billing Address : Po Box 382	State Use : Commercial Warehouse
Tax Billing City & State : Massillon OH	Universal Land Use : Warehouse
Tax Billing Zip : 44648	

Location Info:

School District : Canton Csd	Census Tract : 7005.00
-------------------------------------	-------------------------------

Tax Info:

Tax ID : 00240575	Total Assessment : \$104,200
Alt APN : 240575	% Improv : 77%
Tax Year : 2012	Building Assessment : 55000
Annual Tax : \$5,663	Tax Area : 00020
Assessment Year : 2012	Tax Appraisal Area : 00020
Land Assessment : \$24,400	Legal Description : 4201-4202-4203 Wh Ea
Improved Assessment : \$79,800	Block ID : 27

Characteristics:

Cooling Type : None	Lot Acres : .438
Approximate Finished SqFt : 4,000	Stories : 1
Construction : Steel/Heavy	Condition : Average
Quality : Below Average	Total Units : 1
Year Built : 1978	Half Baths : 3
Heat Type : Heat Avail	# of Buildings : 1

Last Market Sale:

Recording Date : 06/05/1998	Owner Name : Cordray Ronald R
Sale Price : \$200,000	Seller : Dreyer Mark G
Document No : 98037241	Price Per Sq Ft : \$50.00
Deed Type : Deed (Reg)	

Sales History:

Recording Date : 06/05/1998	10/01/1996
Sale Price : \$200,000	\$140,000
Buyer Name : Cordray Ronald R	Dreyer Mark G
Seller Name : Dreyer Mark G	Valdiserri Donn R
Document No : 98037241	
Document Type : Deed (Reg)	Deed (Reg)

Mortgage History:

Mortgage Date : 06/05/1998	
Mortgage Amt : \$183,477	
Mortgage Lender : Bank One/Wilmette	
Mortgage Type : Conventional	
Borrower 1 : Cordray Ronald R	

Features:

[Bldg Desc](#)

Description	Bldg Size
Main :	4000
Office Bldg :	1000

Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
0395 :	1,000				1978	\$18,600
0310 :	360				2003	\$3,000
0405 :	8,600				1978	\$3,200

Courtesy of Eric Zimmerman
NEOHREX

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