

GENERAL BACKGROUND INFORMATION

(As available on 10/2012 - subject to change without notice)

Emerall I & II

23,500sf +/- in 2 Flex Buildings

**Real Property Located in
Warrensville Heights, OH
Cuyahoga County**



Materials Presented by:

Ag REAL ESTATE GROUP, INC.

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

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, as amended, 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: 9/29/11)

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

Emerall I & II

REGISTRATION

Emerall I & II

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. **Ag Real Estate Group, Inc.** is appointed Exclusive Listing Agent for this property. 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 Parties make no representation whatsoever regarding the condition or value of the property or whether a transaction will be completed.

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 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 90 days after the date below, after which time the registration becomes null and void.**

CIRCLE ONE CHOICE: *I am / am not* represented by a broker or agent.

Buyer (print and sign) Phone # Date

Buyer's Agent - Name and Phone # Date

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker

GENERAL BACKGROUND INFORMATION

(Included as of 10/2012)

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Emerall I & II

This property is owned by its original developer/builder. The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described. The current property manager has operated the property since fall of 2012, and therefore has very limited information about the property and its historical operations, including expenses. We have included information that was prepared by the prior property manager, without the opportunity to verify or validate those reports.

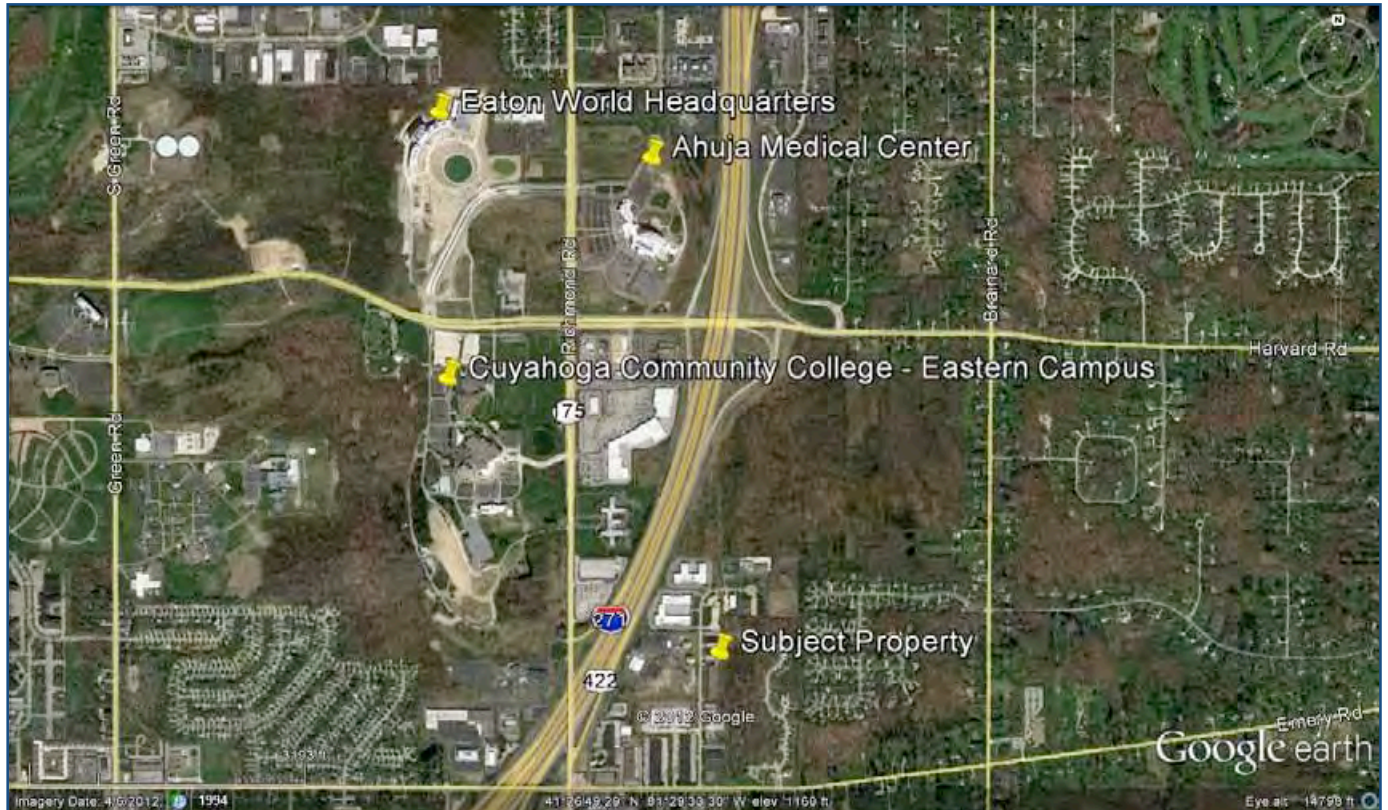
The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally 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 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.

BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY,

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

Market Information



Emerall I & II

Market Information

Shop until you drop at our various shopping centers, malls, boutiques and specialty shops. There are plenty of shopping opportunities in the Warrensville Heights surrounding area, including Harvard Park.

Also there is Eton Chagrin Blvd, an upscale shopping experience, located in nearby Woodmere Village which is about 4 miles from the City. Also up the road from the City is the renowned Beachwood Place Mall. The mall is located about 7 miles from Warrensville Heights. It features stores like Nordstrom, Saks Fifth Avenue, and Louis Vuitton.

The newly opened shopping lifestyle center, Legacy Village, features destination shopping places and eateries such as Crate & Barrel, Cheesecake Factory, and Joseph Best Bookstore which is located 7 miles from the City in Lyndhurst, Ohio.



Warrensville Heights' newest shopping experience is located on the corner of Harvard and Richmond. This shopping center includes Filene's Basement, DSW Shoes, Bed Bath & Beyond, Officemax, and many more great stores.



Eton Collection- Suburban lifestyle shopping center arranged in the square reminiscent of Williamsburg. The Eton Collection features upscale restaurants and retail stores.

www.etonchagrinblvd.com/
(216) 591-0544



Legacy Village- Northeast Ohio's first outdoor lifestyle center ,at a cost of \$115 million dollars, will feature an eclectic mix of upscale retailers and restaurants.

www.legacy-village.com
(216) 765-1065

Market Information



The schools at the ITT Technical Institute in Warrensville Heights [School of Information Technology, School of Drafting and Design, School of Electronics Technology, School of Business, and School of Criminal Justice] teach skills and knowledge that can be used to begin careers in our global technology-driven culture.

For more information visit the ITT Technical Institute website:
http://www.itt-tech.edu/campus/school.cfm?lloc_num=43



Corporate College offers employers affordable, cutting-edge and custom-designed training programs to enhance future workforce development, job growth and job retention in Northeast Ohio. At Corporate College, employee participants engage in lifelong learning that builds knowledge, skills and abilities, which furthers their vitality in the workforce and their bottom-line performance.

Also, Workforce Solutions provides non-credit training for businesses along with non-credit training for individuals. Through employee training programs, professional development, lifelong learning opportunities, and community service programs, Workforce Solutions is helping individuals enhance their contributions in the workplace.

For more information visit the Corporate College & Workforce Solutions website:
<http://www.corporatecollege.com/>

Market Information



Powering Business Worldwide



Eaton Breaks Ground For New World Headquarters

Date: June 10, 2010

CLEVELAND ... Diversified industrial manufacturer Eaton Corporation today broke ground on its new global headquarters in the Chagrin Highlands development in Beachwood, Ohio. Participating in the ceremony were state and local officials, Eaton senior leaders and employees. The company expects to move into the new building in late 2012.

"We are very pleased to be taking the next step in our Cleveland area facilities planning," said Alexander M. Cutler, chairman and chief executive officer, Eaton Corporation. "The choice of this site reaffirms our strong commitment to the region and provides us with a location capable of supporting our continued growth."

The new 580,000 square foot headquarters building will initially house approximately 700 Eaton employees currently located at the Eaton Center in downtown Cleveland, the Telecomputer Center in Eastlake and the Learning and Technology Center in Willoughby Hills. The facility will be located on 53-acres and will feature covered parking, walking trails, a fitness center, conference and meeting spaces, and an auditorium. Consistent with Eaton's belief in sustainability, plans are for the facility to be LEED certified.

"This facility will help increase employee interaction, efficiency, and productivity while meeting our commitment to continuous improvements in environment, health and safety," Cutler said. "It will also serve as a showcase to customers and suppliers as to why Eaton is a leader in energy efficient products and processes."

The land in Beachwood was purchased by Eaton in 2009 and was formerly owned by the City of Cleveland, which will split municipal income tax revenues from the facility with Beachwood. The building will be located on the west side of Richmond Road, just north of Harvard Road in the Chagrin Highlands development. Supporting the company in this project are many local, regional, and national vendors including the developer the Richard E. Jacobs Group of Cleveland, and architects Pickard Chilton, New Haven, Conn., and ka, Cleveland.

In Ohio, which the company has called home for its headquarters since 1914, Eaton employs approximately 2,600 people. Additionally, Eaton contributes to the local economy through its purchase of more than \$250 million of goods and services from Ohio suppliers. In Northeast Ohio alone, Eaton purchased more than \$150 million last year in goods and services from local companies and, through its charitable giving programs, donated more than \$2.2 million to Northeast Ohio nonprofit agencies.

Eaton Corporation is a diversified power management company with 2009 sales of \$11.9 billion. Eaton is a global technology leader in electrical components and systems for power quality, distribution and control; hydraulics components, systems and services for industrial and mobile equipment; aerospace fuel, hydraulics and pneumatic systems for commercial and military use; and truck and automotive drivetrain and powertrain systems for performance, fuel economy and safety. Eaton has approximately 70,000 employees and sells products to customers in more than 150 countries.

Kelly Jasko

(216) 523-5304

Market Information

Welcome to Tri-C

Facts about Cuyahoga Community College



Cuyahoga Community College (Tri-C) opened in 1963 as Ohio's first community college and remains Ohio's oldest and largest public community college.

For nearly 50 years Tri-C has provided high quality, affordable education and programs to more than 900,000 members of our community.

Tuition at Tri-C is the lowest in Northeast Ohio and among the lowest of all colleges in the state of Ohio.

Each semester Tri-C offers more than 1,000 credit courses in more than 140 career and technical programs and liberal arts curricula.

More than 600 non-credit workforce and professional development courses are offered each year.

The College serves more than 52,000 credit and non-credit students annually and offers day, evening and weekend classes; classes via television, the internet, and independent learning.

Tri-C offers more than 800 Distance Learning courses and more than 130 courses at various locations throughout the community, close to home and work.

Tri-C's campuses in Parma, Highland Hills, Westlake and downtown Cleveland, and its Corporate College locations in Warrensville Heights and Westlake, provide state of the art facilities and equipment. The College also opened a Hospitality Management Center on Public Square in downtown Cleveland in 2010 and the Brunswick University Center.

The College ranks 1st in Ohio and 45th in the nation in conferring associate degrees - all disciplines.

Emerall I & II

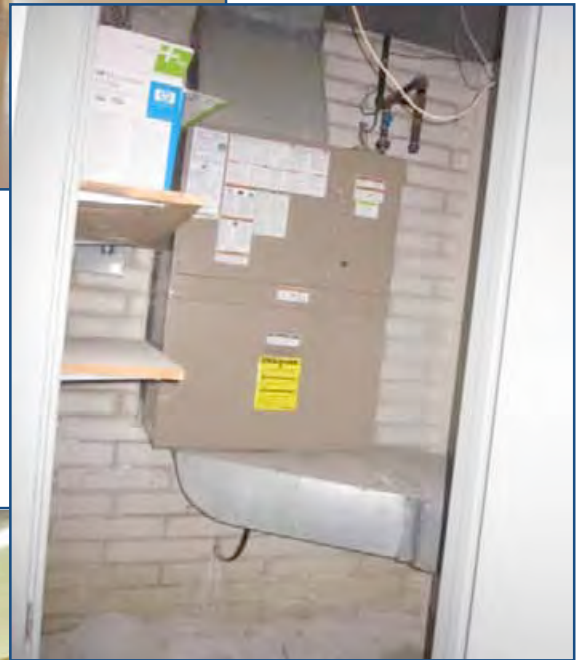
Selected Property Photos



Selected Property Photos



Selected Property Photos



Emerall I & II

Data Sheet

Emerall I & II 4421 - 4439 Renaissance Parkway Warrensville Heights, OH 44128

The Property

Property:	Emerall I & II
Address:	4421 - 4429 Renaissance Parkway 4431 - 4439 Renaissance Parkway Warrensville Heights, OH 44128
Zoning:	U-6C - Limited Industrial
Lot Size:	1.67 acres +/-
Parcel Number:	763-08-007

Building

Number of Buildings:	2
Number of Stories:	1
Year Built:	circa 1979
Building Square Footage:	23,500 SF +/- total - 2 buildings at 11,750 +/- SF each
Parking:	76 +/- surface spaces
Overhead Doors:	10
Docks:	1

Construction

Exterior Walls:	Block / Brick
Roof:	Unknown
Floor:	Concrete
Clear Height:	12' - 16' - varies by building

Utilities

Water/Sewer:	1 Meter Per Building
Electric:	Tenant Paid - Separately Metered
Gas:	Tenant Paid - Separately Metered

HVAC

Heat:	Various System Types
Cooling:	Various System Types

**All information to be verified by potential purchaser.*

Emerall I & II

Occupancy Status

Ran on 10/10/2012 for Properties: Emerall I & II

Status	Unit
OCCUPIED	4421
VACANT	4423
VACANT	4425
VACANT	4427
OCCUPIED	4429
OCCUPIED	4431
OCCUPIED	4433
VACANT	4435
VACANT	4437
OCCUPIED	4439

Offering Summary

Summary

Price	\$350,000
Down Payment - 30%	\$105,000
Price Per Gross Building SF	\$14.89
Building Square Footage +/-	23,500
Number of Stories	1
Lot Size	1.67 acres +/-
Year Built	circa 1979

Proposed New Financing

Loan Amount	\$245,000
Loan Type	Proposed New
Interest Rate	5.25%
Amortization (years)	25
Term	5 Years
Loan To Value	70%

Potential Operating Data - Year 1 (after stabilization)

Gross Potential Rent	\$129,250
Net Effective Rent	\$122,788
Expenses - Estimate	\$48,583
Net Operating Income	\$74,205
Annual Debt Service	\$17,618
Cash Flow	\$56,587

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

Sample Financing Scenario

Loan Amount	\$245,000
Loan Type	Proposed New
Interest Rate	5.25%
Amortization (years)	25
Term	5 Years
Loan To Value	70%

**Neither Seller, Broker, Agent or any parties related in any way to them are offering any form of financing. Terms of financing are dependent on market conditions, which may vary.*

Sample Income & Expense Statement

Income	Monthly	Annual
Gross Potential Rent Income	\$10,771	\$129,250 ¹
Less Vacancy (5%)	\$539	\$6,463
Net Effective Gross Income	\$10,232	\$122,788

Expenses	Monthly	Annual
Insurance	\$308	\$3,694 ²
Rubbish Removal	\$290	\$3,480 ³
Maintenance & Repairs	\$107	\$1,282 ³
Landscaping - Mowing Only	\$169	\$2,033 ³
Snow Removal - Plowing Only	\$265	\$3,179 ³
Real Estate Taxes	\$2,026	\$24,307 ⁴
Utilities	\$372	\$4,470 ⁵
Management @ 5%	\$512	\$6,139
Total Expenses	\$4,049	\$48,583

Net Operating Income (before debt service)	\$6,184	\$74,205
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1 - Based on estimated rent rate of \$5.50/sf/yr for all spaces

2 - Based on current year premium

3 - Based on average expenses for 2010 & 2011 reported by property owner

4 - Based on 2011 tax year per Auditor

5 -Based on average expenses for 2010 & 2011 reported by property owner. Includes:

- vacant unit gas & electric
- water & sewer all units

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

Tax Map



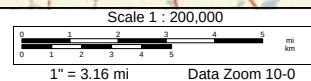
Location Map



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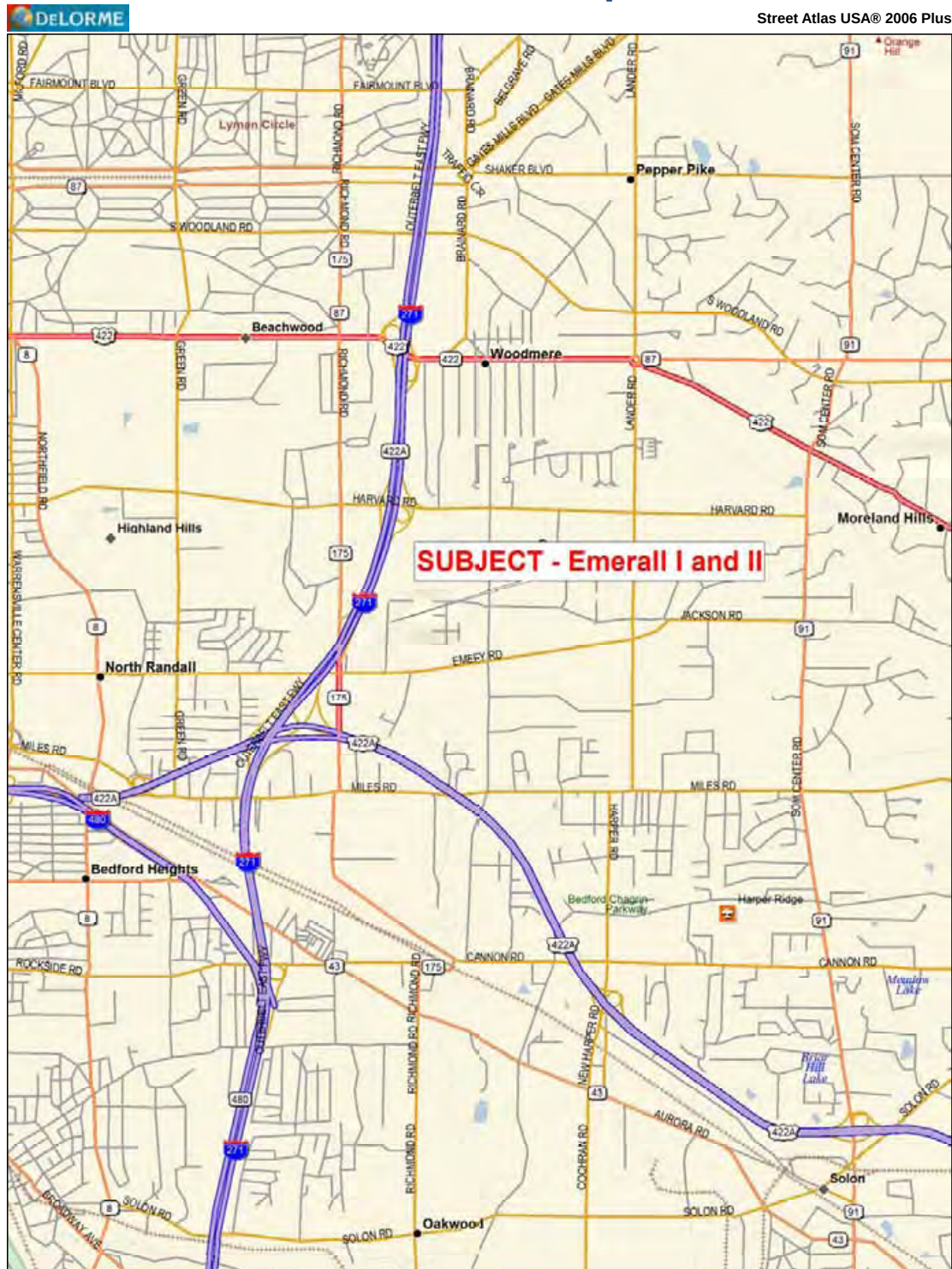


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Emerall I & II

Location Map



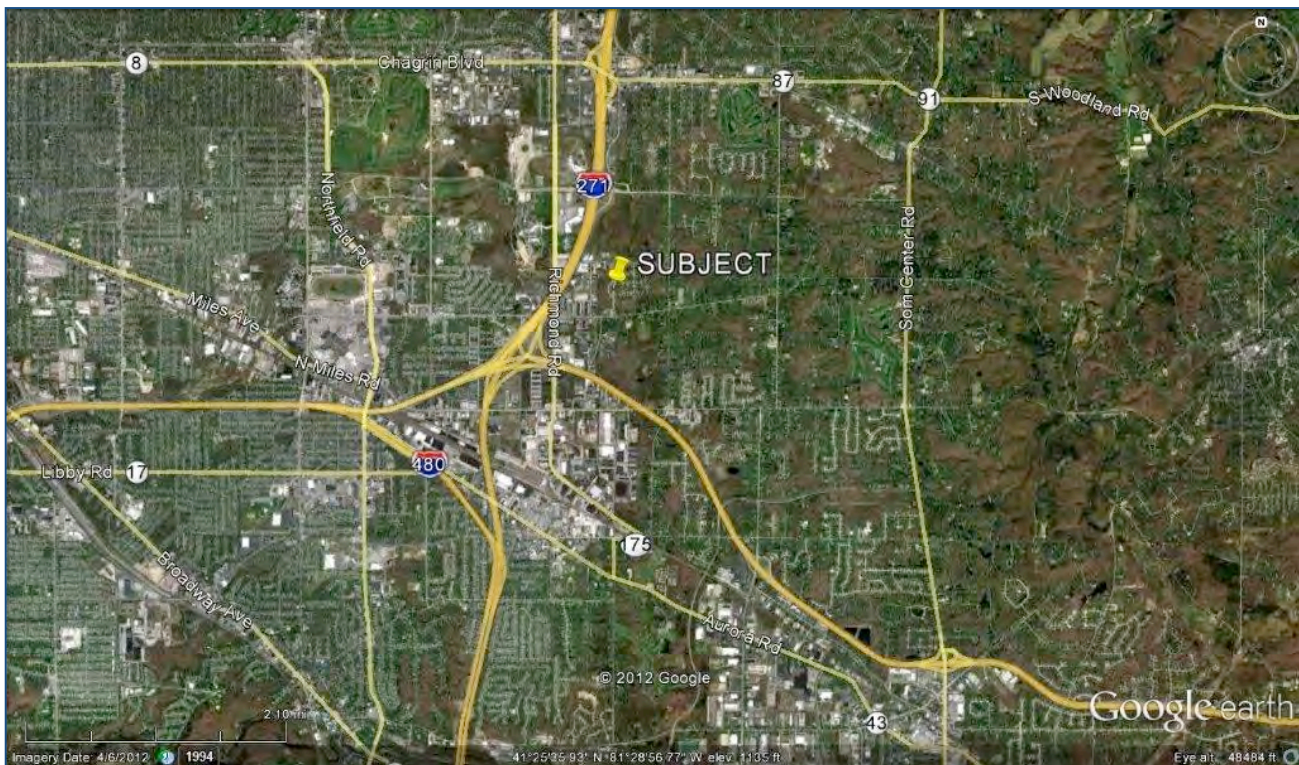
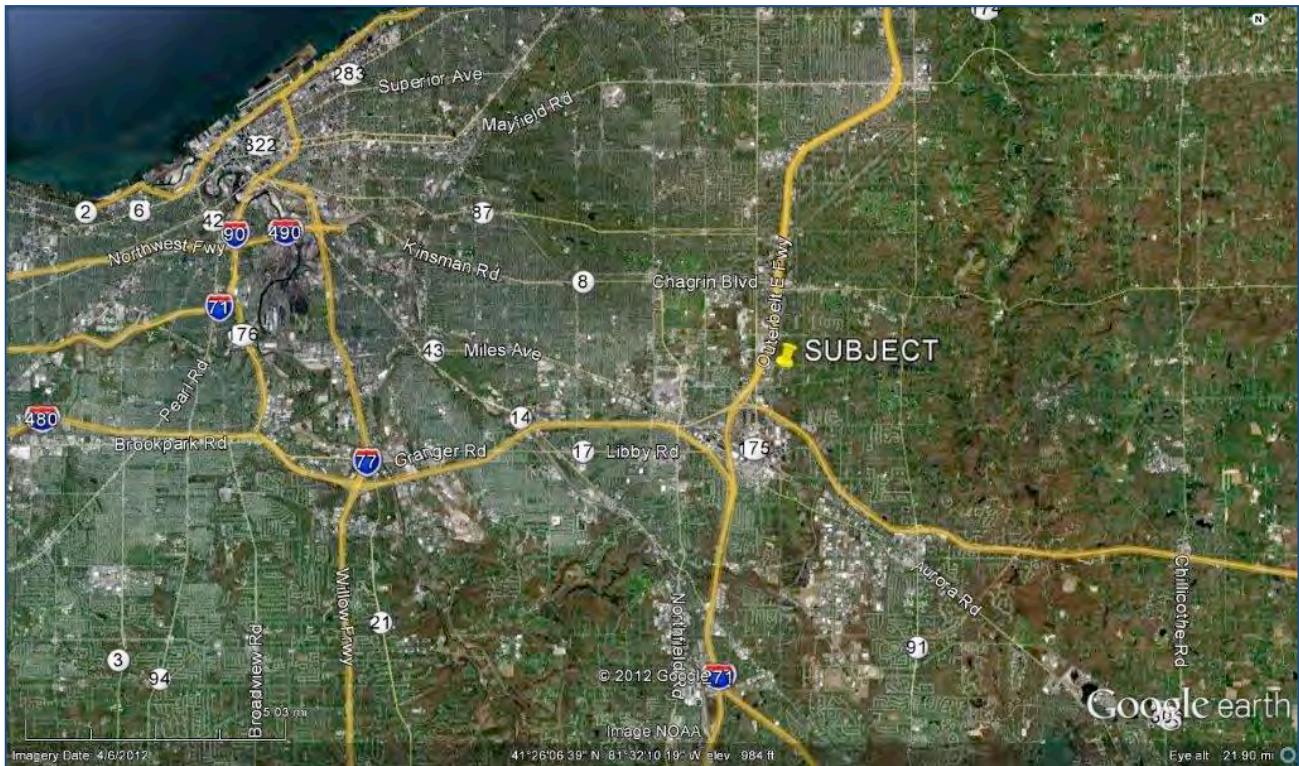
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www.delorme.com



Scale 1 : 50,000
0 1 2
1" = 4,166.7 ft Data Zoom 12-0

Emerall I & II

Aerial Photo



Zoning District Information

1141.09 CLASS U-6 USES (LIMITED INDUSTRIAL).

- (a) Warehouses for storage of building materials, contractors' equipment, lumber and materials used in connection with a permitted manufacturing use.
- (b) Manufacturing and/or assembling which is limited to the following products and processes:
 - (1) Aircraft and automotive, including engines, motors, turbines, jet propulsion units and parts and supplies.
 - (2) Chemicals (blending and packaging only).
 - (3) Cosmetics, pharmaceuticals, insecticides and related household chemical compounds.
 - (4) Clothing and other textile products.
 - (5) Electrical products, lighting fixtures and appliances.
 - (6) Roof products, including refining, roasting, pasteurizing and extracting processes.
 - (7) Heating and plumbing equipment.
 - (8) Machines, including accounting and business machines and instruments.
 - (9) Machinery, including electrical, construction, mining and agricultural machinery, lathes, presses and stamping machines tools.
 - (10) Metal finishing, including plating, grinding, sharpening, polishing, cleaning, rust proofing and heat treating, stamping and extrusion of small parts and fabrication of cabinets, furniture and similar products.
 - (11) Paper products, such as shipping containers and pulp goods.
 - (12) Steel products, including fabrication and assembly bars, girders, rails and plates.
 - (13) Tools and hardware, including hand tools, cutlery, nonferrous castings, die and pattern making and other small machine shop operations.
 - (14) Wood products, including furniture, boxes and crates.
- (c) Offices, laboratories and services conducted solely within enclosed buildings.
- (d) Similar main uses to any of the above uses are permitted subject to the approval of the Planning Commission, which approval shall be confirmed by resolution of Council before becoming effective.
- (e) Any accessory uses customarily incidental to any of the above uses are permitted on the same premises subject to the approval of the Planning Commission, which approval shall be confirmed by resolution of Council before becoming effective.
(Ord. 1984-46. Passed 7-17-84; Ord. 2006-047. Passed 5-2-06.)

Emerall I & II



Demographics for 4423 Renaissance Parkway, Warrensville Heights, OH 44128

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,164	21,065	76,444
2011 Female Population	2,509	24,500	89,856
% 2011 Male Population	46.31%	46.23%	45.97%
% 2011 Female Population	53.69%	53.77%	54.03%
2011 Total Adult Population	3,614	35,193	128,369
2011 Total Daytime Population	8,887	83,407	208,709
2011 Total Daytime Work Population	6,471	58,231	119,135
2011 Median Age Total Population	24	29	30
2011 Median Age Adult Population	35	41	41
2011 Age 0-5	125	1,244	5,414
2011 Age 6-13	175	2,025	7,819
2011 Age 14-17	759	7,102	24,688
2011 Age 18-20	602	5,379	18,368
2011 Age 21-24	709	5,281	18,796
2011 Age 25-29	255	1,868	7,191
2011 Age 30-34	219	1,921	7,844
2011 Age 35-39	201	2,171	8,453
2011 Age 40-44	225	2,470	9,126
2011 Age 45-49	284	3,033	10,430
2011 Age 50-54	284	3,091	10,945
2011 Age 55-59	265	2,639	9,307
2011 Age 60-64	170	2,007	7,241
2011 Age 65-69	117	1,497	5,641
2011 Age 70-74	91	1,232	4,884
2011 Age 75-79	75	1,044	4,040
2011 Age 80-84	54	775	3,045
2011 Age 85+	63	784	3,042
% 2011 Age 0-5	2.67%	2.73%	3.26%
% 2011 Age 6-13	3.74%	4.44%	4.70%
% 2011 Age 14-17	16.24%	15.59%	14.85%
% 2011 Age 18-20	12.88%	11.81%	11.05%
% 2011 Age 21-24	15.17%	11.59%	11.30%
% 2011 Age 25-29	5.46%	4.10%	4.32%
% 2011 Age 30-34	4.69%	4.22%	4.72%
% 2011 Age 35-39	4.30%	4.76%	5.08%
% 2011 Age 40-44	4.81%	5.42%	5.49%
% 2011 Age 45-49	6.08%	6.66%	6.27%
% 2011 Age 50-54	6.08%	6.78%	6.58%
% 2011 Age 55-59	5.67%	5.79%	5.60%
% 2011 Age 60-64	3.64%	4.40%	4.35%
% 2011 Age 65-69	2.50%	3.29%	3.39%
% 2011 Age 70-74	1.95%	2.70%	2.94%
% 2011 Age 75-79	1.60%	2.29%	2.43%
% 2011 Age 80-84	1.16%	1.70%	1.83%
% 2011 Age 85+	1.35%	1.72%	1.83%
2011 White Population	961	15,418	72,730
2011 Black Population	3,619	27,886	85,362
2011 Asian/Hawaiian/Pacific Islander	55	1,099	4,002
2011 American Indian/Alaska Native	10	63	248
2011 Other Population (Incl 2+ Races)	127	1,098	3,928
2011 Hispanic Population	79	815	2,965
2011 Non-Hispanic Population	4,594	44,750	163,235
% 2011 White Population	18.43%	33.84%	43.73%
% 2011 Black Population	77.46%	61.20%	51.35%
% 2011 Asian/Hawaiian/Pacific Islander	1.18%	2.41%	2.41%
% 2011 American Indian/Alaska Native	0.21%	0.14%	0.15%
% 2011 Other Population (Incl 2+ Races)	2.72%	2.41%	2.36%
% 2011 Hispanic Population	1.69%	1.79%	1.78%
% 2011 Non-Hispanic Population	98.31%	98.21%	98.22%
2000 Non-Hispanic White	1,305	18,730	90,167
2000 Non-Hispanic Black	3,510	27,341	82,919
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	57	214
2000 Non-Hispanic Asian	145	920	2,863
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	10	17
2000 Non-Hispanic Some Other Race	n/a	50	163
2000 Non-Hispanic Two or More Races	130	846	2,473
% 2000 Non-Hispanic White	25.64%	39.06%	50.42%
% 2000 Non-Hispanic Black	68.96%	57.02%	46.37%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.12%	0.12%
% 2000 Non-Hispanic Asian	2.65%	1.92%	1.60%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.02%	0.01%
% 2000 Non-Hispanic Some Other Race	0.00%	0.10%	0.09%
% 2000 Non-Hispanic Two or More Races	2.55%	1.76%	1.38%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	4,673	45,564	166,300
2011 Total Households	1,695	19,334	69,858
Population Change 1990-2011	-192	-3,953	-20,525
Household Change 1990-2011	103	-298	-2,982
% Population Change 1990-2011	-3.95%	-7.98%	-10.99%
% Household Change 1990-2011	6.47%	-1.52%	-4.09%
Population Change 2000-2011	-561	-2,893	-14,373
Household Change 2000-2011	n/a	-213	-3,428
% Population Change 2000-2011	-10.72%	-5.95%	-7.96%

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Emerall I & II

% Households Change 2000-2011

Housing

	0.00%	-1.09%	-4.68%
2000 Total Housing Units	1,774	20,812	77,652
2000 Occupied Housing Units	1,668	19,504	73,232
2000 Owner Occupied Housing Units	791	12,118	51,333
2000 Renter Occupied Housing Units	877	7,386	21,899
2000 Vacant Housing Units	106	1,308	4,420
% 2000 Occupied Housing Units	94.02%	93.72%	94.31%
% 2000 Owner Occupied Housing Units	44.59%	58.23%	66.11%
% 2000 Renter Occupied Housing Units	49.44%	35.49%	28.20%
% 2000 Vacant Housing Units	5.98%	6.28%	5.69%

Income

	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$38,906	\$49,871	\$53,360
2011 Per Capita Income	\$20,876	\$33,382	\$34,802
2011 Average Household Income	\$57,553	\$78,671	\$82,850
2011 Household Income < \$10,000	98	1,228	4,072
2011 Household Income \$10,000-\$14,999	68	1,242	3,603
2011 Household Income \$15,000-\$19,999	155	1,216	4,012
2011 Household Income \$20,000-\$24,999	105	1,195	3,726
2011 Household Income \$25,000-\$29,999	163	1,065	3,485
2011 Household Income \$30,000-\$34,999	142	1,094	3,760
2011 Household Income \$35,000-\$39,999	151	827	3,462
2011 Household Income \$40,000-\$44,999	83	870	3,570
2011 Household Income \$45,000-\$49,999	99	956	3,570
2011 Household Income \$50,000-\$59,999	100	1,345	4,964
2011 Household Income \$60,000-\$74,999	74	1,219	5,850
2011 Household Income \$75,000-\$99,999	235	1,890	7,401
2011 Household Income \$100,000-\$124,999	87	1,379	5,148
2011 Household Income \$125,000-\$149,999	27	907	3,011
2011 Household Income \$150,000-\$199,999	60	1,009	3,700
2011 Household Income \$200,000-\$249,999	18	512	1,772
2011 Household Income \$250,000-\$499,999	32	1,296	4,432
2011 Household Income \$500,000+	1	87	319
2011 Household Income \$200,000+	50	1,894	6,523
% 2011 Household Income < \$10,000	5.77%	6.35%	5.83%
% 2011 Household Income \$10,000-\$14,999	4.00%	6.42%	5.16%
% 2011 Household Income \$15,000-\$19,999	9.13%	6.29%	5.74%
% 2011 Household Income \$20,000-\$24,999	6.18%	6.18%	5.33%
% 2011 Household Income \$25,000-\$29,999	9.60%	5.51%	4.99%
% 2011 Household Income \$30,000-\$34,999	8.36%	5.66%	5.38%
% 2011 Household Income \$35,000-\$39,999	8.89%	4.28%	4.96%
% 2011 Household Income \$40,000-\$44,999	4.89%	4.50%	5.11%
% 2011 Household Income \$45,000-\$49,999	5.83%	4.94%	5.11%
% 2011 Household Income \$50,000-\$59,999	5.89%	6.96%	7.11%
% 2011 Household Income \$60,000-\$74,999	4.36%	6.30%	8.37%
% 2011 Household Income \$75,000-\$99,999	13.84%	9.77%	10.59%
% 2011 Household Income \$100,000-\$124,999	5.12%	7.13%	7.37%
% 2011 Household Income \$125,000-\$149,999	1.59%	4.69%	4.31%
% 2011 Household Income \$150,000-\$199,999	3.53%	5.22%	5.30%
% 2011 Household Income \$200,000-\$249,999	1.06%	2.65%	2.54%
% 2011 Household Income \$250,000-\$499,999	1.88%	6.70%	6.34%
% 2011 Household Income \$500,000+	0.06%	0.45%	0.46%
% 2011 Household Income \$200,000+	2.94%	9.79%	9.34%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$529,662	\$7,996,152	\$31,003,954
2011 Jewelry Stores	\$377,670	\$5,613,852	\$22,064,076
2011 Mens Clothing Stores	\$765,115	\$11,667,225	\$45,440,125
2011 Shoe Stores	\$741,253	\$11,313,978	\$43,561,669
2011 Womens Clothing Stores	\$1,344,593	\$20,416,094	\$79,490,788
2011 Automobile Dealers	\$9,710,530	\$138,201,104	\$531,661,268
2011 Automotive Parts/Acc/Repair Stores	\$1,163,648	\$17,186,594	\$66,588,882
2011 Other Motor Vehicle Dealers	\$358,127	\$5,455,731	\$21,059,771
2011 Tire Dealers	\$305,642	\$4,462,727	\$17,450,621
2011 Hardware Stores	\$251,858	\$4,137,564	\$14,624,470
2011 Home Centers	\$1,111,006	\$16,554,850	\$61,478,002
2011 Nursery/Garden Centers	\$323,144	\$4,674,583	\$18,258,040
2011 Outdoor Power Equipment Stores	\$125,951	\$1,633,485	\$6,138,498
2011 Paint/Wallpaper Stores	\$40,139	\$570,855	\$2,145,892
2011 Appliance/TV/Other Electronics Stores	\$869,944	\$13,216,838	\$51,677,485
2011 Camera/Photographic Supplies Stores	\$151,869	\$2,268,944	\$8,713,830
2011 Computer/Software Stores	\$454,103	\$6,709,491	\$25,820,884
2011 Beer/Wine/Liquor Stores	\$577,326	\$8,777,589	\$33,919,880
2011 Convenience/Specialty Food Stores	\$1,452,539	\$20,438,857	\$65,969,081
2011 Restaurant Expenditures	\$7,586,996	\$104,487,634	\$356,298,982
2011 Supermarkets/Other Grocery excl Conv	\$6,630,963	\$98,694,874	\$378,672,343
2011 Furniture Stores	\$921,083	\$13,651,404	\$52,868,110
2011 Home Furnishings Stores	\$594,134	\$9,210,026	\$35,621,774
2011 Gen Merch/Appliance/Furniture Stores	\$8,194,335	\$122,820,259	\$475,190,822
2011 Gasoline Stations w/ Convenience Stores	\$5,485,739	\$83,718,522	\$311,087,832
2011 Other Gasoline Stations	\$4,033,198	\$63,279,657	\$245,118,743
2011 Department Stores excl Leased Depts	\$9,064,278	\$136,037,097	\$526,868,298
2011 General Merchandise Stores	\$7,273,251	\$109,168,855	\$422,322,712
2011 Other Health/Personal Care Stores	\$622,682	\$8,966,920	\$34,448,874
2011 Pharmacies/Drug Stores	\$3,167,606	\$46,967,344	\$180,504,173
2011 Pet/Pet Supplies Stores	\$461,897	\$6,914,511	\$26,441,732
2011 Book/Periodical/Music Stores	\$110,056	\$1,986,410	\$8,220,223
2011 Hobby/Toy/Game Stores	\$217,531	\$2,677,523	\$9,518,691
2011 Musical Instrument/Supplies Stores	\$84,665	\$1,230,382	\$4,758,842
2011 Sewing/Needlework/Piece Goods Stores	\$26,738	\$442,551	\$1,719,351
2011 Sporting Goods Stores	\$484,118	\$8,353,465	\$32,915,821
2011 Video Tape Stores - Retail	\$74,225	\$1,104,523	\$4,281,561

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Property Detail Report

Subject Property

**4421 Emery Ind Pkwy
Warrensville Heights, OH 44123
Warrensville Heights - Cuyahoga County**

Multiple Building Card Property Summary

Owner Info:

Owner Name : Emerall Llc	County Use Code : Warehouse 2+ Units
Tax Billing Address : 4421 Emery Ind Pkwy	State Use : Warehouse 2+ Units
Tax Billing City & State : Warrensville Heights OH	Universal Land Use : Warehouse
Tax Billing Zip : 44123	

Location Info:

School District : Warrensville Heights	Census Tract : 1881.07
Subdivision : Warrensville	

Tax Info:

Tax ID : 763-08-007	Total Assessment : \$249,480
Tax Year : 2011	% Improv : 85%
Annual Tax : \$23,322	Tax Area : 550
Annual Tax w/ Delinquencies : \$23,322	Tax Appraisal Area : 550
Assessment Year : 2011	Legal Description : 90
Land Assessment : \$36,960	Lot Number : 90
Improved Assessment : \$212,520	

Characteristics:

Lot Frontage : 342.8	Cooling Type : Central
Lot Acres : 1.6662	Patio Type : Deck/Terrace
Roof Type : Flat	Roof Material : Composition Shingle
Total Living Area (Includes : 23,800	Approximate SqFt : 23,800
Finished Basement)	
Roof Shape : Flat	Stories : 1
Exterior : Brick	Condition : Average
Floor Cover : Type Unknown	Foundation : Slab
Year Built : 1979	Topography : Flat/Level
Heat Type : Unit Heaters	# of Buildings : 2
Water : Public	Sewer : Public Service

Last Market Sale:

Owner Name : **Emerall Llc**

Sales History:

Recording Date : **10/10/2003**
 Nominal : **Y**
 Buyer Name : **Emerall Llc**
 Seller Name : **Emerall**
 Document No : **10100471**
 Document Type : **Quit Claim Deed**

Features:

Bldg Desc

Description	Bldg Size
Storage Warehouse :	9520

Office : 2380

Building 1 of 2**Owner Info:**

Owner Name : Emerall Llc	County Use Code : Warehouse 2+ Units
Tax Billing City & State : Warrensville Heights OH	State Use : Warehouse 2+ Units
Tax Billing Zip : 44123	Universal Land Use : Warehouse

Location Info:

School District : Warrensville Heights	Census Tract : 1881.07
Subdivision : Warrensville	

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Characteristics:

Lot Frontage : 342.8	Cooling Type : Central
Lot Acres : 1.6662	Patio Type : Deck/Terrace
Roof Type : Flat	Roof Material : Composition Shingle
Total Living Area (Includes : 11,900 Finished Basement)	Approximate SqFt : 11,900
Roof Shape : Flat	Stories : 1
Exterior : Brick	Condition : Average
Floor Cover : Type Unknown	Foundation : Slab
Year Built : 1979	Topography : Flat/Level
Heat Type : Unit Heaters	# of Buildings : 2
Water : Public	Sewer : Public Service

Last Market Sale:Owner Name : **Emerall Llc****Sales History:**

Recording Date : **10/10/2003**
 Nominal : **Y**
 Buyer Name : **Emerall Llc**
 Seller Name : **Emerall**
 Document No : **10100471**
 Document Type : **Quit Claim Deed**

Features:**Bldg Desc**

Description	Bldg Size
Storage Warehouse :	9520
Office :	2380

Extra Features

Description	Sq Ft	Number	Extra Fea Yr Blt
Paving :	30,000		1980
Description			
Paving :			

Building 2 of 2

Owner Info:

Owner Name : Emerall Llc	County Use Code : Warehouse 2+ Units
Tax Billing City & State : Warrensville Heights OH	State Use : Warehouse 2+ Units
Tax Billing Zip : 44123	Universal Land Use : Warehouse

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	Finished Basement)
Approximate SqFt : 11,900	Roof Shape : Flat
Stories : 1	Exterior : Block
Condition : Average	Floor Cover : Type Unknown
Foundation : Slab	Year Built : 1979
Topography : Flat/Level	Heat Type : Unit Heaters
# of Buildings : 2	Water : Public
Sewer : Public Service	

Last Market Sale:

Owner Name : **Emerall Llc**

Sales History:

Recording Date : **10/10/2003**
 Nominal : **Y**
 Buyer Name : **Emerall Llc**
 Seller Name : **Emerall**
 Document No : **10100471**
 Document Type : **Quit Claim Deed**

Features:

Bldg Desc

Description	Bldg Size
Storage Warehouse :	9520
Office :	2380

 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.