

GENERAL BACKGROUND INFORMATION

(As available 10/06/2011 - subject to change without notice)

Empire Rd. Apartments

10 Apartment Units

**1525 Empire Road
Wickliffe, OH 44092
Lake County**



Materials Presented by:

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

Eric M. Silver, Receiver and Broker

Court of Common Pleas

Lake County, OH

Case No: 10 CF 003326

FirstMerit Bank, N.A. vs. Solon Investment Network, L.L.C., et al.,

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

3659 South Green Road, Suite 100

Beachwood, OH 44122

216-504-5000 - T

216-504-5001 - F

info@agrealestategroup.com

REGISTRATION

Empire Road Apartments

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as *Ag* Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for *Ag* Real Estate Group, Inc., licensed in the State of Ohio. Eric M. Silver is appointed Receiver for this property via order of the Lake County Court of Common Pleas. Details of the Receivership, including case number, can be found in the information package. Consummation or completion of a sale of the property may or may not occur. Any effort or resources expended by a principal or broker is at his/her own risk and may or may not lead to completion of a transaction. The Receiver, broker, agent, lender, and debtor make no representation whatsoever regarding the condition or value of the property or whether a transaction will be completed. Completion of a transaction will require, among other things, approval of the Court and all secured creditors.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee equal to 2.5% of the purchase price (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the *Ag* Real Estate Group, Inc. Brokers contacting the *Ag* Real Estate Group, Inc. after their client makes an initial contact directly to the *Ag* Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the date below, after which time the registration becomes null and void.**

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

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

Buyer (print and sign) Phone # Date

Buyer's Agent - Name and Phone # Date

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker
Receiver for Solon Investment Network, LLC

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

This property, owned by Solon Investment Network, LLC is in Receivership via an order signed by Judge Richard L. Collins, Jr. 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 August, 2011 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 (10/06/2011))

- Data Sheet
- Rent Roll
- Offering Summary
- Unit Mix
- Proposed Financing
- Sample Income & Expense Statement
- Location Map
- Tax Map
- Aerial Photos
- Demographic Information
- Property Record Card

Data Sheet

1525 Empire Road
Wickliffe, OH 44092
Lake County

The Property

Property: Empire Road Apartments
Address: 1525 Empire Road
Wickliffe, OH 44092
Zoning: Multi-family Residential
Lot Size: 21,780 SF - TAKEN FROM COUNTY RECORDS
Parcel Numbers: 29B-003-E-01-0340
29B-003-E-01-0400

Building

Number of Units: 10
Number of Buildings: 1 Building
Number of Stories: 2
Year Built: 1961(From Lake County Records)
Building Square Footage: 11,592 +/- (From Lake County Records)
Parking: 15 +/- surface parking spaces

Construction

Exterior: Brick Veneer (From Lake County Records)

Utilities

Water: Owner Paid
Sewer: Owner Paid
Electric: Tenant Paid (Separately Metered)
Gas: Tenant Paid (Separately Metered)

HVAC

Heat: Forced Air
Cooling: Unit - through the wall/window

Amenities

Off-Street Parking
In-Unit Washer & Dryer hook-up

*All information to be verified by potential purchaser.

Rent Roll With Vacant Units

Properties: Solon Investment Network, In Rcvr.

As of October 6, 2011

Tenant	Unit	Unit Type	Rent Charge Assistance	Rent Charge Tenant	Total Rent Charge
Occupied	1	3B	\$702.00	\$123.00	\$825.00
Occupied	2	2B	\$598.00	\$87.00	\$685.00
Occupied	3	2B	\$495.00	\$205.00	\$700.00
Occupied	4	2B	\$0.00	\$700.00	\$700.00
Vacant	5	3B	\$0.00	\$0.00	\$0.00
Occupied	6	2B	\$595.00	\$105.00	\$700.00
Occupied	7	2B	\$500.00	\$200.00	\$700.00
occupied	8	2B	\$0.00	\$725.00	\$725.00
Occupied	9	2B	\$359.00	\$341.00	\$700.00
Vacant	10	3B	\$0.00	\$0.00	\$0.00
Overall Total			\$3,249.00	\$2,486.00	\$5,735.00

Offering Summary

Empire Road Apartments
Wickliffe, OH

Summary

Price	\$299,000
Down Payment	\$89,700
Price Per Unit	\$29,900
Price Per Gross Building SF	\$25.79
Number Of Units	10
Building Square Footage - ESTIMATE ONLY	11,592
Number of Stories	2
Lot Size - ESTIMATE	n/a
Year Built (circa)	1961

Proposed New Financing

Loan Amount	\$209,300
Loan Type	Proposed New
Interest Rate	5.25%
Amortization	30 Years
Term	5 Years
Loan To Value	70%

Potential Operating Data - As Stabilized

Gross Potential Rent	\$87,600
Net Effective Rent	\$74,460
Expenses	\$40,695
Net Operating Income	\$33,765
Annual Debt Service	\$17,394
Cash Flow	\$16,371

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

Unit Mix

Empire Road Apartments Wickliffe, OH			
<u>Unit Type - Townhouse</u>			
No. of Units	Bdr.	Ba.	SF.
3	3	1.5	1,330 +/-
7	2	1.5	1,090 +/-

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

Proposed Financing

Empire Road Apartments
Wickliffe, Ohio

Proposed New Financing

Loan Amount	\$209,300
Loan Type	Proposed New
Interest Rate	5.25%
Amortization	30 Years
Term	5 Years
Loan To Value	70%

Sample Income & Expense Statement

Empire Road Apartments
Wickliffe, OH

Sample Income & Expense Statement AT STABILIZATION

Income	Monthly	Annual	Per Unit	
Gross Potential Rent Income	\$7,300	\$87,600	\$8,760	¹
Less Vacancy/Collection (15%)	(\$1,095)	(\$13,140)	(\$1,314)	
Misc. Laundry & Other Income	\$0	\$0	\$0	¹
Net Effective Gross Income	\$6,205	\$74,460	\$7,446	

Expenses	Monthly	Annual	Per Unit	
Advertising & Promotion	\$200	\$2,400	\$240	²
Insurance	\$245	\$2,940	\$294	⁶
Real Estate Taxes	\$783	\$9,392	\$939	³
Electric (Vacant Units)	\$50	\$600	\$60	²
Water & Sewer	\$420	\$5,040	\$504	⁵
Gas (Vacant Units)	\$75	\$900	\$90	²
Management @ 5%	\$310	\$3,723	\$372	²
Repairs (general)	\$500	\$6,000	\$600	²
Unit Make Ready Work	\$375	\$4,500	\$450	⁴
Landscaping & Snow Removal	\$200	\$2,400	\$240	²
Reserves	\$208	\$2,500	\$250	²
Licenses & Permits	\$25	\$300	\$30	²
Total Expenses	\$3,391	\$40,695	\$4,069	

Net Operating Income (before debt service)	\$2,814	\$33,765	\$3,377	
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1 - Gross Potential Rents projected as: 7 Units at \$700 (2-Bedroom) and 3 Units at \$800 (3-Bedroom). See attached rent roll for actual current rents.

2 - Historical operating expenses not available, based on Broker assumption.

3 - Based on tax bills per Auditor's website for Full Year 2010.

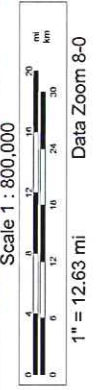
4 - Historical make ready expenses not available, Broker estimate of \$750 per unit @ 6 units per year.

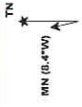
5 - Based on average of last 12 months bills provided by Lake County Department of Utilities.

6 - Based on annual premium for Owner's current policy

**All information and assumptions to be verified by prospective purchaser. Property operations may be subject to additional expenses not listed herein.

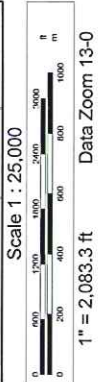
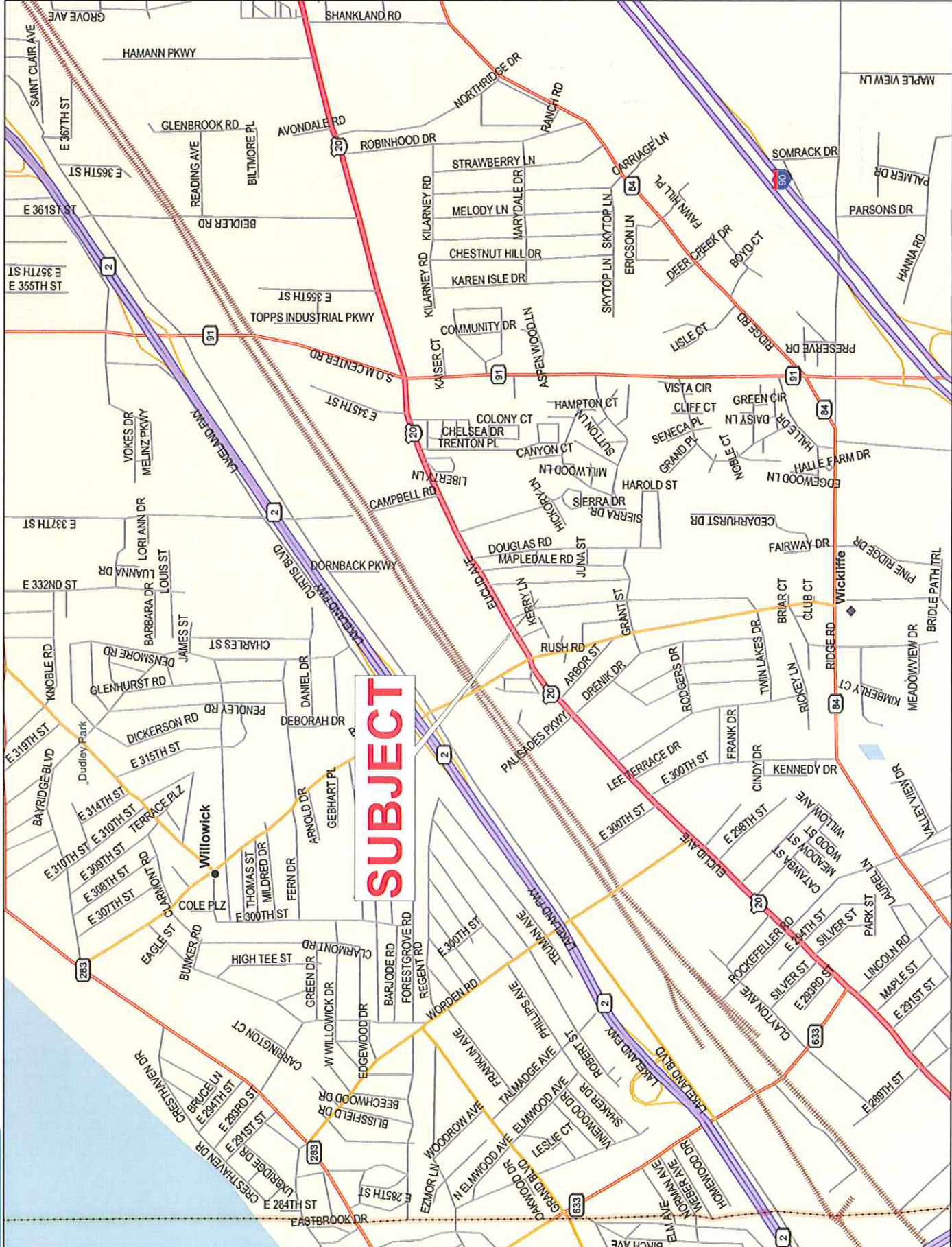
Location Map





Scale 1 : 200,000

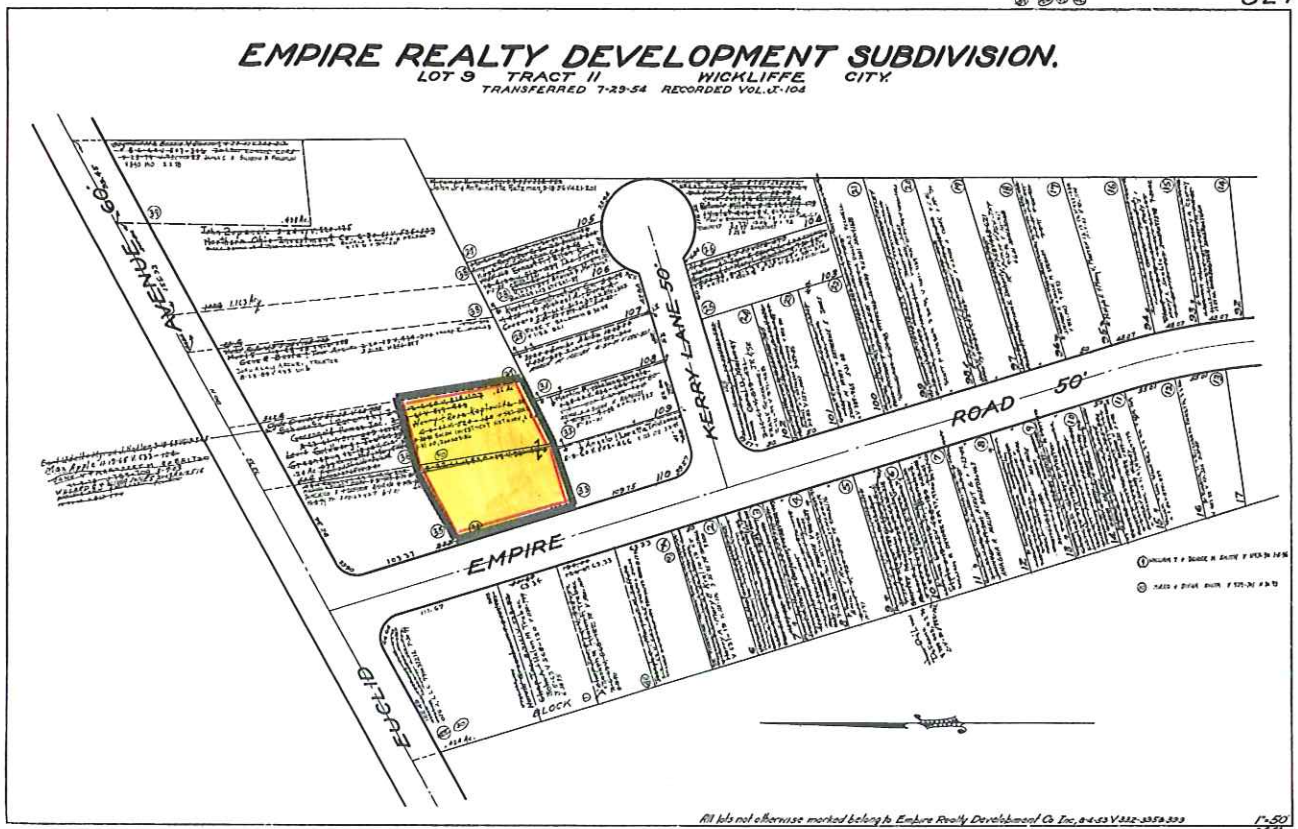
1" = 3.16 mi Data Zoom 10-0



Scale 1 : 25,000

1" = 2,083.3 ft

Tax Map



Aerial Photos



Property lines are graphic representations and are not survey accurate. Lake County assumes no responsibility for the information contained on this page. Questions may be directed to the Tax Map Office (440) 350-2501.

Lake County - LakeNavigator

Scale: no scale specified



Property lines are graphic representations and are not survey accurate. Lake County assumes no responsibility for the information contained on this page. Questions may be directed to the Tax Map Office (440) 350-2501.

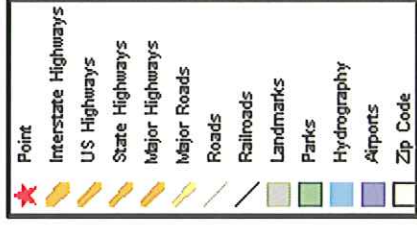
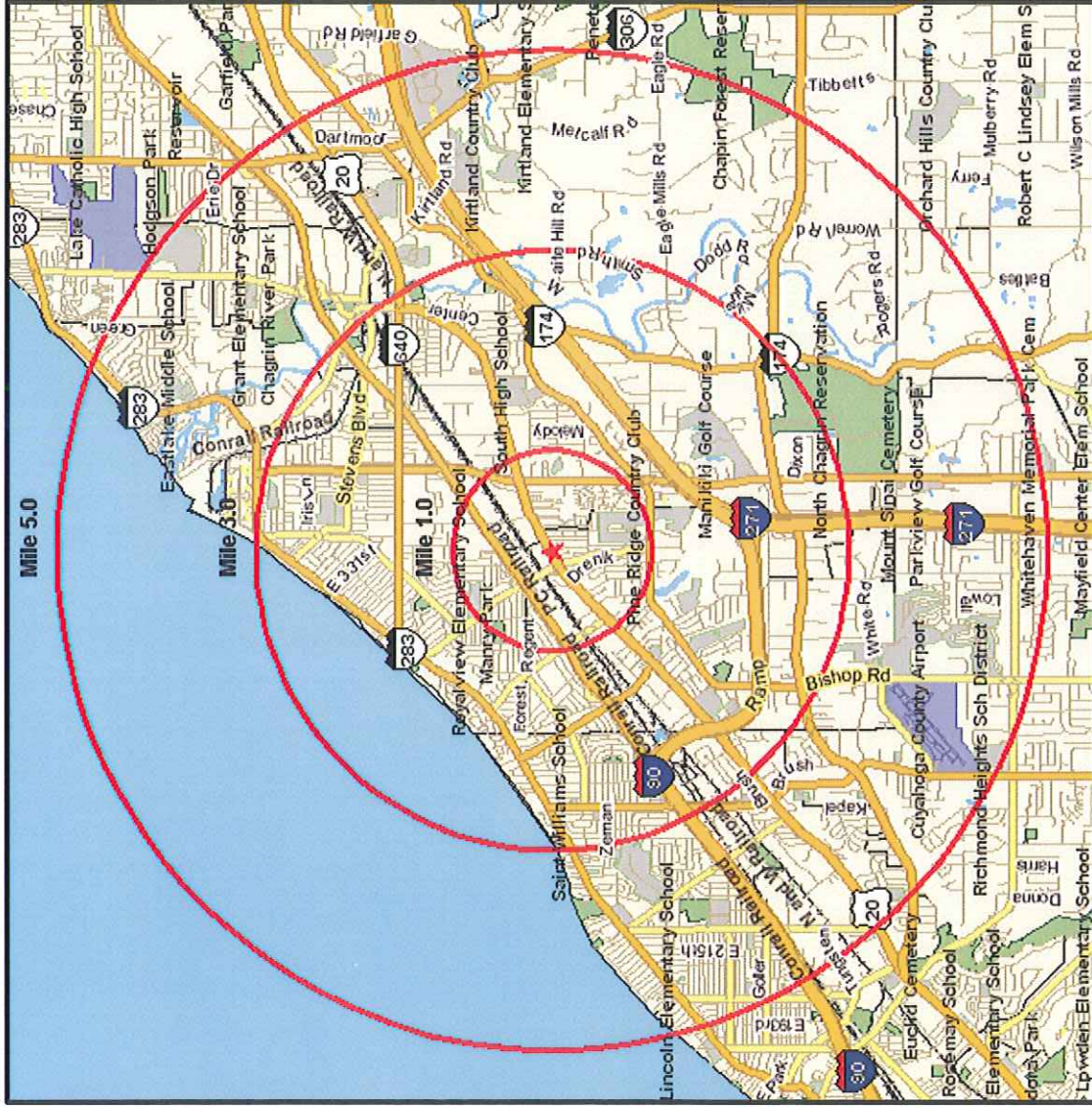
Demographic Information

Prepared For:

Area Map

Order #: 970242265
Site: 01

1525 EMPIRE RD
WICKLIFFE, OH 44092-1063
Coord: 41.620045, -81.453335
Radius - See Appendix for Details



Pop-Facts: Census Demographic Quick Facts 2011 Report

Radius 1: 1525 EMPIRE RD, WICKLIFFE, OH 44092-1063, aggregate

Radius 2: 1525 EMPIRE RD, WICKLIFFE, OH 44092-1063, aggregate

Radius 3: 1525 EMPIRE RD, WICKLIFFE, OH 44092-1063, 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	13,483		72,682		133,745	
1990 Census	14,026		76,180		135,034	
Growth 1990 - 2000	-3.87%		-4.59%		-0.95%	
Household						
2000 Census	6,290		31,742		58,209	
1990 Census	5,967		31,540		56,645	
Growth 1990 - 2000	5.41%		0.64%		2.76%	
2000 Est. Population by Single Classification Race						
White Alone	13,004	96.45	65,870	90.63	115,935	86.68
Black or African American Alone	208	1.54	5,149	7.08	13,975	10.45
American Indian and Alaska Native Alone	5	0.04	70	0.10	134	0.10
Asian Alone	155	1.15	781	1.07	1,903	1.42
Native Hawaiian and Other Pacific Islander Alone	1	0.01	14	0.02	25	0.02
Some Other Race Alone	9	0.07	87	0.12	266	0.20
Two or More Races	101	0.75	711	0.98	1,507	1.13
2000 Est. Population Hispanic or Latino						
Hispanic or Latino	104	0.77	558	0.77	1,177	0.88
Not Hispanic or Latino	13,379	99.23	72,124	99.23	132,568	99.12
2000 Tenure of Occupied Housing Units						
Owner Occupied	4,228	67.22	22,366	70.46	39,853	68.47
Renter Occupied	2,063	32.80	9,376	29.54	18,356	31.53
2000 Average Household Size						
	2.11		2.27		2.28	

Pop-Facts: Census Demographic Quick Facts 2011 Report

Radius 1: 1525 EMPIRE RD, WICKLIFFE, OH 44092-1063, aggregate

Radius 2: 1525 EMPIRE RD, WICKLIFFE, OH 44092-1063, aggregate

Radius 3: 1525 EMPIRE RD, WICKLIFFE, OH 44092-1063, 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 Est. Households by Household Income	6,268		31,776		58,016	
Income Less than \$15,000	749	11.95	3,644	11.47	7,011	12.08
Income \$15,000 - \$24,999	849	13.54	4,530	14.26	8,276	14.27
Income \$25,000 - \$34,999	1,003	16.00	4,807	15.13	8,455	14.57
Income \$35,000 - \$49,999	1,170	18.67	6,233	19.62	10,777	18.58
Income \$50,000 - \$74,999	1,435	22.89	7,300	22.97	12,805	22.07
Income \$75,000 - \$99,999	591	9.43	3,138	9.88	5,821	10.03
Income \$100,000 - \$149,999	333	5.31	1,563	4.92	3,393	5.85
Income \$150,000 - \$249,999	102	1.63	439	1.38	1,166	2.01
Income \$250,000 - \$499,999	31	0.49	100	0.31	252	0.43
Income \$500,000 and over	6	0.10	22	0.07	60	0.10
2000 Est. Average Household Income	\$50,095		\$49,206		\$50,844	
2000 Est. Median Household Income	\$41,841		\$41,995		\$42,331	
2000 Est. Per Capita Income	\$23,575		\$21,672		\$22,279	

The City of Wickliffe

Demographics and Community Profile

Area

Cleveland-Akron Consolidated Metropolitan Statistical Area (CMSA) consists of eight counties: Cuyahoga, Lake, Geauga, Lorain, Medina, Ashtabula, Summit and Portage.

- Population 2,945,831
- 15th largest consumer market in the U.S.

Location

The City of Wickliffe is located in Northeast Ohio in Lake County, 12 miles east of Downtown Cleveland and 10 miles west of Painesville, the county seat. Wickliffe is 4.68 square miles.

Population

- Wickliffe (2010) 12,750
- Lake County (2010) 230,041

Economic Indicators

- Average Household Income \$51,351
- Average Home Value \$125,200
- Average Home Property Tax \$1,583
- Total Market Value \$926,000,000

Major Employers

Lubrizol Corp. 1,200
ABB 900
PCC Airfoils 415
Parker Hannifin Corp. 300
Progressive Insurance 200
PMC Industries Inc. 100
Universal Metals Corp. 135
Lake Erie Design 120

Climate

The normal daily maximum temperature in January is 31.9F and daily minimum is 17.6F. Temperatures in July on average reach daily maximum of 82.4F and the daily minimum is 61.4F. Annually, the average precipitation is 36.6 inches of rain and 54.6 inches of snow. The highest temperature on record in Cleveland is 104F. The lowest is -20F.

Air Transportation

Cleveland Hopkins International Airport is located 18 miles (30 minutes by auto) west of Wickliffe on Interstate 71. Continental Airlines operates a major hub along with two dozen major airlines servicing 425 daily scheduled flights. Limousine and taxi service is available from Wickliffe to the airport.

Highway Transportation

Interstate 90, Interstate 271 and Route 2 pass through Wickliffe. Interstate 90 has ramp service at Route 84 and Route 20. Route 2 has ramp service at Lloyd Road (SR 633) and East 305 Street.

Public Transit

The Regional Transit Authority (RTA) links Wickliffe and western Lake County to Cuyahoga County and downtown Cleveland with a series of convenient bus routes. Laketran, Lake County's regional transit organization has bus routes throughout the city and county. It also provides "park-and-ride" lots that shuttle commuters to various Downtown Cleveland locations.

Electric Power & Natural Gas

Cleveland Electric Illuminating Company transports and furnishes electric power. Ohio has adopted regulations that allow each individual to choose their own electric provider. Natural gas lines are maintained by Dominion East Ohio. Call (800) 362-7557 for questions regarding gas service and billing.

Water

Lake Erie provides our region with one of the world's largest supplies of fresh water. Lake County Department of Utilities is the primary water supplier to the City of Wickliffe.

Government

The City of Wickliffe is a Council and Mayor form of government, which provides for the election of seven council members and mayor every four years. The Mayor appoints members to his/her administration with council's approval.

Schools

Wickliffe City Schools student enrollment is approximately 1,500. Facilities include Elementary, Middle and High schools with a student teacher ratio of 14:1. Seventy percent of all students enter post high school education or training. Wickliffe public schools have been repeatedly recognized nationally for excellence in educational curriculum and enjoy an award-winning teaching staff. There are also two parochial elementary schools in Wickliffe-- Our Lady of Mt. Carmel and All Saints.

Health Care

Two regional hospitals are within one mile of the city limits. Lake West Hospital has 191 beds and Richmond Heights Hospital has 220 beds. Both include emergency room services. The internationally known Cleveland Clinic and University Hospital are only a 15-minute drive from Wickliffe. Several dentists and eye care professionals have offices in Wickliffe.

Community Attractions

Coulby Park Aquatic Center
Wickliffe Hall of Fame
Harry Coulby Mansion
Provo House
“Spirit of ‘76” Historic Marker
Wickliffe Historical Society

Major Attractions and Events

Cleveland Indians Baseball
Cleveland Browns Football
Cleveland Cavaliers Basketball
Cleveland Barons (Minor League Hockey)
Lake County Captains (Minor League Baseball)
The Cleveland Grand Prix (Auto racing)
The Flats Entertainment District
Six Flags Worlds of Adventure
Cedar Point Amusement Park
Little Italy
Beaches and Parks
LakeFarmPark
Over 80 Golf Courses

Museums

Cleveland Art Museum
Western Reserve Historical Society
Cleveland MetroParks Zoo & Rainforest
Rock & Roll Hall of Fame and Museum
Great Lakes Science Center
Natural History Museum
Crawford Auto and Aviation Museum
Cleveland Health Museum
Children’s Museum

Cleveland Area Cultural Venues

Severence Hall / Cleveland Orchestra
Cleveland Playhouse
Playhouse Square Theater District
The Nautica Stage
Tower City Amphitheater
Quicken Loans Arena (The “Q”)
Progressive Field
Cleveland Browns Stadium
Blossom Music Center

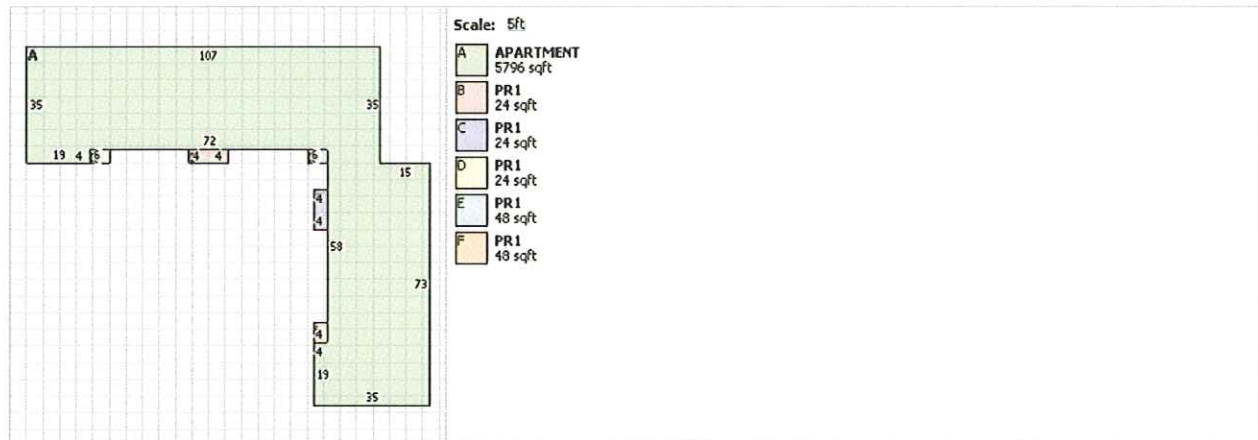
Property Record Card

Lake County, Ohio - Property Record Card

Parcel: 29B003E010340 Card: 1

Owner	SOLON INVESTMENT NETWORK LLC
Address	1525 EMPIRE RD
Land Use	(401) C - APARTMENTS 4-19 RENTAL UNITS
Class	COMMERCIAL
Legal Description	L[111 A]EMPIRE REALTY DEV 130.36

SKETCH



COMMERCIAL

Improvement Name	APARTMENTS - GARDEN
Description	
Year Built	1961
Business Living Area	11592
Number of Units	10
Identical Units	1
Building Number	1
Card	1

COMMERCIAL FEATURES

Code	Description	+/-	Measurements
PR1	PORCH, OPEN		4 x 12
PR1	PORCH, OPEN		4 x 6
PR1	PORCH, OPEN		4 x 6
PR1	PORCH, OPEN		4 x 12
PR1	PORCH, OPEN		4 x 6

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
G	0	0	N/A	10454	\$26,140.0

VALUATION

	Appraised	Assessed
Land Value	\$26,140.00	\$9,150.00
Building Value	\$366,410.00	\$128,240.00
Total Value	\$392,550.00	\$137,390.00
CAUV Value	\$0.00	
Taxable Value	\$137,390.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	CI1 - ASPHALT	1961	0x0	\$2,800.00
1	RS1 - FRAME	1961	8x10	\$210.00

SALES

Date	Buyer	Seller	Price	Validity
1/31/2000	SOLON INVESTMENTS NETWORK LLC	KAPLOVITZ ROSA	\$300,000.00	NA
11/28/199			\$0.00	NA

Note: Appraised valuations and taxes are reflective of the current tax year only. All land and building data changes made since the last tax duplicate will be reflected in the subsequent tax year's appraised valuations and corresponding tax bills.

Disclaimer: Information included in this site is believed to be accurate, but is not guaranteed. Lake County is not liable for errors or omissions.

Lake County, Ohio - Property Record Card

Parcel: 29B003E010400 Card: 0

Owner	SOLON INVESTMENT NETWORK LLC
Address	EMPIRE RD
Land Use	(400) C - COMMERCIAL VACANT LAND
Class	COMMERCIAL
Legal Description	T[11 L]9

LAND						VALUATION		
Code	Frontage	Depth	Acreage	SqFt	Value		Appraised	Assessed
G	0	0	N/A	6934	\$17,340.0	Land Value	\$22,830.00	\$7,990.00
H	0	0	N/A	4392	\$5,490.00	Building Value	\$0.00	\$0.00
						Total Value	\$22,830.00	\$7,990.00
						CAUV Value	\$0.00	
						Taxable Value	\$7,990.00	

PERMITS

SALES				
Date	Buyer	Seller	Price	Validity
1/31/2000	SOLON INVESTMENTS NETWORK LLC	KAPLOVITZ HENRY	\$300,000.00	NA

Note: Appraised valuations and taxes are reflective of the current tax year only. All land and building data changes made since the last tax duplicate will be reflected in the subsequent tax year's appraised valuations and corresponding tax bills.

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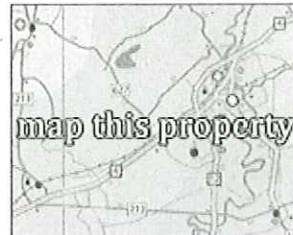
Property Record Card generated 10/6/2011 12:00:59 PM

Data For Parcel 29B003E010340

Disclaimer - Land Use and Property Classification are for tax purposes only and may not necessarily agree to local zoning regulations. To obtain zoning classification, please contact the local community zoning department or the Lake County Planning Commission if the property is in an unincorporated area.

Base Data

Parcel: 29B003E010340
 Owner: SOLON INVESTMENT NETWORK LLC
 Address: 1525 EMPIRE RD



Mailing Address

Mailing Name: SOLON INVESTMENT NETWORK
 Address: P O BOX 39094
 City State Zip: SOLON OH 44139

Geographic

City: WICKLIFFE CITY
 Township: N/A
 School District: WICKLIFFE CSD

Legal

Neighborhood:	29I01000	Legal Acres:	0
Legal Description:	L[111 A[EMPIRE REALTY DEV 130.36	Land Use:	(401) C - APARTMENTS 4-19 RENTAL UNITS
Map Number:	0-A-5-0	Property Class:	COMMERCIAL
		Range Township Section:	0-0-0

Valuation

	Appraised	Assessed (35%)
Land Value:	\$26,140.00	\$9,150.00
Building Value:	\$366,410.00	\$128,240.00
Total Value:	\$392,550.00	\$137,390.00
CAUV Value:	\$0.00	
Taxable Value:	\$137,390.00	

Tax Credits

2.5% Homesite Rollback: NO
 Homestead Reduction: NO

Notes

Notes:

CURRENT DEED (BOOK/PAGE): 2000R003186

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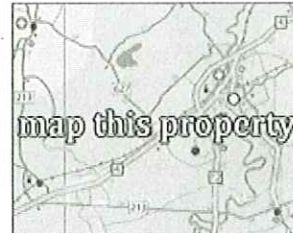
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Data For Parcel 29B003E010400

Disclaimer - Land Use and Property Classification are for tax purposes only and may not necessarily agree to local zoning regulations. To obtain zoning classification, please contact the local community zoning department or the Lake County Planning Commission if the property is in an unincorporated area.

Base Data

Parcel: 29B003E010400
Owner: SOLON INVESTMENT NETWORK LLC
Address: EMPIRE RD



Mailing Address

Mailing Name: SOLON INVESTMENT NETWORK
Address: P O BOX 39094
City State Zip: SOLON OH 44139

Geographic

City: WICKLIFFE CITY
Township: N/A
School District: WICKLIFFE CSD

Legal

Neighborhood:	29I01000	Legal Acres:	0.23
Legal Description:	T[11 L[9	Land Use:	(400) C - COMMERCIAL VACANT LAND
		Property Class:	COMMERCIAL
Map Number:	0-A-6-0	Range Township Section:	0-0-0

Valuation

	Appraised	Assessed (35%)
Land Value:	\$22,830.00	\$7,990.00
Building Value:	\$0.00	\$0.00
Total Value:	\$22,830.00	\$7,990.00
CAUV Value:	\$0.00	
Taxable Value:	\$7,990.00	

Tax Credits

2.5% Homesite Rollback:	NO
Homestead Reduction:	NO

Notes

Notes: CURRENT DEED (BOOK/PAGE): 0582/1226

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CAMA database last updated 10/5/2011 11:35:49 PM.