

GENERAL BACKGROUND INFORMATION

(As available @ 3/2011 - subject to change without notice)

Kingsway Manor Apartments

Located in *Historic Tremont* --- one of Cleveland's premier neighborhoods!

2363 West 14th Street
1 Apartment Building Containing 60 Units
Located in Cleveland, Ohio
Cuyahoga County



Presented Exclusively By:

Ag Real Estate Group, Inc.

Eric M. Silver, President and Broker
For David O. Simon, Chapter 11 Trustee
U.S. Bankruptcy Court
Northern District of Ohio

Case No: 09-21481 (*Jointly Administered*)
Global Enterprises Realty Co., Inc., 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

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Ag Real Estate Group, Inc.



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

Representing the Sellers

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

Representing Buyers

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

Dual Agency

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

Representing Both the Buyer & Seller

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

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

Working With Ag Real Estate Group, Inc.

Ag Real Estate Group, Inc. does represent both buyers and sellers. When Ag Real Estate Group, Inc. lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a Ag Real Estate Group, Inc. agent, all of the agents represent that buyer. Therefore, when a buyer represented by a Ag Real Estate Group, Inc. agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by Ag Real Estate Group, Inc. agents, these agents and Ag Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties Ag Real Estate Group, Inc. has listed. In that instance, Ag Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. When Ag Real Estate Group, Inc. lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ag Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Ag Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead, that company will be looking out for the buyer and Ag Real Estate Group, Inc. will be representing your interests.

When acting as a buyer's agent, Ag Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3/25/08)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date

REGISTRATION

G.E.R. Kingsway Manor, LLC

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio. Ag Real Estate Group, Inc. is appointed Exclusive Listing Agent for this property via David O. Simon, Trustee. Details of the Bankruptcy, 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 Trustee, Broker, Agent, lender and their Counsel 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 Bankruptcy Court.

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 Broker has limited and incomplete information about this property. Much of the financial operating data has been obtained from the Owner. Owner's records may or not be complete and accurate. You are advised to complete your own due diligence to verify and validate all information included herein.

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

This property is owned by G.E.R. Kingsway Manor LLC and is part of the jointly administered bankruptcy matter known as Case No. 09-21481 in The United States Bankruptcy Court, Northern District of Ohio, Eastern Division.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described. The Trustee has operated the property for approximately 1 year 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 Trustee, the Broker, their agents, employees, counsel 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 TRUSTEE, BROKER, their COUNSEL, the 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 WITH THE BROKER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT PRIOR ARRANGEMENT WITH THE BROKER. ANY CONTEMPLATED TRANSACTION WILL BE COMPLETED ONLY BY APPROVAL OF THE BANKRUPTCY COURT.

GENERAL BACKGROUND INFORMATION

(Included as of (3/2011))

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

KINGSWAY MANOR
2363 West 14th Street
Cleveland, OH

The Property

Property:	Kingsway Manor
Address:	2363 West 14 th Street Cleveland, OH 44113
Zoning:	Multifamily
Lot Size:	0.67+- acres
Parcel Number:	004-12-030

Building

Number of Units:	60
Number of Buildings:	1
Number of Stories:	4 w/ partial basement
Elevators	1
Year Built:	Reported as circa 1890; Substantial Renovation 1998
Building Square Footage:	34,850 +/- taken from public records
Parking:	limited surface parking;

Construction

Exterior:	Brick over wood frame
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Utilities

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

HVAC

Heat:	Central plant with individual controls in each unit
Cooling:	Central plant with individual controls in each unit

Amenities

On-site laundry
Elevator
Congregate Dining Area / Social Area
Fire Alarm System
CCTV System
Sprinklers

*All information to be verified by potential purchaser.

Rent Roll

As Of: March, 2011

**** NOTE: RENT ROLL NOT VERIFIED BY BROKER ****

2/03/11

Page: 1

105 Kingsway Manor
2363 W. 14th Street
Cleveland, OH 44113

Owner: GER KINGSWAY MANOR LLC
PO BOX 6656
Cleveland, OH 44101

Rent-Roll

No.	Description	Market	Sq Ft	Tenant	Start	End	Rent	Dep. Hold	Stop Chrg	Due	Telephone
101	1 Bdrm	630		Donald Daugan/Sandri Schafer	09/01/2009	08/31/2010	550.00	100.00	//	1	
102	1 Bdrm	630		Doris L. Scott/Carlton Mitchell	09/04/2009	09/03/2010	550.00	100.00	//	1	
103	1 Bdrm	425		Anthony Walker	04/03/2010	04/02/2011	550.00	0.00	//	1	
104	1 Bdrm	425		*** VACANT ***							
109	1 Bdrm	525		Michael Anderson	09/04/2009	09/03/2010	475.00	0.00	//	1	
110	1 Bdrm	525		*** VACANT ***							
111	Efficiency	525		Timothy Blevins	08/01/2009	07/31/2010	475.00	100.00	//	1	
112	1 Bdrm	630		Raquel Acosta/Jorge Rodriguez	01/01/2010	01/31/2010	550.00	0.00	//	1	
113	1 Bdrm	630		Charlie J. Eason	04/03/2010	04/02/2011	525.00	0.00	//	1	
114	1 Bdrm	630		Donald Baker	02/01/2010	01/31/2011	500.00	500.00	//	1	
115	1 Bdrm	630		William Bowdrie	10/25/2010	10/25/2011	525.00	0.00	//	1	
116	1 Bdrm	630		*** VACANT ***							
201	1 Bdrm	630		Jonathon Blaine	09/01/2009	08/31/2010	550.00	99.00	//	1	
202	1 Bdrm	630		*** VACANT ***							
203	1 Bdrm	630		Robert Sharp	01/01/2010	12/31/2010	550.00	0.00	//	1	
204	1 Bdrm	630		*** VACANT ***							
205	Efficiency	525		Larry Blake	03/01/2010	02/28/2011	550.00	0.00	//	1	
206	Efficiency	525		Willie Rembert	05/24/2010	05/23/2011	475.00	0.00	//	1	
207	1 Bdrm	630		Rose Serrano Morales	05/01/2010	04/30/2011	475.00	0.00	//	1	
208	Efficiency	525		Viktor Iskyayev	07/15/2009	06/30/2010	525.00	525.00	//	1	
209	Efficiency	525		Jael Bartlett	10/01/2009	09/30/2010	475.00	0.00	//	1	
210	Efficiency	525		*** VACANT ***							
211	Efficiency	525		Thomas Ylinen	2/15/11 <i>new</i>	//	0.00	0.00		1	
212	1 Bdrm	630		*** VACANT ***							
213	1 Bdrm	630		Nina Pritchett	01/01/2011	12/31/2011	500.00	0.00	//	1	
214	1 Bdrm	630		*** VACANT ***							
215	1 Bdrm	630		*** VACANT ***							
216	1 Bdrm	630		Darryl Kennebrew	04/10/2010	04/09/2011	525.00	0.00	//	1	
301	1 Bdrm	630		Alexa Caver & Jeffrey Phillips	10/05/2010	10/04/2011	550.00	0.00	//	1	
302	1 Bdrm	630		David E. Abernathy	07/03/2010	07/02/2011	550.00	0.00	//	1	
303	1 Bdrm	630		Kimyama Merick	02/03/2010	02/02/2011	550.00	0.00	//	1	
304	1 Bdrm	630		*** VACANT ***							

105 Kingsway Manor
2363 W. 14th Street
Cleveland, OH 44113

Owner: GER KINGSWAY MANOR LLC
PO BOX 6656
Cleveland, OH 44101

Rent-Roll

No.	Description	Market	Sq Ft	Tenant	Start	End	Rent	Dep. Hold	Stop Chrg	Due	Telephone
305	1 Bdrm	630		*** VACANT ***							
306	Efficiency	525		Raymond Hollins Jr.	07/10/2010	07/09/2011	475.00	0.00	11	1	
307	Efficiency	525		*** VACANT ***							
308	Efficiency	525		Antonio Peterson	07/15/2009	06/30/2010	525.00	525.00	11	1	
309	Efficiency	525		*** VACANT ***							
310	Efficiency	525		*** VACANT ***							
311	Efficiency	525		Kimberly Dixon & Eric Swartz	08/05/2009	08/04/2010	550.00	100.00	11	1	
312	1 Bdrm	630		Sebek Battle	08/03/2010	08/31/2011	525.00	0.00	11	1	
313	Efficiency	525		Jeffrie Jordan & Alicia Moore	03/01/2010	02/28/2011	500.00	0.00	11	1	
314	Efficiency	525	Kelly W.	Alberto Vazquez & Vazquez							
315	1 Bdrm	630		*** VACANT ***							
316	Efficiency	525		*** VACANT ***							
401	1 Bdrm	630		Tywanida Vaughn & Calvin Kinde	10/07/2010	10/06/2011	550.00	0.00	11	1	
402	1 Bdrm	630		Kevin Payne	10/28/2010	10/25/2011	550.00	0.00	11	1	
403	1 Bdrm	630		*** VACANT ***							
404	1 Bdrm	630		*** VACANT ***							
405	1 Bdrm	630		Claire Mattis	09/01/2009	08/31/2010	550.00	100.00	11	1	
406	Efficiency	525		*** VACANT ***							
407	Efficiency	525		*** VACANT ***							
408	Efficiency	525		Brandon Scott Layne	01/03/2011	01/02/2012	475.00	0.00	11	1	
409	Efficiency	525		Carol Rivera & Joshua Carroll							
410	Efficiency	525		Troy Phillips & Mary Elizabeth McCa	09/03/2010	09/02/2011	475.00	0.00	11	1	
411	Efficiency	525		*** VACANT ***							
412	1 Bdrm	630		*** VACANT ***							
413	1 Bdrm	630		Duane Grant	03/06/2010	03/05/2011	525.00	0.00	11	1	
414	1 Bdrm	630		*** VACANT ***							
415	1 Bdrm	630		*** VACANT ***							
416	1 Bdrm	630		William Fields	04/01/2010	03/31/2011	525.00	0.00	11	1	
Total Units:		60	34,870	0							
							Occupancy: 36 (60.0%)	17,200.00	2,149.00		
							Vacancy: 24 (40.0%)	13,970.00			
							Possible Rent:	31,170.00			

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Offering Summary

2363 West 14th Street
Cleveland, OH

Summary

Price	\$900,000
Down Payment	\$225,000
Price Per Unit	\$15,000
Price Per Gross Building SF	\$25.82
Number Of Units	60
Building Square Footage - ESTIMATE	34,850
Number of Stories	4
Lot Size - ESTIMATE	0.67 +- acres
Year Built (circa)	1890 w/ 1998 subst renovation

Proposed New Financing

Loan Amount	\$675,000
Loan Type	Proposed New
Interest Rate	5.25%
Amortization	30 Years
Term	5 Years
Loan To Value	75%

Potential Operating Data - As Stabilized

Gross Potential Rent	\$375,300
Net Effective Rent	\$347,130
Expenses	\$268,988
Net Operating Income	\$78,143
Annual Debt Service	\$44,728
Cash Flow	\$33,414

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

Unit Mix

2363 West 14th Street Cleveland, OH			
<u>Unit Type - 1 Bedroom</u>			
No. of Units	Bdr.	Ba.	SF.
37	1	1	TBD

2363 West 14th Street Cleveland, OH			
<u>Unit Type - Studio</u>			
No. of Units	Bdr.	Ba.	SF.
23	0	1	TBD

*Information has not been verified. Trustee/Broker have been provided limited documentation and have 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

2363 West 14th Street
Cleveland, OH

Proposed New Financing

Loan Amount	\$675,000
Loan Type	Proposed New
Interest Rate	5.25%
Amoritization	30 Years
Term	5 Years
Loan To Value	75%

Sample Income & Expense Statement

**2363 West 14th Street
Cleveland, OH**

Sample Income & Expense Statement

Income	Monthly	Annual	Per Unit
Gross Potential Rent Income	\$31,275	\$375,300	\$6,255 ¹
Less Vacancy/Collection (10%)	(\$3,128)	(\$37,530)	
Misc. Laundry & Other Income	\$780	\$9,360	\$156 ¹
Net Effective Gross Income	\$28,928	\$347,130	\$5,786

Expenses	Monthly	Annual	Per Unit
Advertising & Promotion	\$750	\$9,000	\$150 ²
Insurance	\$1,024	\$12,290	\$205
Real Estate Taxes	\$1,517	\$18,200	\$303 ³
Electric	\$5,830	\$69,959	\$1,166
Water & Sewer	\$1,800	\$21,600	\$360 ²
Gas	\$702	\$8,422	\$140
Trash Removal	\$297	\$3,560	\$59
Management @ 5%	\$1,446	\$17,357	\$289 ²
Leasing/Maint Staff & Maint/Repair	\$5,000	\$60,000	\$1,000
Unit Make Ready Work	\$1,000	\$12,000	\$200 ⁴
Landscaping & Snow Removal	\$625	\$7,500	\$125 ²
Elevator Maintenance	\$250	\$3,000	\$50 ²
Reserves	\$1,750	\$21,000	\$350 ²
Fire System	\$250	\$3,000	\$50 ²
Licences & Permits	\$175	\$2,100	\$35 ²
Total Expenses	\$22,416	\$268,988	\$4,483

Net Operating Income (before debt service)	\$6,512	\$78,143	\$1,302
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1 - Gross Potential Rents projected as: 37 units @ \$550 and 23 units @ \$475. See attached rent roll for actual current rents.

1 - Laundry Income estimate based upon projection of 60 units x \$3.00 per washer/dryer load x 1 load per unit per week.

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

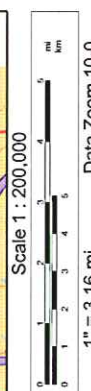
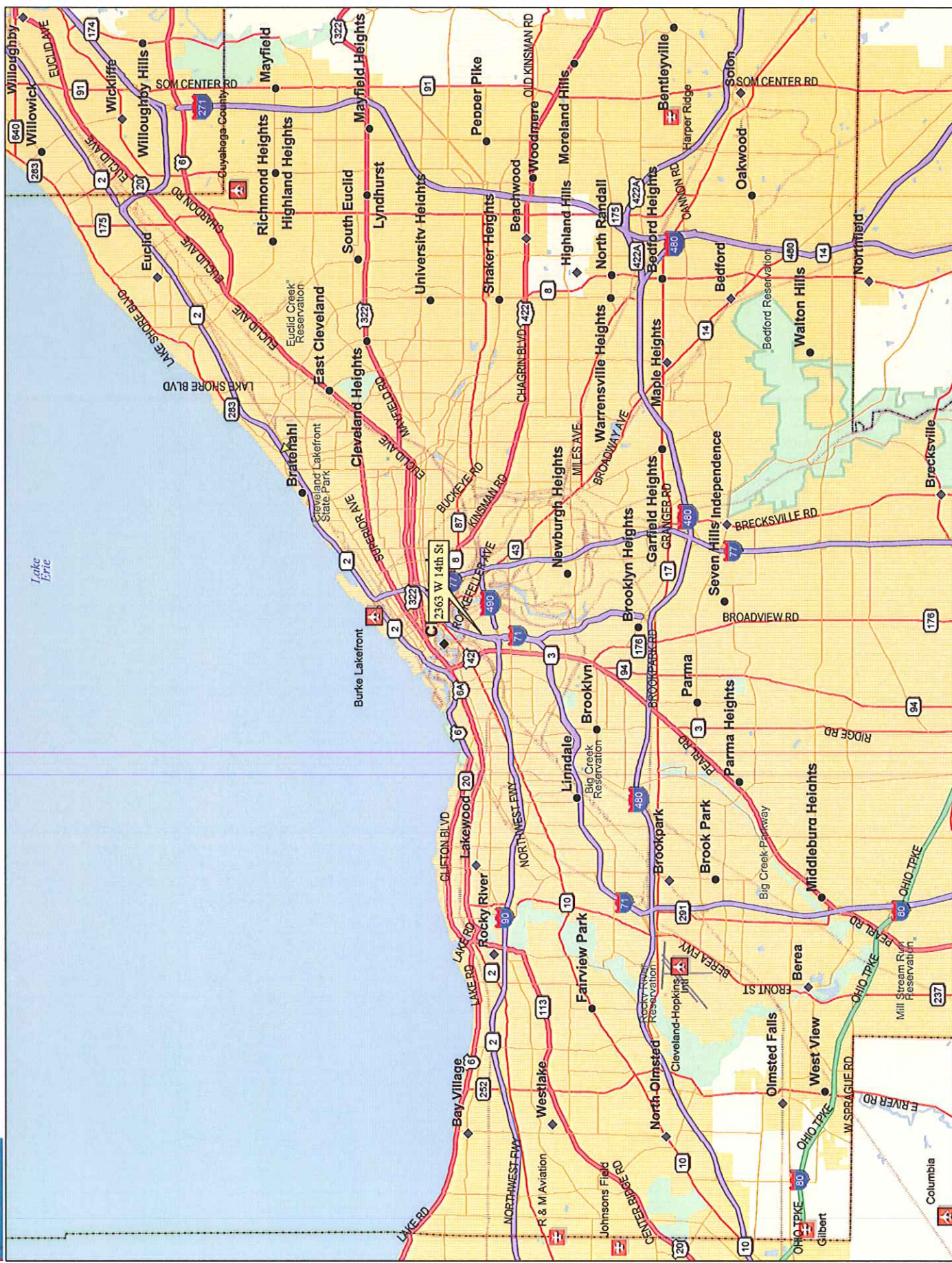
3 - Based on tax bills per Auditor's website. Note low current assessed value.

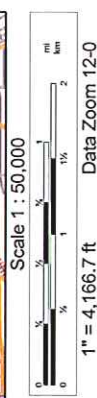
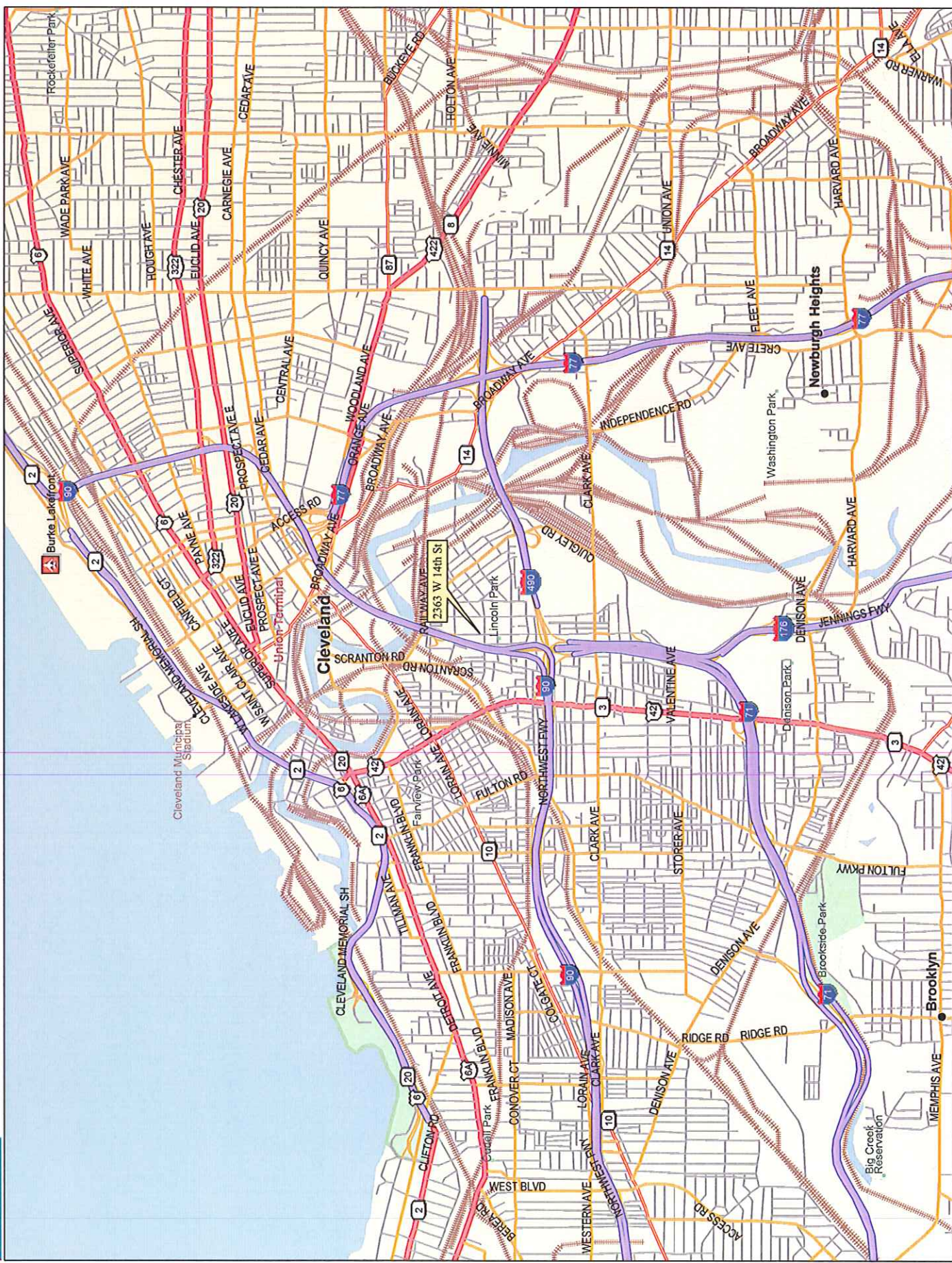
4 - Historical make ready expenses not available, Broker estimate of \$500 per unit @ 2 units per month.

**Items listed without explanation reflect actual expense for 2010 as reported by Owner.

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

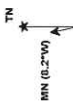
Location Map





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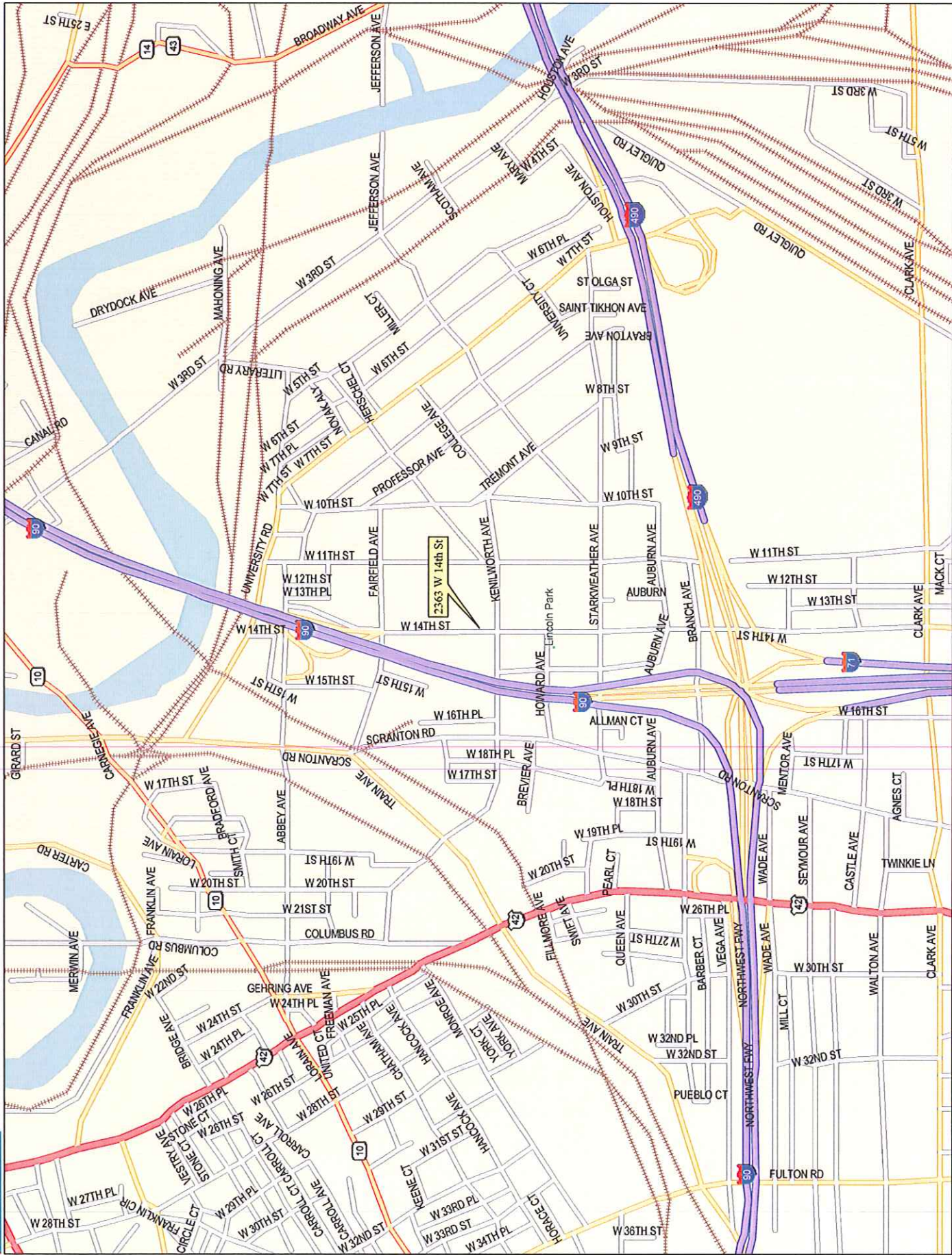
1" = 4,166.7 ft Data Zoom 12-0



Data use subject to license.

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Scale 1 : 12,800



1" = 1,066.7 ft Data Zoom 14-0



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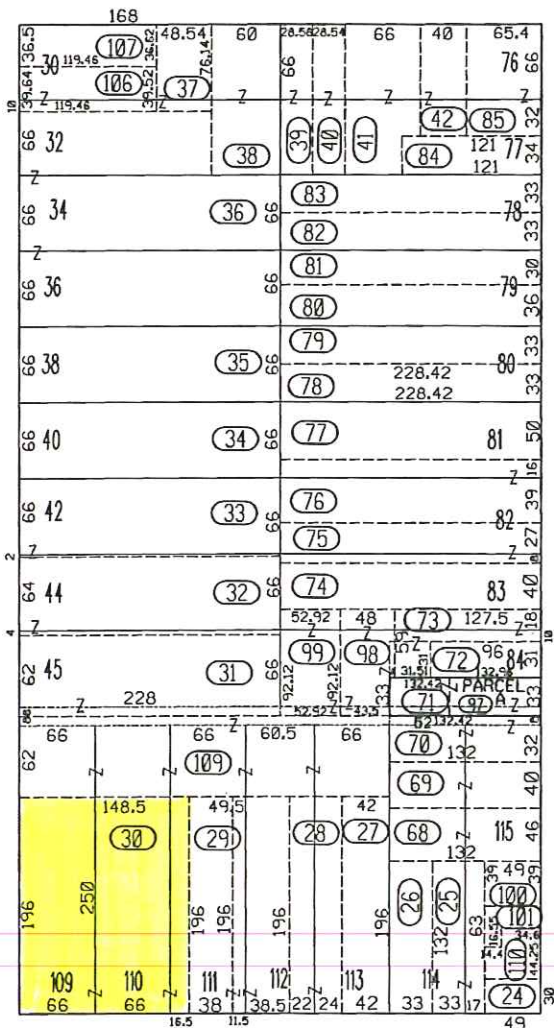
Tax Map

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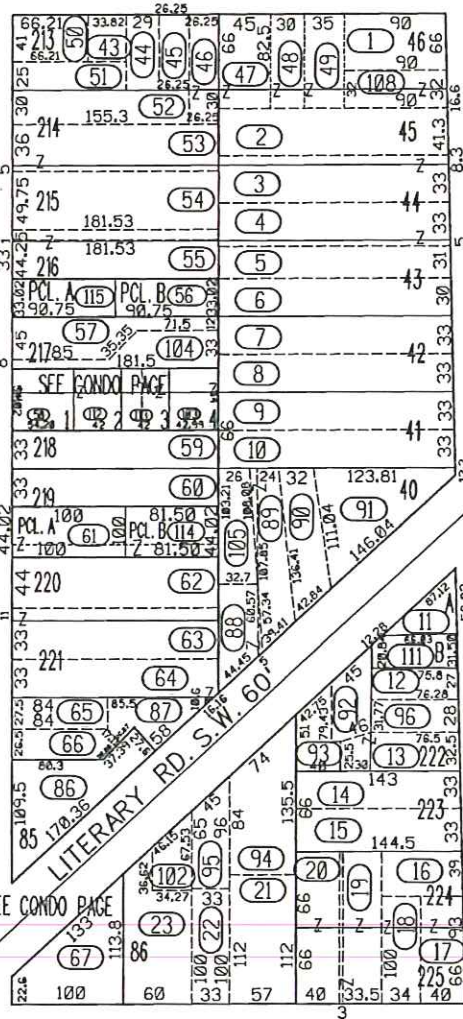
FAIRFIELD AV. S.W. 66'

W. 14 ST. 100'



KENILWORTH AV. S.W. 100'

W. 11 ST. 100'



W. 10 ST. 82'

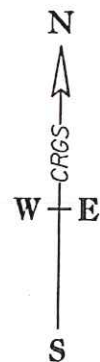
SEE CONDO PAGE

LITERARY RD. S.W. 60'

13

15

16



Aerial Photos



Eye alt 18.68 mi

elev 631 ft

41°28'47.02" N 81°41'26.71" W

Imagery Date: May 30, 2010



Google

Elev. 15752 ft

elev. 678 ft

© 2011 Google

41°28'47.02" N 81°41'26.71" W

Imagery Date: May 30, 2010

KINGSWAY MANOR

E 34th St

Willow Frwy

Independence Rd

Orange Ave

43

8

77

490

Clark Frwy

90

71

Overhouse

3

W 26th St

10

Clark Frwy

Northwest Frwy

Fulton Rd

Clark Ave

W 41st St

W 44th St

4353 ft

26

10



Google

026009

Eye alt 1036 ft

© 2011 Google

41°28'47.98"N 81°41'27.21"W elev 679 ft

103 ft

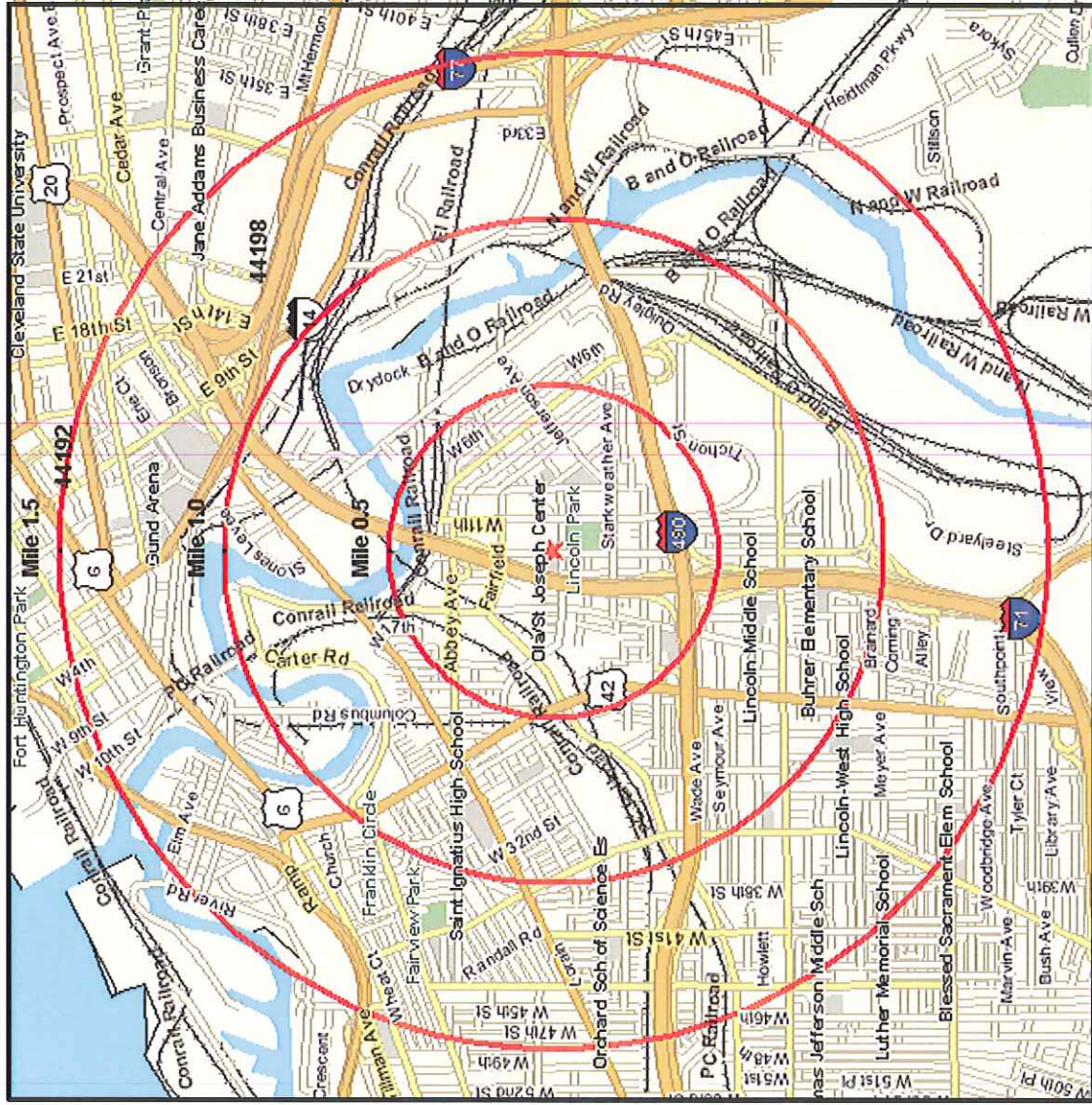
Imagery Date: May 30, 2010

Demographic Information

Area Map

Order #: 969572106
Site: 01

2363 W 14TH ST
CLEVELAND, OH 44113-3627
Coord: 41.479989, -81.691160
Radius - See Appendix for Details



Pop-Facts: Census Demographic Quick Facts 2010 Report

Kingsway Manor Apartments

Radius 1: 2363 W 14TH ST, CLEVELAND, OH 44113-3627, aggregate

Radius 2: 2363 W 14TH ST, CLEVELAND, OH 44113-3627, aggregate

Radius 3: 2363 W 14TH ST, CLEVELAND, OH 44113-3627, aggregate

Description	0.00 - 0.50 miles		0.50 - 1.00 miles		1.00 - 1.50 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2000 Census	4,088		8,363		16,299	
1990 Census	4,828		9,194		16,581	
Growth 1990 - 2000	-15.33%		-9.04%		-1.70%	
Household						
2000 Census	1,774		3,212		5,880	
1990 Census	1,926		3,519		6,029	
Growth 1990 - 2000	-7.89%		-8.72%		-2.47%	
2000 Est. Population by Single Classification Race						
White Alone	2,919	71.40	4,529	54.16	8,560	52.52
Black or African American Alone	535	13.09	1,866	22.31	4,574	28.06
American Indian and Alaska Native Alone	59	1.44	49	0.59	96	0.59
Asian Alone	29	0.71	116	1.39	149	0.91
Native Hawaiian and Other Pacific Islander Alone	0	0.00	3	0.04	7	0.04
Some Other Race Alone	408	9.98	1,413	16.90	2,338	14.34
Two or More Races	137	3.35	387	4.63	574	3.52
2000 Est. Population Hispanic or Latino						
Hispanic or Latino	783	19.15	2,691	32.18	4,321	26.51
Not Hispanic or Latino	3,305	80.85	5,672	67.82	11,978	73.49
2000 Tenure of Occupied Housing Units						
Owner Occupied	595	33.54	1,061	33.03	1,818	30.92
Renter Occupied	1,179	66.46	2,151	66.97	4,063	69.10
2000 Average Household Size						
	2.22		2.52		2.36	

Pop-Facts: Census Demographic Quick Facts 2010 Report

Kingsway Manor Apartments

Radius 1: 2363 W 14TH ST, CLEVELAND, OH 44113-3627, aggregate

Radius 2: 2363 W 14TH ST, CLEVELAND, OH 44113-3627, aggregate

Radius 3: 2363 W 14TH ST, CLEVELAND, OH 44113-3627, aggregate

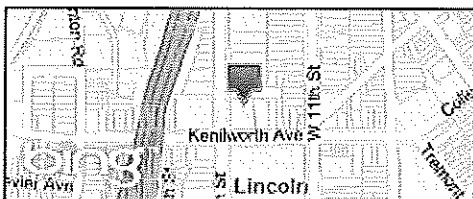
Description	0.00 - 0.50 miles		0.50 - 1.00 miles		1.00 - 1.50 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2000 Est. Households by Household Income	1,774		3,212		5,880	
Income Less than \$15,000	613	34.55	1,300	40.47	2,238	38.06
Income \$15,000 - \$24,999	338	19.05	533	16.59	1,007	17.13
Income \$25,000 - \$34,999	249	14.04	444	13.82	757	12.87
Income \$35,000 - \$49,999	295	16.63	428	13.33	655	11.14
Income \$50,000 - \$74,999	229	12.91	299	9.31	595	10.12
Income \$75,000 - \$99,999	49	2.76	127	3.95	270	4.59
Income \$100,000 - \$149,999	40	2.25	63	1.96	129	2.19
Income \$150,000 - \$249,999	20	1.13	40	1.25	43	0.73
Income \$250,000 - \$499,999	3	0.17	10	0.31	16	0.27
Income \$500,000 and over	0	0.00	0	0.00	0	0.00
2000 Est. Average Household Income	\$33,383		\$31,461		\$30,546	
2000 Est. Median Household Income	\$24,012		\$21,039		\$21,126	
2000 Est. Per Capita Income	\$14,934		\$12,551		\$12,399	

Property Detail Report

Property Detail Report

Subject Property

2363 W 14th St
Cleveland, OH 44113-3627
Cleveland City W/R - Cuyahoga
County



Owner Info:

Owner Name : G E R Kingsway Manor Llc	Tax Billing Zip+4 : 1656
Tax Billing Address : Po Box 6656	County Use Code : Apt 20-39 Un Walk-Up
Tax Billing City & State : Cleveland OH	State Use : Apt 20-39 Un Walk-Up
Tax Billing Zip : 44101	Universal Land Use : Apartment

Last Market Sale:

Recording Date : 08/06/2004	Deed Type : Warranty Deed
Settle Date : 08/06/2004	Owner Name : G E R Kingsway Manor Llc
Sale Price : \$1,250,200	Seller : First Merit Bank Na
Document No : 8060932	Price Per Sq Ft : \$25.68

Sales History:

[More History](#)

Recording Date : 05/04/2006	08/06/2004	10/31/2003	02/14/1994
Sale Price :	\$1,250,200		\$350,000
Nominal : Y		Y	
Buyer Name : Ger Kingsway Manor Llc	Lyons Robert L Jr & Shirley J	Firstmerit Bank Na	Coury Thomas
Buyer Name 2 :	Lyons Shirley J		
Seller Name : Lyons Robert L Jr & Shirley J	First Merit Bank Na	Pelton Ltd	Lincoln Park Invest Co
Document No : 5040690	8060932	10310692	
Document Type : Warranty Deed	Warranty Deed	Quit Claim Deed	Grant Deed

Mortgage History:

Mortgage Date : 08/09/2007	02/09/2007	09/01/2006	04/21/2005
Mortgage Amt : \$150,000	\$1,900,000	\$300,000	\$1,750,000
Mortgage Lender : National Cty Bk	National Cty Bk	Sky Bk	Sky Bk
Mortgage Type : Conventional	Conventional	Conventional	Conventional
Borrower 1 : Ger Kingsway Manor Llc	Ger Kingsway Manor Llc	Ger Kingsway Manor Llc	Lyons Robert L Jr & Shirley J

Courtesy of Eric Silver*
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.