

# GENERAL BACKGROUND INFORMATION

*(As available on 8/20/12 - subject to change without notice)*

## Rowland's Storage

**8778 Norwalk Road**

Self Storage Facility totaling 165 Units +/-

1 - Single Family House

1 - Duplex

1 - Multi-Story Barn

**Real Property Located in Litchfield, Ohio**

Medina County

2 Tax Parcels



*Materials Presented by:*

**Ag REAL ESTATE GROUP, INC.**

Eric M. Silver, President & Broker

Eric Zimmerman, Vice President

Ag Real Estate Group, Inc.

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# 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](http://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

# Rowland's Storage

## REGISTRATION

### **CREPD, LLC** **Rowland's Storage**

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.

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

**CIRCLE ONE CHOICE:** ***/ 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

## Rowland's Storage

This property is owned by, CREPD LLC. The existing owner, manager, and broker do not have historical operating data to pass along to potential purchasers.

The sole purpose of ***The General Background Information*** included herein is to provide ***general and not specific*** information regarding the real property described.

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 owner, manager, or broker and their 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 OWNER, 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 WITH THE BROKER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER.**

## **GENERAL BACKGROUND INFORMATION**

*(Included as of 8/20/2012)*

- **Data Sheets**
- **Rent Roll**
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- **Unit Mix**
- **Proposed Financing**
- **Sample Income & Expense Statement**
- **Property Layout & Unit Numbers**
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- **Demographic Information**
- **Property Detail Reports**

## Data Sheets

### STORAGE UNITS

**Rowland's Storage**  
**8778 Norwalk Road**  
**Litchfield, OH 44253**

#### The Property

Property:	Rowland's Storage
Address:	8778 Norwalk Road Litchfield, OH 44253
Zoning:	Commercial District
Lot Size:	4.51 acres +/- (includes storage units, single family residence & land)
Parcel Number:	024-04D-02-049

#### Building

Number of Units:	165 +/- (includes 11 units without interior partitions)
Number of Buildings:	10 storage buildings
Number of Stories:	1
Year Built:	circa 1996 - 2002
Building Square Footage:	36,800 SF +/- total - 2 buildings at 2,400 +/- SF each & 8 buildings at 4,000 +/- SF each
Parking:	gravel

#### Construction

Exterior Walls:	Metal
Interior Walls:	Metal
Roof:	Asphalt Shingles
Floor:	Concrete

#### Utilities

Water/Sewer:	NONE
Electric:	Service for 3 buildings only
Gas:	NONE

#### HVAC

Heat:	NONE
Cooling:	NONE

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

## Data Sheets

### SINGLE FAMILY RESIDENCE

8764 Norwalk Road (Single Family House)  
Litchfield, OH 44253

#### The Property

Property:	Single Family Residence
Address:	8764 Norwalk Road Litchfield, OH 44253
Zoning:	Commercial District
Lot Size:	4.51 acres +/- (includes storage units, single family residence & land)
Parcel Number:	024-04D-02-049

#### Building

Number of Units:	1
Number of Buildings:	1
Number of Bedrooms:	5
Number of Bathrooms:	3.5
Number of Stories:	2 plus basement
Year Built:	circa 1880 w/ addition circa 2001
Building Square Footage:	3,172 SF +/-
Parking:	1 car attached garage

#### Construction

Roof:	Asphalt Shingles
Exterior:	Vinyl Siding

#### Utilities

Water:	City Water
Sewer:	Septic
Electric:	Tenant Paid – 100-amp service
Gas:	Limited free gas per prior agreement with supplier – see agreement for details

#### HVAC

Heat:	Forced Air Furnace
Cooling:	Central A/C

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



## Data Sheets

### DUPLEX

**3952 & 3958 Vandemark Road  
Litchfield, OH 44253**

#### The Property

Property:	Duplex
Address:	3952 & 3958 Vandemark Road Litchfield, OH 44253
Zoning:	Commercial District
Lot Size:	3.01 (includes duplex, barn & land)
Parcel Number:	024-04D-02-050

#### Building

Number of Units:	2
Number of Buildings:	1 (excluding small barn)
Number of Stories:	1
Year Built:	1996
Building Square Footage:	2,112 +/-

#### Construction

Exterior:	Vinyl / Aluminum Siding
Roof:	Asphalt Shingles

#### Utilities

Water:	City Water
Sewer:	Septic
Electric:	Tenant Paid
Gas:	Propane

#### HVAC

Heat:	Forced Air Furnace
Cooling:	Central A/C (1 unit only)

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

## Data Sheets

### BARN

#### The Property

Property:	Barn
Address:	No separate address
Zoning:	Commercial District
Lot Size:	3.01 (includes duplex, barn & land)
Parcel Number:	024-04D-02-050

#### Building

Number of Units:	4 bays plus attached residence
Number of Buildings:	1
Number of Stories:	1 (excluding loft/mezzanine)
Year Built:	unknown
Building Square Footage:	3,800 +/- (excluding loft/mezzanine)

#### Construction

Exterior:	Wood
Roof:	Slate Shingles

#### Utilities

Water:	City Water
Sewer:	Septic
Electric:	200-amp / 3-phase
Gas:	Limited free gas per prior agreement with supplier – see agreement for details

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

# Rowland's Storage

## Rent Roll

As Of: August, 2012

### Rent Roll With Vacant Units

Ran on 08/22/2012 for Properties: Rowland Storage

	Unit	Unit Type	Total Rent Charge (including 6.50% sales tax)	
OCCUPIED	A1	SSTOR 40x40 (EL)	\$550.00	(no sales tax)
VACANT	A2	SSTOR 20x40 (EL)	\$0.00	
VACANT	A3	SSTOR 10x20	\$0.00	
OCCUPIED	A4	SSTOR 10x20	\$69.22	
VACANT	A5	SSTOR 10x20	\$0.00	
VACANT	A6	SSTOR 10x20	\$0.00	
OCCUPIED	A7	SSTOR 10x20	\$69.22	
OFFICE	B1	SSTOR 10x20	\$0.00	
VACANT	B2	SSTOR 10x20	\$0.00	
VACANT	B3	SSTOR 10x20	\$0.00	(no sales tax)
VACANT	B4	SSTOR 10x20	\$0.00	
VACANT	B7	SSTOR 10x20	\$0.00	
OCCUPIED	B8	SSTOR 10x20	\$65.31	
VACANT	B9	SSTOR 10x20	\$0.00	
OCCUPIED	C1	SSTOR 20x40 (EL)	\$275.00	
OCCUPIED	C2	SSTOR 10x20	\$69.22	
OCCUPIED	C3	SSTOR 10x20	\$65.31	
VACANT	C4	SSTOR 10x20	\$0.00	
OCCUPIED	C5	SSTOR 10x20	\$69.22	(no sales tax)
VACANT	C6	SSTOR 10x20	\$0.00	
OCCUPIED	C7	SSTOR 10x20	\$65.31	
OCCUPIED	C8	SSTOR 10x20	\$65.31	
VACANT	C9	SSTOR 10x20	\$0.00	
OCCUPIED	D1	SSTOR 10x20	\$65.31	
OCCUPIED	D2	SSTOR 10x20	\$65.31	
OCCUPIED	D6	SSTOR 10x20	\$65.31	
OCCUPIED	D7	SSTOR 10x20	\$69.22	(no sales tax)
OCCUPIED	D8	SSTOR 10x20	\$69.22	
VACANT	D9	SSTOR 10x20	\$0.00	
OCCUPIED	E1	SSTOR 10x20	\$69.22	
VACANT	E2	SSTOR 10x20	\$0.00	
OCCUPIED	E3	SSTOR 10x20	\$65.31	
OCCUPIED	E4	SSTOR 10x20	\$65.31	
OCCUPIED	E5	SSTOR 10x20	\$65.31	
OCCUPIED	E6	SSTOR 10x20	\$65.31	
VACANT	E7	SSTOR 10x20	\$0.00	(no sales tax)
VACANT	E8	SSTOR 10x20	\$0.00	
VACANT	E9	SSTOR 10x20	\$0.00	
OCCUPIED	F1	SSTOR 10x24	\$75.00	
OCCUPIED	F2	SSTOR 10x24	\$70.33	
OCCUPIED	F3	SSTOR 10x24	\$70.33	
OCCUPIED	F4	SSTOR 10x24	\$70.33	
OCCUPIED	F5	SSTOR 10x24	\$79.88	
VACANT	F6	SSTOR 10x24	\$0.00	
OCCUPIED	F7	SSTOR 10x24	\$70.33	(no sales tax)
OCCUPIED	F8	SSTOR 10x24	\$70.33	
OCCUPIED	F9	SSTOR 10x24	\$79.88	
VACANT	J1	SSTOR 10x20	\$0.00	
OCCUPIED	J2	SSTOR 10x20	\$69.22	
VACANT	J3	SSTOR 10x20	\$0.00	
OCCUPIED	J4	SSTOR 10x20	\$65.31	
OCCUPIED	J5	SSTOR 10x20	\$65.31	

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# Rowland's Storage

## Rent Roll

*As Of: August, 2012*

	Unit	Unit Type	Total Rent Charge (including 6.50% sales tax)
OCCUPIED	J6	SSTOR 10x20	\$65.31
OCCUPIED	J7	SSTOR 10x20	\$69.22
VACANT	J8	SSTOR 10x20	\$0.00
OCCUPIED	J9	SSTOR 10x20	\$69.22
VACANT	K1	SSTOR 10x20	\$0.00
OCCUPIED	K2	SSTOR 10x20	\$69.22
OCCUPIED	K3	SSTOR 10x20	\$65.31
OCCUPIED	K4	SSTOR 10x20	\$65.31
OCCUPIED	K5	SSTOR 10x20	\$65.31
OCCUPIED	K6	SSTOR 10x20	\$65.31
OCCUPIED	K7	SSTOR 10x20	\$69.22
VACANT	K8	SSTOR 10x20	\$0.00
VACANT	K9	SSTOR 10x20	\$0.00
OCCUPIED	L1	SSTOR 10x24	\$79.88
OCCUPIED	L2	SSTOR 10x24	\$75.36
OCCUPIED	L3	SSTOR 10x24	\$79.88
VACANT	L4	SSTOR 10x24	\$0.00
VACANT	L5	SSTOR 10x24	\$0.00
OCCUPIED	L6	SSTOR 10x24	\$70.33
OCCUPIED	L7	SSTOR 10x24	\$70.33
OCCUPIED	L8	SSTOR 10x24	\$79.88
OCCUPIED	L9	SSTOR 10x24	\$70.33
VACANT	A10	SSTOR 10x20	\$0.00
OCCUPIED	A11	SSTOR 10x20	\$69.22
VACANT	A12	SSTOR 10x20	\$0.00
OCCUPIED	B10	SSTOR 10x20	\$69.22
OCCUPIED	B11	SSTOR 10x20	\$65.31
VACANT	B12	SSTOR 10x20	\$0.00
OCCUPIED	B13	SSTOR 10x20	\$69.22
OCCUPIED	B14	SSTOR 10x20	\$65.31
OCCUPIED	B15	SSTOR 10x20	\$69.22
OCCUPIED	B16	SSTOR 10x10	\$37.28
OCCUPIED	B17	SSTOR 10x20	\$69.22
VACANT	B18	SSTOR 10x20	\$0.00
VACANT	B19	SSTOR 10x20	\$0.00
VACANT	B20	SSTOR 10x20	\$0.00
OCCUPIED	C10	SSTOR 10x20	\$69.22
OCCUPIED	C11	SSTOR 10x20	\$65.31
OCCUPIED	C12	SSTOR 10x20	\$65.31
OCCUPIED	C13	SSTOR 10x20	\$65.31
OCCUPIED	C14	SSTOR 10x20	\$65.31
OCCUPIED	C15	SSTOR 10x20	\$69.22
OCCUPIED	C16	SSTOR 10x20	\$65.31
OCCUPIED	C17	SSTOR 10x20	\$69.22
VACANT	D10	SSTOR 10x20	\$0.00
OCCUPIED	D11	SSTOR 10x20	\$65.31
VACANT	D12	SSTOR 10x20	\$0.00
OCCUPIED	D13	SSTOR 10x20	\$69.22
VACANT	D14	SSTOR 10x20	\$0.00
OCCUPIED	D16	SSTOR 10x20	\$69.22
VACANT	D17	SSTOR 10x20	\$0.00
OCCUPIED	D18	SSTOR 10x20	\$0.00
VACANT	D19	SSTOR 10x20	\$0.00
VACANT	D20	SSTOR 10x20	\$0.00
OCCUPIED	E10	SSTOR 10x20	\$69.22

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# Rowland's Storage

## Rent Roll

As Of: August, 2012

	Unit	Unit Type	Total Rent Charge (including 6.50% sales tax)	
VACANT	E11	SSTOR 10x20	\$0.00	
OCCUPIED	E12	SSTOR 10x20	\$65.31	
OCCUPIED	E13	SSTOR 10x20	\$65.31	
VACANT	E14	SSTOR 10x20	\$0.00	
OCCUPIED	E15	SSTOR 10x20	\$65.31	
OCCUPIED	E16	SSTOR 10x20	\$69.22	
OCCUPIED	E17	SSTOR 10x20	\$65.31	
VACANT	E18	SSTOR 10x20	\$0.00	
OCCUPIED	E19	SSTOR 10x20	\$65.31	
VACANT	E20	SSTOR 10x20	\$0.00	
OCCUPIED	F10	SSTOR 10x24	\$75.36	
VACANT	I12	SSTOR 10x20	\$0.00	
VACANT	I13	SSTOR 10x20	\$0.00	
OCCUPIED	I14	SSTOR 10x20	\$69.22	
OCCUPIED	I15	SSTOR 10x20	\$65.31	
OCCUPIED	I16	SSTOR 10x20	\$69.22	
OCCUPIED	I17	SSTOR 10x20	\$69.22	
VACANT	I18	SSTOR 10x20	\$0.00	
VACANT	I19	SSTOR 10x20	\$0.00	
VACANT	I20	SSTOR 10x20	\$0.00	
OCCUPIED	J10	SSTOR 10x20	\$69.22	
OCCUPIED	J11	SSTOR 10x20	\$65.31	
VACANT	J12	SSTOR 10x20	\$0.00	
VACANT	J13	SSTOR 10x20	\$0.00	
OCCUPIED	J14	SSTOR 10x20	\$69.22	
OCCUPIED	J15	SSTOR 10x20	\$65.31	
VACANT	J16	SSTOR 10x20	\$0.00	
VACANT	J17	SSTOR 10x20	\$0.00	
OCCUPIED	J18	SSTOR 10x20	\$69.22	
OCCUPIED	J19	SSTOR 10x20	\$65.00	
OCCUPIED	J20	SSTOR 10x20	\$65.00	
VACANT	K10	SSTOR 10x20	\$0.00	
OCCUPIED	K11	SSTOR 10x20	\$69.22	
OCCUPIED	K12	SSTOR 10x20	\$69.22	
OCCUPIED	K13	SSTOR 10x20	\$65.31	
OCCUPIED	K14	SSTOR 10x20	\$65.31	
OCCUPIED	K15	SSTOR 10x20	\$69.22	
OCCUPIED	K16	SSTOR 10x20	\$65.31	
VACANT	K17	SSTOR 10x20	\$0.00	
OCCUPIED	K18	SSTOR 10x20	\$0.00	
OCCUPIED	K19	SSTOR 10x20	\$65.31	
OCCUPIED	K20	SSTOR 10x20	\$65.31	
OCCUPIED	L10	SSTOR 10x24	\$70.33	
VACANT	A8/9	SSTOR 20 20	\$0.00	
OCCUPIED	B5/6	SSTOR 20x20 (EL)	\$155.00	
OCCUPIED	D3/4	SSTOR 20x20	\$138.45	
OCCUPIED	D5/15	SSTOR 10x40	\$138.45	
OCCUPIED	3952	2B	\$800.00	(no sales tax)
OCCUPIED	3958	2B	\$800.00	(no sales tax)
VACANT	8764	Single Family	\$0.00	

157

\$9,113.62

(excludes non-partitioned units & units in the barn)

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## Offering Summary

### Summary

Price	\$699,000
Down Payment - 30%	\$209,700
Price Per Gross Building SF	\$15.23
Number Of Storage Units	165
Number Of Residential Units	3
Building Square Footage (combined) +/-	45,884
Number of Stories	varies
Lot Size (combined)	7.52 acres +/-
Year Built	varies

### Proposed New Financing

Loan Amount	\$489,300
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	\$195,600
Net Effective Rent	\$146,700
Expenses - Estimate	\$70,931
Net Operating Income	\$75,769
Annual Debt Service	\$35,185
Cash Flow	\$40,584

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

## Unit Mix

### Unit Type - 10' x 10'

No. of Units	SF.
1	100

### Unit Type - 10' x 20'

No. of Units	SF.
127	200

### Unit Type - 10' x 20' with out partitions

No. of Units	SF.
11	200

### Unit Type - 10' x 24'

No. of Units	SF.
20	240

### Unit Type - 10' x 40'

No. of Units	SF.
1	400

### Unit Type - 20' x 20'

No. of Units	SF.
1	400

### Unit Type - 20' x 20' w/ electric

No. of Units	SF.
2	400

### Unit Type - 20' x 40' w/ electric

No. of Units	SF.
1	800

### Unit Type - 40' x 40' w/ electric

No. of Units	SF.
1	1600

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

## Proposed Financing

### Sample Financing Scenario

Loan Amount	\$489,300
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

(after stabilization)

Income	Monthly	Annual
Gross Potential Rent Income (Storage)	\$11,900	\$142,800 <sup>1</sup>
Gross Potential Rent Income (Single Family Residence)	\$1,200	\$14,400 <sup>2</sup>
Gross Potential Rent Income (Duplex)	\$1,600	\$19,200
Gross Potential Rent Income (Barn)	\$1,600	\$19,200 <sup>2</sup>
Total Gross Potential Rent Income	\$16,300	\$195,600
Less Vacancy (25%)	\$4,075	\$48,900
Net Effective Gross Income	\$12,225	\$146,700

Expenses	Monthly	Annual
Advertising	\$250	\$3,000 <sup>2</sup>
Leasing & Staffing	\$1,500	\$18,000 <sup>2</sup>
Insurance	\$542	\$6,500 <sup>2</sup>
Real Estate Taxes	\$912	\$10,941 <sup>3</sup>
Electric (common lights for storage units)	\$135	\$1,620 <sup>2</sup>
Water & Sewer	\$0	\$0
Rubbish Removal	\$0	\$0
Gas	\$0	\$0
Management @ 10%	\$1,223	\$14,670 <sup>2</sup>
Maintenance & Repairs	\$500	\$6,000 <sup>2</sup>
Unit Make Ready Work	\$250	\$3,000 <sup>2</sup>
Landscaping / Snow Removal	\$500	\$6,000 <sup>2</sup>
Administrative	\$100	\$1,200 <sup>2</sup>
Total Expenses	\$5,911	\$70,931

Net Operating Income (before debt service)	\$6,314	\$75,769
--	---------	----------

1 - Based on schedule of current asking rents

2 - Historical / actual data not available based on Broker assumptions

3 - Based on 2011 tax year per Auditor

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

# Rowland's Storage

## Property Layout & Unit Numbers

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10

11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10

1	10	11	12	13	14	15	16	17
SHOP	2	3	4	5	6	7	8	9

11	12	13	14	15	16	17	18	19	20
Office	2	3	4	5	6	7	8	9	10

1 SHOP	2	3	4	5	6	7
		8 9		10	11	12

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10

11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10

11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10

11	without partitions
2	Shops
1	Office

\*Broker, Property Manager, Owner have not toured individual units. Subject to errors, omissions & inaccuracies.  
All information should be field verified by potential purchaser. Not to scale.

## Location Map



Ag Real Estate Group, Inc.

3659 South Green Road Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F  
www.agrealestategroup.com / info@agrealestategroup.com



## Location Map





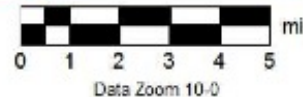
## Location Map



Data use subject to license

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[www.agrealestategroup.com](http://www.agrealestategroup.com) / [info@agrealestategroup.com](mailto:info@agrealestategroup.com)



# Rowland's Storage

## Tax Maps



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# Rowland's Storage

## Aerial Photo



Ag Real Estate Group, Inc.

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www.agrealestategroup.com / info@agrealestategroup.com



For Sale	For Lease	Sales Comps	Property Records	Local Info	Add Listing	Eric M. Silver	6
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## Demographics for 8764 Norwalk Road, Litchfield, OH 44253

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	291	2,074	5,610
2011 Female Population	267	1,945	5,429
% 2011 Male Population	52.15%	51.60%	50.82%
% 2011 Female Population	47.85%	48.40%	49.18%
2011 Total Adult Population	415	3,019	8,359
2011 Total Daytime Population	323	2,187	6,687
2011 Total Daytime Work Population	61	426	1,449
2011 Median Age Total Population	37	38	39
2011 Median Age Adult Population	45	46	46
2011 Age 0-5	30	228	687
2011 Age 6-13	72	491	1,273
2011 Age 14-17	42	281	720
2011 Age 18-20	27	178	428
2011 Age 21-24	28	197	526
2011 Age 25-29	23	167	487
2011 Age 30-34	29	215	603
2011 Age 35-39	43	293	764
2011 Age 40-44	44	313	887
2011 Age 45-49	53	373	975
2011 Age 50-54	42	320	916
2011 Age 55-59	38	287	816
2011 Age 60-64	32	239	610
2011 Age 65-69	22	173	457
2011 Age 70-74	12	92	266
2011 Age 75-79	11	75	231
2011 Age 80-84	7	61	204
2011 Age 85+	4	36	189
% 2011 Age 0-5	5.37%	5.67%	6.22%
% 2011 Age 6-13	12.88%	12.22%	11.53%
% 2011 Age 14-17	7.51%	6.99%	6.52%
% 2011 Age 18-20	4.83%	4.43%	3.88%
% 2011 Age 21-24	5.01%	4.90%	4.76%
% 2011 Age 25-29	4.11%	4.16%	4.41%
% 2011 Age 30-34	5.19%	5.35%	5.46%
% 2011 Age 35-39	7.69%	7.29%	6.92%
% 2011 Age 40-44	7.87%	7.79%	8.04%
% 2011 Age 45-49	9.48%	9.28%	8.83%
% 2011 Age 50-54	7.51%	7.96%	8.30%
% 2011 Age 55-59	6.80%	7.14%	7.39%
% 2011 Age 60-64	5.72%	5.95%	5.53%
% 2011 Age 65-69	3.94%	4.30%	4.14%
% 2011 Age 70-74	2.15%	2.29%	2.41%
% 2011 Age 75-79	1.97%	1.87%	2.09%
% 2011 Age 80-84	1.25%	1.52%	1.85%
% 2011 Age 85+	0.72%	0.90%	1.71%
2011 White Population	546	3,932	10,762
2011 Black Population	3	22	68
2011 Asian/Hawaiian/Pacific Islander	1	11	40
2011 American Indian/Alaska Native	1	6	18
2011 Other Population (Incl 2+ Races)	7	48	152
2011 Hispanic Population	8	51	160
2011 Non-Hispanic Population	550	3,968	10,879
% 2011 White Population	97.85%	97.84%	97.48%
% 2011 Black Population	0.54%	0.55%	0.62%
% 2011 Asian/Hawaiian/Pacific Islander	0.18%	0.27%	0.36%
% 2011 American Indian/Alaska Native	0.18%	0.15%	0.16%
% 2011 Other Population (Incl 2+ Races)	1.25%	1.19%	1.38%
% 2011 Hispanic Population	1.43%	1.27%	1.45%
% 2011 Non-Hispanic Population	98.57%	98.73%	98.55%
2000 Non-Hispanic White	524	3,680	9,681
2000 Non-Hispanic Black	1	6	20
2000 Non-Hispanic Amer Indian/Alaska Native	3	15	25
2000 Non-Hispanic Asian	3	14	30
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	4	23	31
2000 Non-Hispanic Two or More Races	8	48	95
% 2000 Non-Hispanic White	96.50%	97.20%	97.97%
% 2000 Non-Hispanic Black	0.18%	0.16%	0.20%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.55%	0.40%	0.25%
% 2000 Non-Hispanic Asian	0.55%	0.37%	0.30%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.74%	0.61%	0.31%
% 2000 Non-Hispanic Two or More Races	1.47%	1.27%	0.96%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	558	4,019	11,039
2011 Total Households	207	1,455	3,938
Population Change 1990-2011	133	982	3,066
Household Change 1990-2011	77	531	1,479
% Population Change 1990-2011	31.29%	32.33%	38.45%
% Household Change 1990-2011	59.23%	57.47%	60.15%
Population Change 2000-2011	6	187	1,001
Household Change 2000-2011	27	222	661
% Population Change 2000-2011	1.09%	4.88%	9.97%



% Households Change 2000-2011	15.00%	18.00%	20.17%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	185	1,259	3,351
2000 Occupied Housing Units	181	1,233	3,260
2000 Owner Occupied Housing Units	170	1,163	3,036
2000 Renter Occupied Housing Units	11	71	224
2000 Vacant Housing Units	4	26	91
% 2000 Occupied Housing Units	97.84%	97.93%	97.28%
% 2000 Owner Occupied Housing Units	91.89%	92.30%	90.60%
% 2000 Renter Occupied Housing Units	5.95%	5.63%	6.68%
% 2000 Vacant Housing Units	2.16%	2.06%	2.72%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Median Household Income	\$86,169	\$85,226	\$83,174
2011 Per Capita Income	\$30,744	\$30,742	\$30,234
2011 Average Household Income	\$82,874	\$84,916	\$84,751
2011 Household Income < \$10,000	1	12	52
2011 Household Income \$10,000-\$14,999	1	12	81
2011 Household Income \$15,000-\$19,999	2	13	39
2011 Household Income \$20,000-\$24,999	6	34	76
2011 Household Income \$25,000-\$29,999	3	45	143
2011 Household Income \$30,000-\$34,999	5	34	103
2011 Household Income \$35,000-\$39,999	4	36	110
2011 Household Income \$40,000-\$44,999	6	45	116
2011 Household Income \$45,000-\$49,999	2	20	87
2011 Household Income \$50,000-\$59,999	15	98	247
2011 Household Income \$60,000-\$74,999	38	238	580
2011 Household Income \$75,000-\$99,999	47	341	1,026
2011 Household Income \$100,000-\$124,999	22	148	463
2011 Household Income \$125,000-\$149,999	13	101	268
2011 Household Income \$150,000-\$199,999	39	241	426
2011 Household Income \$200,000-\$249,999	2	11	16
2011 Household Income \$250,000-\$499,999	2	24	106
2011 Household Income \$500,000+	n/a	n/a	n/a
2011 Household Income \$200,000+	4	35	122
% 2011 Household Income < \$10,000	0.48%	0.83%	1.32%
% 2011 Household Income \$10,000-\$14,999	0.48%	0.83%	2.06%
% 2011 Household Income \$15,000-\$19,999	0.96%	0.89%	0.99%
% 2011 Household Income \$20,000-\$24,999	2.88%	2.34%	1.93%
% 2011 Household Income \$25,000-\$29,999	1.44%	3.10%	3.63%
% 2011 Household Income \$30,000-\$34,999	2.40%	2.34%	2.61%
% 2011 Household Income \$35,000-\$39,999	1.92%	2.48%	2.79%
% 2011 Household Income \$40,000-\$44,999	2.88%	3.10%	2.94%
% 2011 Household Income \$45,000-\$49,999	0.96%	1.38%	2.21%
% 2011 Household Income \$50,000-\$59,999	7.21%	6.74%	6.27%
% 2011 Household Income \$60,000-\$74,999	18.27%	16.38%	14.72%
% 2011 Household Income \$75,000-\$99,999	22.60%	23.47%	26.05%
% 2011 Household Income \$100,000-\$124,999	10.58%	10.19%	11.75%
% 2011 Household Income \$125,000-\$149,999	6.25%	6.95%	6.80%
% 2011 Household Income \$150,000-\$199,999	18.75%	16.59%	10.81%
% 2011 Household Income \$200,000-\$249,999	0.96%	0.76%	0.41%
% 2011 Household Income \$250,000-\$499,999	0.96%	1.65%	2.69%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2011 Household Income \$200,000+	1.92%	2.41%	3.10%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Children/Infants Clothing Stores	\$101,954	\$727,745	\$1,916,023
2011 Jewelry Stores	\$77,654	\$554,189	\$1,457,269
2011 Mens Clothing Stores	\$146,513	\$1,046,246	\$2,762,078
2011 Shoe Stores	\$133,122	\$951,135	\$2,519,898
2011 Womens Clothing Stores	\$246,131	\$1,759,890	\$4,685,529
2011 Automobile Dealers	\$1,661,393	\$11,905,962	\$32,158,932
2011 Automotive Parts/Acc/Repair Stores	\$212,849	\$1,522,153	\$4,056,675
2011 Other Motor Vehicle Dealers	\$65,472	\$467,732	\$1,238,234
2011 Tire Dealers	\$59,169	\$422,910	\$1,123,127
2011 Hardware Stores	\$27,988	\$200,009	\$530,589
2011 Home Centers	\$145,992	\$1,049,744	\$2,896,332
2011 Nursery/Garden Centers	\$62,792	\$448,806	\$1,191,936
2011 Outdoor Power Equipment Stores	\$17,052	\$123,198	\$350,028
2011 Paint/Wallpaper Stores	\$5,499	\$39,609	\$110,419
2011 Appliance/TV/Other Electronics Stores	\$172,166	\$1,228,809	\$3,233,267
2011 Camera/Photographic Supplies Stores	\$26,387	\$188,769	\$504,264
2011 Computer/Software Stores	\$76,764	\$549,856	\$1,480,798
2011 Beer/Wine/Liquor Stores	\$108,718	\$776,141	\$2,045,339
2011 Convenience/Specialty Food Stores	\$147,183	\$1,079,514	\$3,224,158
2011 Restaurant Expenditures	\$849,775	\$6,214,553	\$18,025,641
2011 Supermarkets/Other Grocery excl Conv	\$1,137,604	\$8,141,198	\$21,797,547
2011 Furniture Stores	\$167,970	\$1,201,149	\$3,200,085
2011 Home Furnishings Stores	\$114,033	\$813,444	\$2,132,587
2011 Gen Merch/Appliance/Furniture Stores	\$1,490,246	\$10,654,071	\$28,339,230
2011 Gasoline Stations w/ Convenience Stores	\$891,635	\$6,395,289	\$17,252,076
2011 Other Gasoline Stations	\$744,452	\$5,315,775	\$14,027,918
2011 Department Stores excl Leased Depts	\$1,662,413	\$11,882,880	\$31,572,499
2011 General Merchandise Stores	\$1,322,276	\$9,452,922	\$25,139,146
2011 Other Health/Personal Care Stores	\$105,256	\$754,315	\$2,037,831
2011 Pharmacies/Drug Stores	\$546,080	\$3,908,551	\$10,474,547
2011 Pet/Pet Supplies Stores	\$75,521	\$540,953	\$1,456,804
2011 Book/Periodical/Music Stores	\$26,780	\$190,631	\$492,781
2011 Hobby/Toy/Game Stores	\$14,121	\$105,482	\$358,885
2011 Musical Instrument/Supplies Stores	\$15,182	\$108,647	\$290,908
2011 Sewing/Needlework/Piece Goods Stores	\$4,829	\$34,469	\$90,788
2011 Sporting Goods Stores	\$120,089	\$851,163	\$2,136,540
2011 Video Tape Stores - Retail	\$13,697	\$97,915	\$260,281

## Property Detail Report

Subject Property

**8764 Norwalk Rd**  
**Litchfield, OH 44253-9115**  
**Litchfield Twp - Medina County**



### Multiple Building Card Property Summary

**Owner Info:**

Owner Name : <b>Rowland Hubert D</b>	Tax Billing Zip+4 : <b>0099</b>
Tax Billing Address : <b>Po Box 99</b>	State Use : <b>Commercial (Other)</b>
Tax Billing City & State : <b>Litchfield OH</b>	Universal Land Use : <b>Commercial Building</b>
Tax Billing Zip : <b>44253</b>	

**Location Info:**

School District : <b>Buckeye Local Sd</b>	Census Tract : <b>4030.01</b>
---	-------------------------------

**Tax Info:**

Tax ID : <b>24-04D-02-049</b>	Total Assessment : <b>\$512,170</b>
Tax Year : <b>2010</b>	% Improv : <b>80%</b>
Annual Tax : <b>\$8,452</b>	Tax Area : <b>24</b>
Assessment Year : <b>2010</b>	Tax Appraisal Area : <b>24</b>
Land Assessment : <b>\$102,230</b>	Legal Description : <b>Lot 33 N Mid Pt 4.5128a</b>
Improved Assessment : <b>\$409,940</b>	Lot Number : <b>33</b>

**Characteristics:**

Lot Acres : <b>4.51</b>	Lot Shape : <b>A</b>
Basement Sq Feet : <b>2010</b>	Approximate Finished SqFt : <b>4,138</b>
Above Gnd Sq Ft : <b>1792</b>	Condition : <b>Average</b>
Total Rooms : <b>6</b>	Bedrooms : <b>3</b>
Full Baths : <b>2</b>	# of Buildings : <b>2</b>

**Last Market Sale:**

Recording Date : <b>06/08/1990</b>	Owner Name : <b>Rowland Hubert D</b>
Sale Price : <b>\$125,000</b>	Seller : <b>Haring Elmer</b>
Deed Type : <b>Deed (Reg)</b>	Price Per Sq Ft : <b>\$30.21</b>

**Sales History:**
[More History](#)

Recording Date : <b>03/23/2001</b>	03/23/2001	11/03/1999	11/03/1999
Nominal : <b>Y</b>	Y	Y	Y
Buyer Name : <b>Stringase Julie M</b>	Stringase Julie M	Rowland Hubert D & Christine A	Rowland Hubert D & Christine A
Buyer Name 2 :		Rowland Christine A	Rowland Christine A
Seller Name : <b>Howland Robert T &amp; Rebecca</b>	Howland Robert T & Rebecca	Rowland Hubert D & Christine A	Rowland Hubert D & Christine A
Document No : <b>9308</b>	9308	37338	37337
Document Type : <b>Quit Claim Deed</b>	Quit Claim Deed	Deed (Reg)	Deed (Reg)

**Mortgage History:**

Mortgage Date : <b>10/07/2005</b>	03/19/2003	10/26/2001	11/03/1999
Mortgage Amt : <b>\$60,650</b>	\$980,000	\$375,000	\$300,000
Mortgage Lender : <b>Westfield Bk Fsb</b>	Firstmerit Bk Na	Firstmerit Bk Na	Firstmerit Bk Na

Mortgage Type :	Conventional	Conventional	Conventional
Borrower 1 : <b>Rowland Hubert D</b>	Rowland Hubert D	Rowland Hubert D	Rowland Hubert D
Borrower 2 : <b>Rowland Christine A</b>	Rowland Christine A		Rowland Christine A

**Features:**Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Gen Purpose Bldg Wd Pole	<b>4,400</b>		<b>110</b>	<b>40</b>	<b>1999</b>	<b>\$25,080</b>
Frame :	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2002</b>	<b>\$22,080</b>
Gen Purpose Bldg Wd Pole	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2002</b>	<b>\$22,080</b>
Frame :	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2000</b>	<b>\$22,800</b>
Gen Purpose Bldg Wd Pole	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2002</b>	<b>\$22,080</b>
Frame :	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2000</b>	<b>\$22,800</b>
Gen Purpose Bldg Wd Pole	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2001</b>	<b>\$22,800</b>
Frame :	<b>2,400</b>		<b>100</b>	<b>24</b>	<b>2002</b>	<b>\$13,250</b>
Gen Purpose Bldg Wd Pole	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>1998</b>	<b>\$22,800</b>
Frame :	<b>2,400</b>		<b>100</b>	<b>24</b>	<b>2001</b>	<b>\$13,680</b>
Gen Purpose Bldg Wd Pole						
Frame :						
Gen Purpose Bldg Wd Pole						
Frame :						
Gen Purpose Bldg Wd Pole						
Frame :						
Gen Purpose Bldg Wd Pole						
Frame :						

**Building 1 of 2****Owner Info:**

Owner Name : <b>Rowland Hubert D</b>	Tax Billing Zip+4 : <b>0099</b>
Tax Billing City & State : <b>Litchfield OH</b>	State Use : <b>Commercial (Other)</b>
Tax Billing Zip : <b>44253</b>	Universal Land Use : <b>Commercial Building</b>

**Location Info:**

School District : <b>Buckeye Local Sd</b>	Zoning : <b>R003</b>
Census Tract : <b>4030.01</b>	

**Tax Info:**

Tax ID : <b>24-04D-02-049</b>	Total Assessment : <b>\$512,170</b>
Tax Year : <b>2010</b>	% Improv : <b>80%</b>
Annual Tax : <b>\$8,452</b>	Tax Area : <b>24</b>
Assessment Year : <b>2010</b>	Tax Appraisal Area : <b>24</b>
Land Assessment : <b>\$102,230</b>	Legal Description : <b>Lot 33 N Mid Pt 4.5128a</b>
Improved Assessment : <b>\$409,940</b>	Lot Number : <b>33</b>

**Characteristics:**

Lot Acres : <b>4.51</b>	Lot Shape : <b>A</b>
Condition : <b>Average</b>	

**Last Market Sale:**

Recording Date : <b>06/08/1990</b>	Owner Name : <b>Rowland Hubert D</b>
Sale Price : <b>\$125,000</b>	Seller : <b>Haring Elmer</b>
Deed Type : <b>Deed (Reg)</b>	

**Sales History:**[More History](#)

Recording Date :	<b>03/23/2001</b>	<b>03/23/2001</b>	<b>11/03/1999</b>	<b>11/03/1999</b>
Nominal :	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>
Buyer Name :	<b>Stringase Julie M</b>	<b>Stringase Julie M</b>	<b>Rowland Hubert D &amp; Christine A</b>	<b>Rowland Hubert D &amp; Christine A</b>
Buyer Name 2 :			<b>Rowland Christine A</b>	<b>Rowland Christine A</b>
Seller Name :	<b>Howland Robert T &amp; Rebecca</b>	<b>Howland Robert T &amp; Rebecca</b>	<b>Rowland Hubert D &amp; Christine A</b>	<b>Rowland Hubert D &amp; Christine A</b>
Document No :	<b>9308</b>	<b>9308</b>	<b>37338</b>	<b>37337</b>
Document Type :	<b>Quit Claim Deed</b>	<b>Quit Claim Deed</b>	<b>Deed (Reg)</b>	<b>Deed (Reg)</b>

**Mortgage History:**

Mortgage Date :	<b>10/07/2005</b>	<b>03/19/2003</b>	<b>10/26/2001</b>	<b>11/03/1999</b>
Mortgage Amt :	<b>\$60,650</b>	<b>\$980,000</b>	<b>\$375,000</b>	<b>\$300,000</b>
Mortgage Lender :	<b>Westfield Bk Fsb</b>	<b>Firstmerit Bk Na</b>	<b>Firstmerit Bk Na</b>	<b>Firstmerit Bk Na</b>
Mortgage Type :		<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>
Borrower 1 :	<b>Rowland Hubert D</b>	<b>Rowland Hubert D</b>	<b>Rowland Hubert D</b>	<b>Rowland Hubert D</b>
Borrower 2 :	<b>Rowland Christine A</b>	<b>Rowland Christine A</b>		<b>Rowland Christine A</b>

**Features:****Extra Features**

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Gen Purpose Bldg Wd Pole	<b>4,400</b>		<b>110</b>	<b>40</b>	<b>1999</b>	<b>\$25,080</b>
Frame :	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2002</b>	<b>\$22,080</b>
Gen Purpose Bldg Wd Pole	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2002</b>	<b>\$22,080</b>
Frame :	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2000</b>	<b>\$22,800</b>
Gen Purpose Bldg Wd Pole	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2002</b>	<b>\$22,080</b>
Frame :	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2000</b>	<b>\$22,800</b>
Gen Purpose Bldg Wd Pole	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>2001</b>	<b>\$22,800</b>
Frame :	<b>2,400</b>		<b>100</b>	<b>24</b>	<b>2002</b>	<b>\$13,250</b>
Gen Purpose Bldg Wd Pole	<b>4,000</b>		<b>100</b>	<b>40</b>	<b>1998</b>	<b>\$22,800</b>
Frame :	<b>2,400</b>		<b>100</b>	<b>24</b>	<b>2001</b>	<b>\$13,680</b>
Gen Purpose Bldg Wd Pole						
Frame :						
Gen Purpose Bldg Wd Pole						
Frame :						
Gen Purpose Bldg Wd Pole						
Frame :						
Gen Purpose Bldg Wd Pole						
Frame :						

**Building 2 of 2****Owner Info:**

Owner Name :	<b>Rowland Hubert D</b>	Tax Billing Zip+4 :	<b>0099</b>
Tax Billing City & State :	<b>Litchfield OH</b>	State Use :	<b>Commercial (Other)</b>
Tax Billing Zip :	<b>44253</b>	Universal Land Use :	<b>Commercial Building</b>

**Location Info:**

School District :	<b>Buckeye Local Sd</b>	Zoning :	<b>R003</b>
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Census Tract : **4030.01****Tax Info:**

Tax ID : <b>24-04D-02-049</b>	Total Assessment : <b>\$512,170</b>
Tax Year : <b>2010</b>	% Improv : <b>80%</b>
Annual Tax : <b>\$8,452</b>	Tax Area : <b>24</b>
Assessment Year : <b>2010</b>	Tax Appraisal Area : <b>24</b>
Land Assessment : <b>\$102,230</b>	Legal Description : <b>Lot 33 N Mid Pt 4.5128a</b>
Improved Assessment : <b>\$409,940</b>	Lot Number : <b>33</b>

**Characteristics:**

Lot Acres : <b>4.51</b>	Cooling Type : <b>Yes</b>
Lot Shape : <b>A</b>	Porch : <b>Open Concrete/Masonry Porch</b>
Basement Type : <b>Full</b>	Basement Sq Feet : <b>2010</b>
Garage Type : <b>Attached Garage</b>	Style : <b>Unknown</b>
Garage Sq Ft : <b>336</b>	Approximate Finished SqFt : <b>4,138</b>
Ground Floor Area : <b>1056</b>	2nd Floor Area : <b>736</b>
Above Gnd Sq Ft : <b>1792</b>	Stories : <b>2</b>
Exterior : <b>Siding Sheathing</b>	Condition : <b>Good</b>
Total Rooms : <b>6</b>	Bedrooms : <b>3</b>
Year Built : <b>1830</b>	Full Baths : <b>2</b>
Heat Type : <b>Warm Air</b>	

**Last Market Sale:**

Recording Date : <b>06/08/1990</b>	Owner Name : <b>Rowland Hubert D</b>
Sale Price : <b>\$125,000</b>	Seller : <b>Haring Elmer</b>
Deed Type : <b>Deed (Reg)</b>	Price Per Sq Ft : <b>\$30.21</b>

**Sales History:**[More History](#)

Recording Date : <b>03/23/2001</b>	<b>03/23/2001</b>	<b>11/03/1999</b>	<b>11/03/1999</b>
Nominal : <b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>
Buyer Name : <b>Stringase Julie M</b>	<b>Stringase Julie M</b>	<b>Rowland Hubert D &amp; Christine A</b>	<b>Rowland Hubert D &amp; Christine A</b>
Buyer Name 2 :		<b>Rowland Christine A</b>	<b>Rowland Christine A</b>
Seller Name : <b>Howland Robert T &amp; Rebecca</b>	<b>Howland Robert T &amp; Rebecca</b>	<b>Rowland Hubert D &amp; Christine A</b>	<b>Rowland Hubert D &amp; Christine A</b>
Document No : <b>9308</b>	<b>9308</b>	<b>37338</b>	<b>37337</b>
Document Type : <b>Quit Claim Deed</b>	<b>Quit Claim Deed</b>	<b>Deed (Reg)</b>	<b>Deed (Reg)</b>

**Mortgage History:**

Mortgage Date : <b>10/07/2005</b>	<b>03/19/2003</b>	<b>10/26/2001</b>	<b>11/03/1999</b>
Mortgage Amt : <b>\$60,650</b>	<b>\$980,000</b>	<b>\$375,000</b>	<b>\$300,000</b>
Mortgage Lender : <b>Westfield Bk Fsb</b>	<b>Firstmerit Bk Na</b>	<b>Firstmerit Bk Na</b>	<b>Firstmerit Bk Na</b>
Mortgage Type :	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>
Borrower 1 : <b>Rowland Hubert D</b>	<b>Rowland Hubert D</b>	<b>Rowland Hubert D</b>	<b>Rowland Hubert D</b>
Borrower 2 : <b>Rowland Christine A</b>	<b>Rowland Christine A</b>		<b>Rowland Christine A</b>

**Features:****Extra Features**

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Garage :	<b>336</b>				<b>2002</b>	<b>\$6,720</b>
Open Masonry Porch :	<b>140</b>				<b>1830</b>	<b>\$1,680</b>
1 St Frame Addn :	<b>1,114</b>				<b>2002</b>	<b>\$50,130</b>

Open Masonry Porch :      **126**

**2002      \$1,510**

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NEOHREX

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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.

## Property Detail Report

### Subject Property

**3952-3958 Vandemark Rd  
Litchfield, OH 44253-9722  
Litchfield Twp - Medina County**



#### Owner Info:

Owner Name : <b>Rowland Hubert D</b>	Tax Billing Zip+4 : <b>0099</b>
Tax Billing Address : <b>Po Box 99</b>	State Use : <b>2 Fam Dwel Unplat 0-09.99</b>
	<b>Ac</b>
Tax Billing City & State : <b>Litchfield OH</b>	Universal Land Use : <b>Duplex</b>
Tax Billing Zip : <b>44253</b>	

#### Location Info:

School District : <b>Buckeye Local Sd</b>	Census Tract : <b>4030.01</b>
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#### Tax Info:

Tax ID : <b>24-04D-02-050</b>	Total Assessment : <b>\$168,350</b>
Tax Year : <b>2010</b>	% Improv : <b>75%</b>
Annual Tax : <b>\$2,489</b>	Tax Area : <b>24</b>
Assessment Year : <b>2010</b>	Tax Appraisal Area : <b>24</b>
Land Assessment : <b>\$42,920</b>	Legal Description : <b>Lot 33 Ne Pt 3.0116a</b>
Improved Assessment : <b>\$125,430</b>	Lot Number : <b>33</b>

#### Characteristics:

Lot Acres : <b>3.01</b>	Lot Shape : <b>A</b>
Basement Type : <b>Full</b>	Patio Type : <b>Wood Deck</b>
Basement Sq Feet : <b>2112</b>	Style : <b>Unknown</b>
Approximate Finished SqFt : <b>2,112</b>	Ground Floor Area : <b>2112</b>
Above Gnd Sq Ft : <b>2112</b>	Stories : <b>1</b>
Exterior : <b>Siding Sheathing</b>	Condition : <b>Good</b>
Total Rooms : <b>12</b>	Bedrooms : <b>6</b>
Year Built : <b>1995</b>	Full Baths : <b>4</b>
Heat Type : <b>Forced Air</b>	# of Buildings : <b>1</b>

#### Last Market Sale:

Owner Name : **Rowland Hubert D**

#### Mortgage History:

Mortgage Date : <b>05/14/2003</b>	Mortgage Date : <b>03/19/2003</b>	Mortgage Date : <b>08/01/2001</b>
Mortgage Amt : <b>\$58,600</b>	Mortgage Amt : <b>\$980,000</b>	Mortgage Amt : <b>\$99,000</b>
Mortgage Lender : <b>Firstmerit Bk Na</b>	Mortgage Lender : <b>Firstmerit Bk Na</b>	Mortgage Lender : <b>First Merit Mtg Corp</b>
Mortgage Type : <b>Conventional</b>	Mortgage Type : <b>Conventional</b>	Mortgage Type : <b>Conventional</b>
Borrower 1 : <b>Rowland Hubert D</b>	Borrower 1 : <b>Rowland Hubert D</b>	Borrower 1 : <b>Rowland Robert D</b>
Borrower 2 : <b>Rowland Christine A</b>	Borrower 2 : <b>Rowland Christine A</b>	Borrower 2 : <b>Rowland Christine A</b>

#### Features:

##### Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Att Wood Deck :	<b>25</b>				<b>1995</b>	<b>\$200</b>
Att Wood Deck :	<b>25</b>				<b>1995</b>	<b>\$200</b>
Att Wood Deck :	<b>25</b>				<b>1995</b>	<b>\$200</b>
Att Wood Deck :	<b>25</b>				<b>1995</b>	<b>\$200</b>
Flat Barn :	<b>3,800</b>		<b>100</b>	<b>38</b>	<b>1910</b>	<b>\$26,750</b>

Flat Barn - Dirt Floor :	<b>1,152</b>	<b>48</b>	<b>24</b>	<b>1910</b>	<b>\$7,100</b>
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