

# GENERAL BACKGROUND INFORMATION

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

## Alliance, Ohio Flex/Warehouse Building

2000 McCrea Street  
1 Building total Square Footage 4,918 +/- SF  
Stark County  
~~List Price - \$221,000~~  
**New Price - \$190,000**



***Presented Exclusively by:***

**Ag REAL ESTATE GROUP, INC.**

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

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

# Ag Real Estate Group, Inc.

## CONSUMER GUIDE TO AGENCY RELATIONSHIPS



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

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

### **Representing the Sellers**

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

### **Representing Buyers**

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

### **Dual Agency**

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

### **Representing Both the Buyer & Seller**

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

### **Working With Ag Real Estate Group, Inc.**

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

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

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

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

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

### **Working With Other Brokerages**

When Ag Real Estate Group, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ag Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Ag Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Ag Real Estate Group, Inc. will be representing your interests. When acting as a buyer's agent, Ag Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

### **Fair Housing Statement**

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

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

**REGISTRATION**

**Ronald R. Cordray, et al., In Receivership**  
**2000 McCrae Street**  
**Alliance, OH 44601**

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

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

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

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

\_\_\_\_\_  
Buyer (print and sign) Phone #                      Date

\_\_\_\_\_  
Buyer's Agent - Name and Phone #              Date

\_\_\_\_\_  
Ag Real Estate Group, Inc.                      Date  
By: Eric M. Silver, President and Broker  
Receiver for Ronald R. Cordray et al.

This property is owned by Ronald R. Cordray, et. al. and is in Receivership via an order signed by Judge Heath. The order is available for review upon request. The order directs the Receiver to, among other tasks, market the properties for sale.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described. The Receiver has operated the property since May, 2013 and therefore has very limited information about the property and its historical operations, including expenses.

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

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Receiver, the Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the quality, condition, suitability, and potential value of the property.

**THE RECEIVER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, THE STATUS OF ANY LITIGATION RELATED TO THE PROPERTY OR THE OWNER, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).**

**TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE RECEIVER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE RECEIVER. ANY AND ALL CONTEMPLATED TRANSACTIONS WILL BE COMPLETED ONLY BY APPROVAL OF THE COURT.**

## GENERAL BACKGROUND INFORMATION

*(Included as of 5/2013)*

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

## Market Information



### About the City

The City of Alliance is located in northeast Ohio in Stark County. Alliance is situated in the northeast corner of the county, approximately 20 miles from the county seat of Canton, Ohio. The population of Alliance is approximately 22,000.

### City Growth

As we look to our city's future, it is good to reflect on the progress made over the last 10 years. The city has seen many new and revitalized institutions. Those institutions include social, business, educational, medical, religious, and financial entities that are making continuous efforts to grow and prosper.

Most of this was done during a time that saw major economic downturns, one of which was considered the worst since the Great Depression. As one looks back on the events of the past 10 years, it is evident that the Alliance Community and its citizens demonstrate a resilience that has endured over the course of the city's history.

We are continuing to build on the foundation provided for us to continue progress, as we have in the past. We will do this by working together, as the namesake of our city implies- "Alliance" -the coming together of the people and the community to reach new heights.

### Business

The business community has led the way, from Alliance Castings, a major manufacturing industry that has weathered the difficult economy by reopening twice in the last decade, to many new retail facilities. The most recent developments have included the Kohl's Department Store, the Chipotle restaurant, and Aspen Dental. Also added to the landscape on State Street are the new Panera Bread and Dairy Queen restaurants.

This, when combined with earlier developments of Robertson Heating and Supply, Winkle Industries, Trilogy Plastics, and Terry's Tire Town establishing their businesses in the Industrial Park, make Alliance a viable business leader. The growth of these major businesses has been augmented by the continued prominence of numerous retail and consumer facilities, including Wal-Mart, Lowe's, Elder Beermen, and J.C. Penney to mention a few.

*The above content was found on <http://www.cityofalliance.com>*



## Market Information

### Education

The educational community has seen continued growth as well. The leader has been the University of Mount Union. The university has grown, expanding its offerings to include graduate-level studies in health care and education. It has recently begun a program in civil engineering and will soon add a nursing program to its offerings. It also has changed the landscape of the campus with new student housing, classroom buildings, and major aesthetic improvements, all the while maintaining its tradition of academic excellence.

Also arriving on the educational scene, has been Stark State College, providing technical and career oriented programs that offer additional educational opportunities to our community. The Alliance City Schools have completed their renovation and rebuilding projects and continue providing excellence in public education including adult education, notably the Robert T. White School of Practical Nursing. The nearby Marlington, Sebring, and West Branch Schools all provide the greater Alliance community with excellence in primary and secondary education for our citizens.

### Historic Downtown

On the north side, the historic downtown area has seen the development of the international headquarters of the Cat Fancier's Association and their associated CFA Foundation. The Downtown Farmers' Market has been a tremendous success, as has the Downtown Summer Concert Series. Arts in Stark has chosen downtown Alliance as a focus for renewal over the next decade in the areas of art, culture, entertainment, and retail. The renovated Martin Luther King Bridge stands out as a major connector and tribute to Dr. King as well as Alliance's historical link to the railroad. The future is bright for the renaissance of the downtown region.

### East Side

The east side has seen the re-emergence of industry with the previously mentioned Alliance Castings, but also with the growth of Morgan Engineering in that industrial complex. The east side has also seen the revitalization of retail and quality of life establishments. At the College Plaza, where one can find new retail and the World War History and Art Museum, a world class facility dedicated to preserving memorabilia created by soldiers that endured the World Wars. Memorial Park has experienced renewed energy with the addition of the skateboard park. The past decade has also witnessed the construction of our new Alliance Community Hospital which is over a 60 million dollar investment in our medical community.

### West Side

The west side has experienced the retail and commercial growth along State Street and Sawburg Avenue, adding many new businesses providing much needed goods and services to the community. The west side also is home to the Industrial Park, where both current and new businesses have chosen to grow, and building new facilities for their companies.

### South Side

The south side has seen new growth and expansion of residential neighborhoods. With the creation of new and desirable homes, this expansion has created a foundation for the revitalization of the housing market in Alliance. Also found on the south side is the city treasure of Silver Park, the site for the new 9-11 Memorial, a moving display of artifacts from the World Trade Center. The new Alliance Middle School is located at the gateway to Alliance from the south.

*The above content was found on <http://www.cityofalliance.com>*



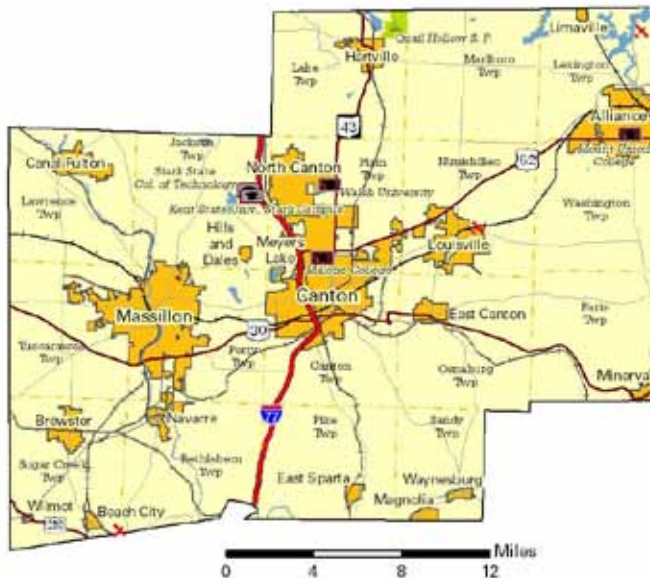
# Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



## Stark County

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



### Taxes

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

### Land Use/Land Cover

#### Percent

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

### Largest Places

#### Census 2010 Census 2000

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

UB: Unincorporated balance.

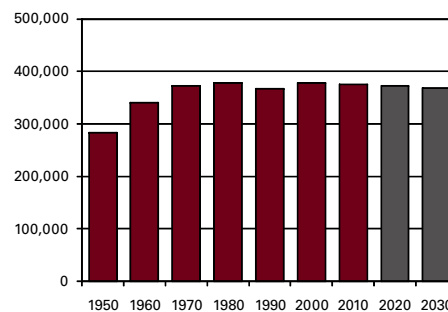
### Total Population

#### Census

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

#### Projected

2020	372,490
2030	368,900



## Ohio County Profiles

## Stark County

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

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

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

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

Percentages may not sum to 100% due to rounding.

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

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

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

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

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

## Ohio County Profiles

## Stark County

### Travel Time To Work

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

### Housing Units

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

### Year Structure Built

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

### Value for Specified Owner-Occupied Housing Units

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

### House Heating Fuel

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

Percentages may not sum to 100% due to rounding.

### Gross Rent

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

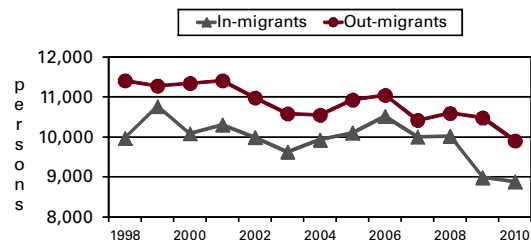
### Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units

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

### Vital Statistics

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

### Migration



## Ohio County Profiles

## Stark County

### Agriculture

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

### Education

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

### Transportation

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

### Voting

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

### Health Care

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

### State Parks, Forests, Nature Preserves, And Wildlife Areas

Areas/Facilities	2
Acreage	725.45

### Communications

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

### Crime

Total crimes reported in Uniform Crime Report	21,611
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### Finance

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

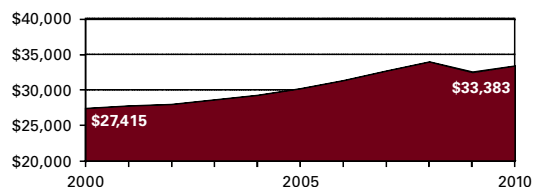
### Transfer Payments

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

### Federal Expenditures

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

### Per Capita Personal Income



### Civilian Labor Force

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

### Establishments, Employment, and Wages by Sector: 2010

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

Private Sector total includes Unclassified establishments not shown.

### Change Since 2005

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

### Business Numbers

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

### Major Employers

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

### Residential

#### Construction

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

## Data Sheet

**2000 McCrae Street  
Alliance, OH 44601**

### The Property

Address: 2000 McCrae Street  
Zoning: B-4 Office Service District  
Lot Size: .62 acres +/-  
Parcel Number: 77-01082

### Building\*

Number of Buildings: 1  
Number of Stories: 1 with partial basement  
Year Built: circa 2000  
Building Square Footage: 4,918 +/- (includes 1,344 +/- SF in basement)  
Overhead Doors: 4

### Construction

Exterior Wall: Vinyl Siding & Masonry  
Frame: Wood Frame with Block Foundation  
Sprinkler: No  
Clear Height: 14' – portion(s) of building

### Utilities

Water: City of Alliance  
Sewer: City of Alliance  
Electric: Ohio Edison  
Gas: Columbia Gas

### HVAC

HVAC: Radiant Heaters - warehouse (condition unknown)  
Forced air and air conditioning – office/finished area  
(condition unknown)

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



# 2000 McCrea Street

## Location Map

DELOMME

Street Atlas USA® 2006 Plus



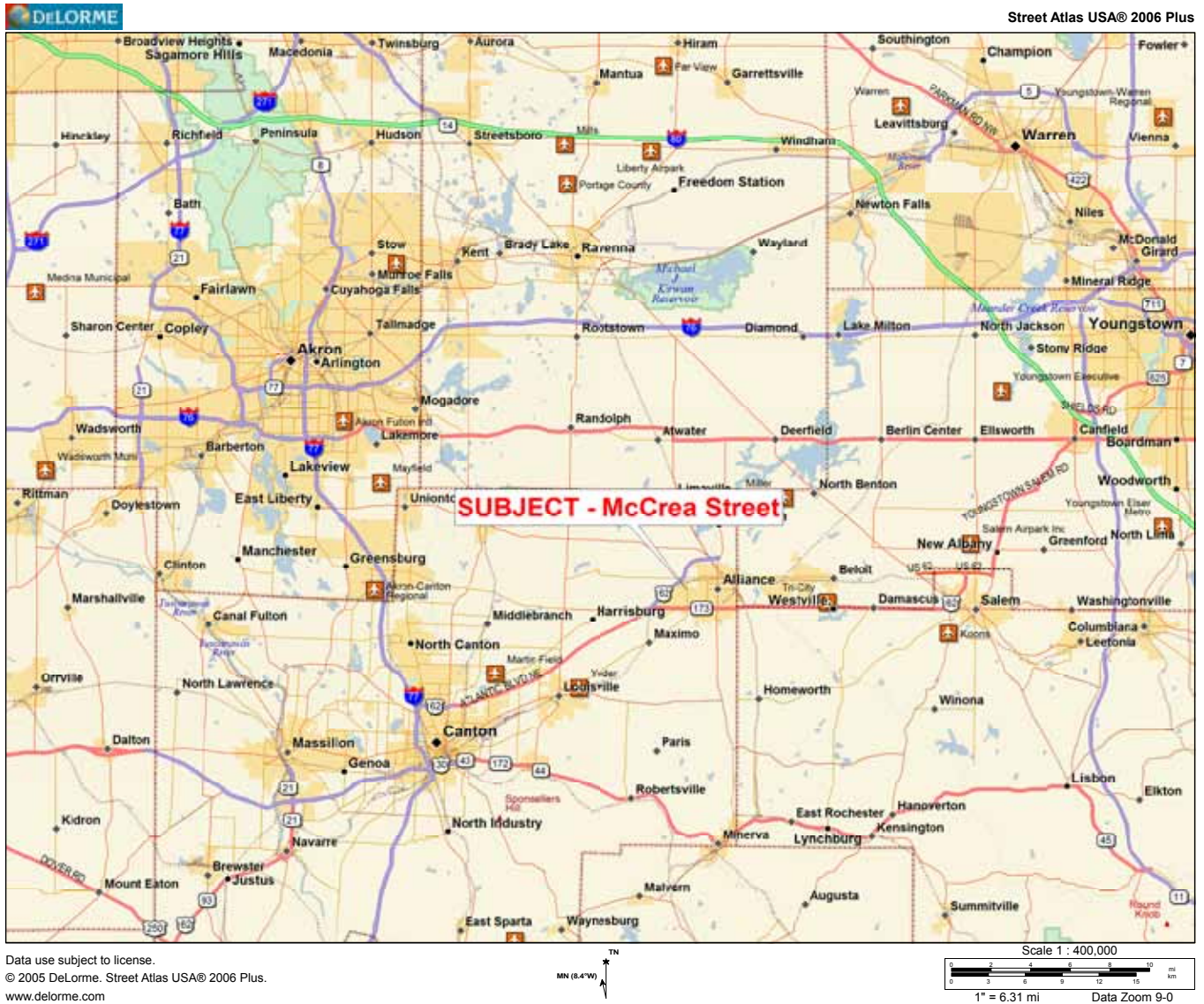
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Scale 1 : 1,600,000  
0 10 20 30 40 50 60 70  
mi  
0 16 32 48 64 80 96 112  
km  
1" = 25.25 mi Data Zoom 7-0



## Location Map



# 2000 McCrea Street

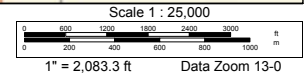
## Location Map



Street Atlas USA® 2006 Plus



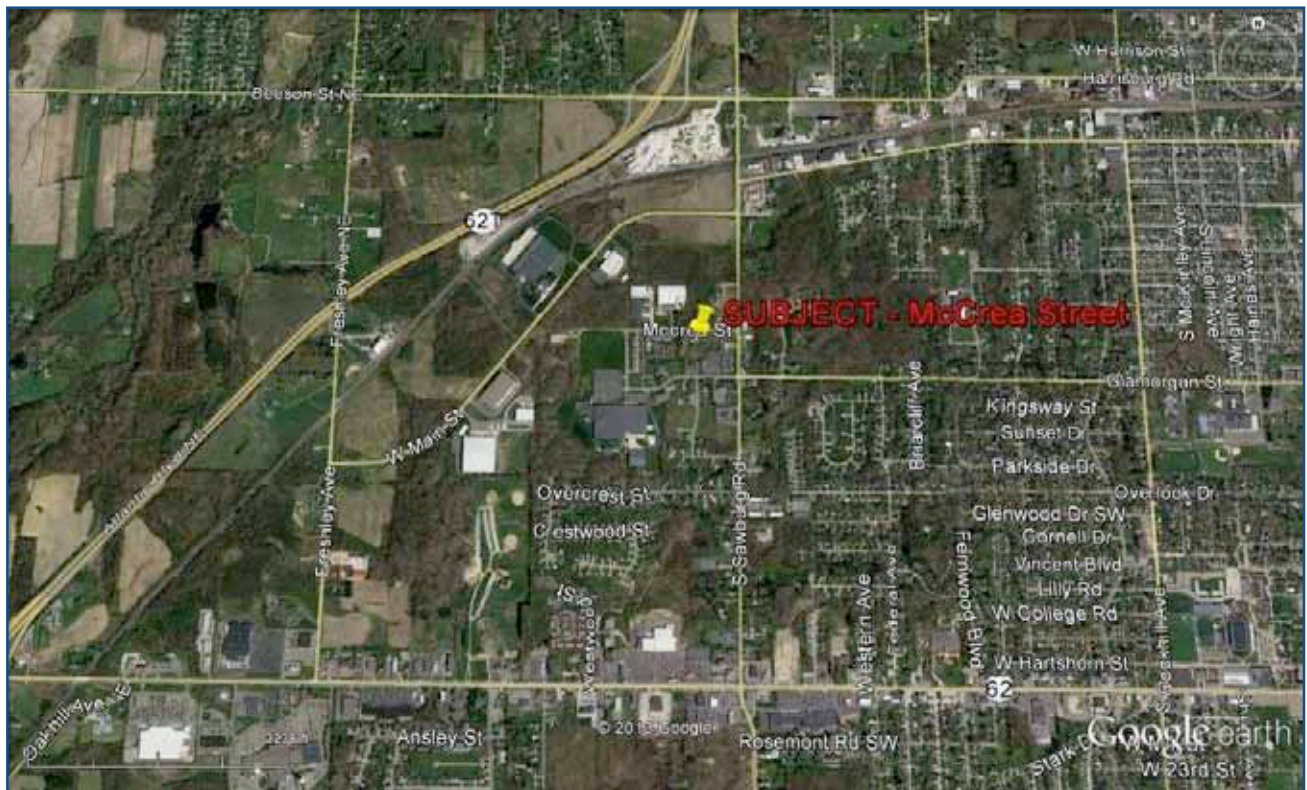
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## 2000 McCrea Street

## Aerial Photos



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## Aerial Photos





## Tax Map



## Zoning Use Information

### 1122.02 TABLE OF PERMITTED USES BY DISTRICT.

The uses of land in the following table have been organized, for ease of use and convenience, into use groups, based upon certain characteristics that the grouped uses may share. These use groups are described below:

- (a) **Agricultural Uses.** These uses primarily involve uses deriving from or related to agriculture, as defined in the Revised Code.
- (b) **Residential Uses.** These uses primarily involve housing of various types and densities, and associated uses typically found in a residential neighborhood.
- (c) **Office and Service Uses.** These are generally various types of offices as well as service and support uses that may or may not be retail commercial in nature.
- (d) **Community Uses.** These uses are generally public-owned or operated uses, or uses of a not-for-profit nature, that primarily involve benefits or services generally provided to a significant portion of the population, or are uses that serve as focal or gathering points for members of the community.
- (e) **Commercial Uses.** These are generally private-owned or operated uses, or uses of a for-profit nature, that include personal service establishments, financial, executive, administrative, medical and professional offices, retail sales, food service, entertainment, repair services, workshops and studios, and similar associated uses.
- (f) **Industrial Uses.** These are uses that are generally of a manufacturing, research, warehousing, or wholesaling character, or that involve compounding, processing, packaging, assembly, storage, or treatment of products or materials.
- (g) **Temporary Uses.** These are uses that are generally of a temporary nature, including but not limited to uses sponsored by the City or other public or private organizations, and which may or may not involve the construction or occupation of new or existing buildings.
- (h) **Other Uses.** These are uses that, because of unusual character, intensity or nuisance factors, do not fit well into the preceding use groups.
- (i) **Accessory Uses.** These uses are permitted as an accessory to any permitted or conditional uses.

# 2000 McCrea Street

## 1122.03 LAND USE TABLES.

Uses	SYMBOL	KEY	<div>DISTRICTS</div>										Use Standards (See Section #)
	P	Permitted Use											
	C	Conditional Use											
	A	Accessory Use											
		Prohibited Use											
AGRICULTURAL USES													
Greenhouses and Nurseries (Primary Use)						P	P	C					
Produce Stands, Farm Markets, Garden Centers and Feed Stores					P	P	P	P					Sec. <a href="#">1162.01</a>
Veterinary Clinics					P	P	P	P	P	P			Sec. <a href="#">1162.02</a>
Kennels and Animal Shelters					P	P	P	P	P	P			Sec. <a href="#">1162.03</a>
RESIDENTIAL USE													
Apartments, Accessory			C	C	P	P	P	P					Sec. <a href="#">1162.04</a>
Adult Group Homes (ORC Sec. 3722.01)				C	C	C	C	C					Sec. <a href="#">1162.05</a>
Adult Family Homes (ORC Sec. 3722.01)			P	P									
Bed and Breakfast Inns			C	C	P	P	P	P					Sec. <a href="#">1162.06</a>
Boarding Houses					C	C	C	C					
Family Day-Care Homes, Type A (ORC Sec. 5104.01)				C	C	C	C	C					Sec. <a href="#">1162.07</a>
Family Day-Care Homes, Type B (ORC Sec. 5104.01)			P	P	P	P	P	P	P				
Foster Homes (ORC Sec. 5103.02)			P	P	P	P	P	P	P				
Home Occupations listed in this Ordinance			P	P	P	P	P	P					Sec. <a href="#">1162.08</a>
Home Occupations not listed in this Ordinance					P	P	P	P					Sec. <a href="#">1162.08</a>
Mobile Homes													
Manufactured Homes													
Manufactured Home Parks				C									
Multiple-Family Dwellings and Developments				C	C	C	C	C	C				Sec. <a href="#">1162.09</a>
Single Family Dwellings, Detached (includes Permanently Sited Manufactured Homes, as defined in ORC Sec. 3781.06(C)(6))			P	P	P	C	P	P					Sec. <a href="#">1162.10</a>
State-Licensed Residential Facilities not listed in this table				C	C	C	C	C					
Townhouses and Stacked Flats				C	C	C	C	C					Sec. <a href="#">1162.11</a>
Two-Family or Duplex Dwellings					P	P	C	P	P				Sec. <a href="#">1162.12</a>

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# 2000 McCrea Street

Uses	SYMBOL	KEY	DISTRICTS										Use Standards (See Section #)
	P	Permitted Use											
	C	Conditional Use											
	A	Accessory Use											
		Prohibited Use	R-1	R-2	B-1	B-2	B-3	B-4	I-1	I-2	OS		
<b>OFFICE AND SERVICE USES</b>													
Banks and Financial Institutions					P	P	P	P					
Banquet Facilities					P	P	P	C					
Barber Shops, Beauty Salons and Nail Care					P	P	P	P					
Catering Facilities					P	P	P	P					Sec. <a href="#">1162.13</a>
Funeral Parlors or Mortuaries		C	C		P	P	P	P					Sec. <a href="#">1162.14</a>
Hospitals							P	P					Sec. <a href="#">1162.15</a>
Medical, Osteopathic, Chiropractic and Dental Offices, Medical Offices, Urgent Care or Rehabilitation Centers					P	P	P	P					
Massage Therapists					P	P	P	P					Sec. <a href="#">1162.16</a>
Nursing and Convalescent Homes, Foster Care Group Homes, Assisted Living Facilities and Senior Housing		C	C		P		P	P					Sec. <a href="#">1162.17</a>
Offices for Professional, Executive, or Administrative Uses, Attorneys, Accountants, Realtors, Architects, Insurance and Similar Occupations					P	P	P	P					
Tattoo Parlors and Body Piercing Salons						P							Sec. <a href="#">1162.18</a>
Video Rental Establishments					P	P	P	P					Sec. <a href="#">1162.19</a>
Workshops, Showrooms, Studios or Offices of Photographers, Skilled Trades, Decorators, Artists, Upholsterers, Tailors, Taxidermists and Similar Businesses, or for Repair and Service of Bicycles, Electronics, Small Appliances, Furniture, Shoes and Similar Items					P	P	P	P					

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	P	Permitted Use											
	C	Conditional Use											
	A	Accessory Use											
	Prohibited Use												
R-1	R-2	B-1	B-2	B-3	B-4	I-1	I-2	OS					
COMMUNITY USES													
Auditoriums, Performing Arts Theaters, Churches, Temples, and Other Places of Assembly	C	C	P	P	P	P					Sec. <a href="#">1162.20</a>		
Cemeteries	C	C	P	P	P	P							
Child Care or Day Care Centers and Child Caring Institutions	C	C	P	P	P	P					Sec. <a href="#">1162.21</a>		
Colleges, Universities and Other Institutions of Higher Education	C	C	P	P	P	P					Sec. 1162.22		
Fire and Police Stations	P	P	P	P	P	P	P	P					
Government Offices			P	P	P	P	P	P					
Halls for Civic Clubs and Membership Organizations	C	C	P	P	P	P							
Health Club or Fitness Center			P	P	P	P	P						
Libraries, Museums and Fine Art Centers	C	C	P	P	P	P							
Post Offices			P	P	P	P							
Public Utility and Essential Service Structures and Uses	P	P	P	P	P	P	P	P			Sec. <a href="#">1162.23</a>		
Public Works or Road Maintenance Yards							P	P					
Recreation Facilities, Indoor (Community/non-commercial) - (such as tennis/racquet courts, swimming pools, roller/in-line and ice-skating rinks and fitness tracks)	C	C	P	P	P	P	P	P	P		Sec. <a href="#">1162.24</a>		
Recreation Facilities, Outdoor (Community/ non-commercial) - (such as parks, playgrounds, athletic fields, or courts, swimming pools, roller/in-line and ice- skating rinks, fitness tracks and similar facilities)	C	C	P	P	P	P	P	P	P		Sec. <a href="#">1162.24</a>		
Schools, Elementary	C	C	P	P	P	P							
Schools, Secondary	C	C	P	P	P	P							

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Uses	SYMBOL	KEY	DISTRICTS										Use Standards (See Section #)
	P	Permitted Use											
	C	Conditional Use											
	A	Accessory Use											
		Prohibited Use	R-1	R-2	B-1	B-2	B-3	B-4	I-1	I-2	OS		
<b>COMMERCIAL USES</b>													
Amusement Centers (Indoor only) such as Arcades, Bowling Alleys, and Similar Facilities					P	P	C		P				Sec. <a href="#">1162.25</a>
Amusements Centers (Outdoor only) such as Miniature Golf, Golf Driving Ranges, Batting Cages and Similar Facilities					P	P			P				Sec. <a href="#">1162.25</a>
Antique Shops and Art Galleries					P	P	P	P					
Auto Parts Stores (without repair services)						P	P						
Automobile, Truck and Other Motor Vehicle Fueling Stations, Gas Stations and Similar Facilities						P	P		C	C			Sec. <a href="#">1162.26</a>
Automobile, Truck and other Motor Vehicle Repair Stations for major repair, including but not limited to body shops, painting, welding and engine or transmission repair or replacement						C	C		P	C			Sec. <a href="#">1162.26</a>
Automobile, Truck and other Motor Vehicle Service Centers for minor repair, including but not limited to brakes, tires, shocks and struts, undercoating, mufflers, oil and fluid changes and detailing shops						P	P		C	C			Sec. <a href="#">1162.26</a>
Bakeries					P	P	P	P					
Car Washes, Automatic or Self-service						C	C						Sec. <a href="#">1162.27</a>
Cinema or Motion Picture Complex, Outdoor or Indoor with 3 or More Theaters					P	P							
Cinema or Motion Picture Theater, Indoor					P	P	C						
Drive-In or Drive-Through Facilities					C	C	C						Sec. <a href="#">1162.28</a>
Dry Cleaner Central Cleaning/Processing Facilities						C	C		P				
Florists, Gift Shops and Speciality Shops					P	P	P	P					
Gunsmiths and Licensed Firearms Dealers						C							
Hardware and Home Improvement Stores and Building Supply Yard (indoor)					P	P	P	C					

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Uses	SYMBOL	KEY	DISTRICTS										Use Standards (See Section #)
	P	Permitted Use											
	C	Conditional Use											
	A	Accessory Use											
		Prohibited Use	R-1	R-2	B-1	B-2	B-3	B-4	I-1	I-2	OS		
Hotels and Motels					P	P	P						Sec. <a href="#">1162.29</a>
Laundromat and Dry Cleaning Customer Pick-up/Drop-Off Only					P	P	P	P					
Manufactured Home Sales						C							
Outdoor Cafes and Eating Areas					C	C	C						Sec. <a href="#">1162.30</a>
Outdoor Sales or Display Area for Sales or Rentals of Goods, Products, Equipment, Machinery, Automobiles, Recreational Vehicles, Boats, Building Supplies, Hardware or Other Items						C	C						Sec. <a href="#">1162.31</a>
Package Liquor Stores					C	C	C	C					Sec. <a href="#">1162.32</a>
Pawnshops and Dealers of Second-Hand Merchandise (except for used or vintage clothing and children's goods)					P	P	P						Sec. <a href="#">1162.33</a>
Printing or Copy Centers					P	P	P	P					
Recording Studios					P	P	P						Sec. <a href="#">1162.34</a>
Restaurants, Coffeehouses, Doughnut Shops or Delicatessens					P	P	P						
Retail Stores and Commercial Uses with up to 10,000 square feet of total gross floor area					P	P	P						
Retail Stores and Commercial Uses with 10,000 to 40,000 square feet of total gross floor area					C	P	P						
Retail Stores and Commercial Uses with more than 40,000 square feet of total gross floor area						C	C						Sec. <a href="#">1162.35</a>
Showroom or Sales Office (indoor only) for Sales or Rentals of Automobiles, Recreational Vehicles, Boats, Equipment, Machinery or other Durable Goods						P	P						
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club					P	P	P						Sec. <a href="#">1162.36</a>
Tobacconist or Cigar/Cigarette Shop					P	P	P	P					Sec. <a href="#">1162.37</a>

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	P	Permitted Use											
	C	Conditional Use											
	A	Accessory Use											
		Prohibited Use											
INDUSTRIAL USES													
Brewery, Distillery or Winery					C					P	P		
Carpet and Rug Cleaning and Similar Cleaning Businesses					C					P	P		
Crematoriums											P		
Electroplating, Welding and Sheet Metal Shops, Paint Mixing and Spraying, Metal Casting, Smelting, Plating, Fabricating, Buffing, Stamping, Dyeing, Shearing or Punching, and Automatic Screw Machines and Rolling Mills					C						P		
Fabrication or Repair of Manufactured Housing or Temporary Offices											P		
Light Industrial Activities such as:													
Warehousing and Bulk Indoor Storage Facilities					C					P	P		
Assembly of Pre-manufactured Parts for Goods, Products, Equipment, Machinery, Hardware or Similar Items					C					P	P		
Blacksmithing, Furniture, or Cabinet Repair or Manufacture, Machine Shops and Welding Shops, Stone Finishing and Carving, Printing, Bookbinding or Publishing, Woodworking Shops and Similar Uses					C					P	P		
Manufacture of Products from Aluminum, Brass, Other Metals, Bone, Leather, Paper or Rubber					C					P	P		
Manufacture of Artificial Flowers, Ornaments, Awnings, Tents, Bags, Cleaning or Polishing Preparations, Brooms and Brushes, Buttons and Novelties, Canvas Products, Clothing for Wholesale Trade, Basket Material, Bicycles, Shoes, Caskets, Brick, Clay, Glass, Shale, Tile Terra Cotta Products or Similar Items					C					P	P		
Bottling Works, Feed or Flour Mills, Grain Elevators, Smoking, Curing or Packing Plants and similar Food Processing Uses										C	P		

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	P	Permitted Use										
	C	Conditional Use										
	A	Accessory Use										
		Prohibited Use	R-1	R-2	B-1	B-2	B-3	B-4	I-1	I-2	OS	
Manufacture or Assembly of Automobiles, Recreational Vehicles, Boats, Trucks or Tractors, Ball or Roller Bearings, Chemicals, Petroleum-based products, Electronic Machinery and Components and Similar Products										P		Sec. <a href="#">1162.38</a>
Manufacture, Processing, Production or Wholesale Storage of Chemicals, Petroleum or Paper Products, Cement, Lime, Gypsum or Similar Items										P		Sec. <a href="#">1162.38</a>
Outdoor Storage of Goods, Products, Equipment, Machinery, Lumber, Landscaping and Building Supplies or Similar Items										P		Sec. <a href="#">1162.39</a>
Outdoor Storage, Dismantling or Recycling of Automobiles, Trucks, Recreational Vehicles, Boats and other Motor Vehicles, Manufactured Houses and Similar Items										P		Sec. <a href="#">1162.40</a>
Power Plants, Hazardous Materials Storage or Waste Tire Facilities										C		Sec. <a href="#">1162.41</a>
Recycling Collection Facilities and Composting Centers										C		Sec. <a href="#">1162.42</a>
Research and Development Facilities, Technical Centers and Laboratories						P			P	P		
Self-Storage Warehouses					C	C			P	P		Sec. <a href="#">1162.43</a>
Slaughter Houses, Rendering Plants, Tanneries, Commercial Stockyards or Feeding Pens, Glue, Soap, Soda, Compound and Similar Factories, Salt or Potash Works, and Similar Uses										P		Sec. <a href="#">1162.44</a>
Truck Terminals and Distribution Facilities, Wholesaling and Trucking Operations, and Truck Storage									C	P		Sec. <a href="#">1162.45</a>

# 2000 McCrea Street

Uses	SYMBOL	KEY	DISTRICTS									Use Standards (See Section #)
	P	Permitted Use										
	C	Conditional Use										
	A	Accessory Use										
		Prohibited Use	R-1	R-2	B-1	B-2	B-3	B-4	I-1	I-2	OS	
<b>TEMPORARY AND OTHER USES</b>												
Accessory Off-Street Parking Lot for Private Passenger Automobiles	C		A	A	A	A	A	A	A	P	A	
Accessory Structures and Uses Customarily Incidental to any Permitted Use	A		A	A	A	A	A	A	A	A	A	
Circuses, Fairs, Carnivals and Similar Uses				C	C	C	C				C	Sec. <a href="#">1162.46</a>
Construction Buildings and Uses	C		C	A	A	A	A	A	A	A	A	
Garage for Commercial Vehicles.									P	P		Sec. <a href="#">1162.47</a>
Garage Sales, Estate Sales and Private Auctions	P		P	P	P	P	P					Sec. <a href="#">1162.48</a>
Mining and Extraction Uses										C		Sec. <a href="#">1162.49</a>
Temporary Structures and Uses	C		C	C	C	C	C	C	C	C	C	Sec. <a href="#">1162.50</a>
Telecommunications Towers			C	C	C	C	C	P	P			Sec. 1162.51
Small Wind Energy Systems					C	C	C	C	C			Sec. 1162.52
Sexually Oriented Businesses										P		Chapter <a href="#">1132</a>



# 2000 McCrea Street

## Demographic Summary Report

### 2000 Mccrea St, Alliance, OH 44601

Building Type: **Industrial**  
 RBA: **3,581 SF**  
 Land Area: **.62 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Projection	3,768	29,872	35,688
2011 Estimate	3,734	28,897	34,853
2010 Census	3,717	28,510	34,505
Growth 2011 - 2016	0.90%	3.40%	2.40%
Growth 2010 - 2011	0.50%	1.40%	1.00%
<b>2011 Population by Hispanic Origin</b>	50	480	521
<b>2011 Population By Race</b>	3,734	28,897	34,853
White	3,392 90.84%	25,148 87.03%	30,932 88.75%
Black or African American	197 5.28%	2,516 8.71%	2,595 7.45%
American Indian and Alaska Native	3 0.08%	43 0.15%	47 0.13%
Asian	42 1.12%	190 0.66%	212 0.61%
Native Hawaiian and Pacific Islander	0 0.00%	5 0.02%	7 0.02%
Other Race	10 0.27%	136 0.47%	144 0.41%
Two or More Races	90 2.41%	859 2.97%	917 2.63%
<b>Households</b>			
2016 Projection	1,720	11,620	13,919
2011 Estimate	1,693	11,154	13,481
2010 Census	1,685	10,983	13,324
Growth 2011 - 2016	1.60%	4.20%	3.30%
Growth 2010 - 2011	0.50%	1.60%	1.20%
Owner Occupied	977 57.71%	6,700 60.07%	8,694 64.49%
Renter Occupied	716 42.29%	4,454 39.93%	4,787 35.51%
<b>2011 Households by HH Income</b>	1,693	11,155	13,482
Income Less Than \$15,000	317 18.72%	2,267 20.32%	2,510 18.62%
Income: \$15,000 - \$24,999	255 15.06%	1,682 15.08%	2,019 14.98%
Income: \$25,000 - \$34,999	233 13.76%	1,470 13.18%	1,744 12.94%
Income: \$35,000 - \$49,999	317 18.72%	2,139 19.18%	2,508 18.60%
Income: \$50,000 - \$74,999	311 18.37%	1,926 17.27%	2,458 18.23%
Income: \$75,000 - \$99,999	108 6.38%	858 7.69%	1,154 8.56%
Income: \$100,000 - \$149,999	116 6.85%	596 5.34%	793 5.88%
Income: \$150,000 - \$199,999	20 1.18%	96 0.86%	138 1.02%
Income: \$200,000+	16 0.95%	121 1.08%	158 1.17%
<b>2011 Avg Household Income</b>	\$46,995	\$45,561	\$47,647
<b>2011 Med Household Income</b>	\$36,380	\$35,758	\$37,016
<b>2011 Per Capita Income</b>	\$21,852	\$19,174	\$19,697



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5/13/2013  
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## Property Detail Report

### Subject Property

**2000 Mccrea St  
Alliance, OH 44601-2703  
Alliance City - Stark County**



#### Owner Info:

Owner Name : <b>Cordray Ronald R</b>	Tax Billing Zip+4 : <b>0382</b>
Tax Billing Address : <b>Po Box 382</b>	State Use : <b>Other Commercial Structure</b>
Tax Billing City & State : <b>Massillon OH</b>	Universal Land Use : <b>Office Building</b>
Tax Billing Zip : <b>44648</b>	

#### Location Info:

School District : <b>Marlington Lsd</b>	Census Tract : <b>7108.00</b>
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#### Tax Info:

Tax ID : <b>07701082</b>	% Improv : <b>90%</b>
Alt APN : <b>7701082</b>	Building Assessment : <b>104700</b>
Tax Year : <b>2012</b>	Tax Area : <b>00740</b>
Annual Tax : <b>\$6,387</b>	Tax Appraisal Area : <b>00740</b>
Assessment Year : <b>2012</b>	Legal Description : <b>12717 Wh</b>
Land Assessment : <b>\$23,500</b>	Lot Number : <b>12717</b>
Improved Assessment : <b>\$211,500</b>	Block ID : <b>2</b>
Total Assessment : <b>\$235,000</b>	

#### Characteristics:

Lot Acres : <b>.62</b>	Porch : <b>Breezeway</b>
Patio Type : <b>Covered Patio</b>	Basement Type : <b>Full</b>
Garage Type : <b>Garage</b>	Garage Sq Ft : <b>2160</b>
Approximate Finished SqFt : <b>1,344</b>	Stories : <b>1</b>
Construction : <b>Wood</b>	Condition : <b>Good</b>
Quality : <b>Excellent</b>	Total Units : <b>1</b>
Bedrooms : <b>2</b>	Year Built : <b>2000</b>
Half Baths : <b>1</b>	Heat Type : <b>Heat Avail</b>
# of Buildings : <b>1</b>	

#### Last Market Sale:

Recording Date : <b>08/21/2000</b>	Deed Type : <b>Warranty Deed</b>
Settle Date : <b>08/11/2000</b>	Owner Name : <b>Cordray Ronald R</b>
Sale Price : <b>\$76,000</b>	Seller : <b>Tanner James A</b>
Document No : <b>49625</b>	Price Per Sq Ft : <b>\$56.55</b>

#### Sales History:

Recording Date : <b>08/21/2000</b>	Sale Price : <b>\$76,000</b>
Buyer Name : <b>Condray Ronald R</b>	Seller Name : <b>Tanner James A</b>
Document No : <b>49625</b>	Document Type : <b>Warranty Deed</b>

#### Mortgage History:

Mortgage Date : <b>09/17/2001</b>	Mortgage Amt : <b>\$178,500</b>
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Mortgage Lender : **United Nat'l Bk&Tr Co**Mortgage Type : **Conventional**Borrower 1 : **Cordray Ronald R****Features:****Bldg Desc**

<b>Description</b>	<b>Bldg Size</b>
Main :	<b>1344</b>
Porch Covrd :	<b>68</b>
Breezeway En :	<b>77</b>
Garage(Strg) :	<b>2160</b>

**Extra Features**

<b>Description</b>	<b>Sq Ft</b>	<b>Number</b>	<b>Width</b>	<b>Depth</b>	<b>Extra Fea Yr Blt</b>	<b>Value</b>
0320 :	<b>2,160</b>				<b>2000</b>	<b>\$85,300</b>
0245 :	<b>77</b>				<b>2000</b>	<b>\$1,400</b>
0400 :	<b>68</b>				<b>2000</b>	<b>\$500</b>
0405 :	<b>5,600</b>				<b>2000</b>	<b>\$7,500</b>
0406 :	<b>4,000</b>				<b>2000</b>	<b>\$12,100</b>

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Courtesy of Eric Zimmerman  
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.