

GENERAL BACKGROUND INFORMATION

(As available on 10/2/2012 - subject to change without notice)

Investment Property Portfolio

Scattered Sites

20 - Single Family Homes

3 - Duplex Homes

5 - Multi-Family Properties

1 - Retail Property

*Located within: Mansfield, Plymouth, Bucyrus, and Willard
Richland, Crawford, and Huron Counties*



Materials Presented by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, President & Broker

Eric Zimmerman, Vice President

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

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Ag Real Estate Group, Inc.



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

Representing the Sellers

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

Representing Buyers

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

Dual Agency

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

Representing Both the Buyer & Seller

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

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

Working With Ag Real Estate Group, Inc.

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

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

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

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

Working With Other Brokerages

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

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

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/29/11)

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

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

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date

Investment Property Portfolio

REGISTRATION

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Scattered Sites

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Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio. Ag Real Estate Group, Inc. is engaged as Exclusive Listing Agent for this property. Consummation or completion of a sale of the property may or may not occur. Any effort or resources expended by a principal or broker is at his/her own risk and may or may not lead to completion of a transaction. The Parties make no representation whatsoever regarding the condition or value of the property or whether a transaction will be completed.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee 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 90 days after the 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

GENERAL BACKGROUND INFORMATION

(Included as of 10/2012)

- **Selected Photos & Market Information**
- **Data Sheet**
- **Rent Roll**
- **Form Purchase Agreement**
- **Offer From Buyer**
- **List Prices**
- **Location Maps**
- **Demographic Information**
- **Property Record Cards**

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Photos



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Photos





House prices rose in May in Cleveland, nationwide; S&P/Case-Shiller indices show signs of stability

Published: Tuesday, July 31, 2012, 4:44 PM Updated: Tuesday, July 31, 2012, 8:05 PM



By **Michelle Jarboe McFee, The Plain Dealer**

CLEVELAND, Ohio -- House prices continued their slow climb in May, showing signs of stability even as the rest of the economy wavered.

A much-watched set of indices updated Tuesday shows a steadying of prices in Northeast Ohio and across the country.

An index tracking prices in the Cleveland-Elyria-Mentor area rose 2.4 percent from April to May -- or 0.7 percent, when adjusted to account for the housing market's seasonal swings.

More notably, the annual decline in prices is getting smaller. In the Cleveland metropolitan area, prices were down 0.1 percent in May when compared with a year before. That was the smallest annual decline since mid-2010, according to the **Standard & Poor's/Case-Shiller Home Price Indices**.

"We have observed two consecutive months of increasing home prices and overall improvements in monthly and annual returns; however, we need to remember that spring and early summer are seasonally strong buying months, so this trend must continue throughout the summer and into the fall," David Blitzler, chairman of the index committee at S&P Dow Jones Indices, said in a written statement.



[View full size](#)

The Associated Press

"We have observed two consecutive months of increasing home prices and overall improvements in monthly and annual returns; however, we need to remember that spring and early summer are seasonally strong buying months, so this trend must continue throughout the summer and into the fall," David Blitzler, chairman of the index committee at S&P Dow Jones Indices, said in a written statement.

Related Plain Dealer coverage

- **What online traffic, search data tell us about the Cleveland-area housing market** (Sunday, July 29)
- **Northeast Ohio home sales up in June** (July 20)

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Across 20 metropolitan areas, May's prices were down 0.7 percent from a year before -- the smallest annual drop since late 2010. Prices across those 20 cities rose 2.2 percent from April to May, or 0.9 percent when adjusted for seasonal factors. The busy spring buying season tends to boost prices.

Housing, long a drag on the U.S. economy, has brightened this year. Home sales, though nowhere near pre-recession levels, have been rising. Builders are ramping up construction.

The inventory of available homes, particularly lower-priced properties, is down in Northeast Ohio and nationwide. That dip in supply is helping prices level out, or even rise, in some markets.

But the recovery is far from certain. The market still faces an overhang of distressed properties, as homeowners who have missed mortgage payments work through the foreclosure process and some lenders sit on real estate in hopes that prices will improve. Broader economic headwinds, hurting hiring and workers' wallets, also could dampen prospects for housing.

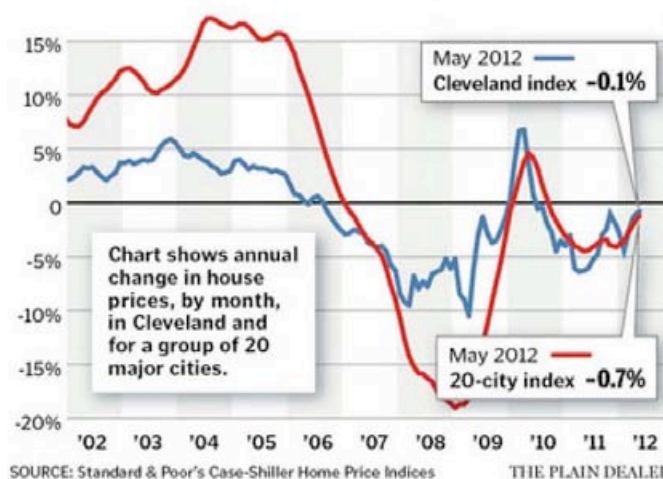
"Should the U.S. economy weaken in coming months and payroll gains falter, one would expect the number of foreclosures working their way through the pipeline to push home prices down," Michelle Valverde, an economist with **IHS Global Insight**, wrote in a research note. "The most likely scenario is that home prices will zigzag over the coming months, rising during the selling season and slipping in the fall."

On Twitter: @mjarboe

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House prices show signs of stability

Indices tracking house prices in the Cleveland-Elyria-Mentor area and across the country rose in May, and the gap between 2011 and 2012 prices is shrinking. The local index posted its smallest annual decline since mid-2010, while a 20-city index saw its smallest annual drop in prices since late 2010.



[View full size](#)

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Mansfield – Letter from Mayor

Mayor Tim Theaker

As Mayor of Mansfield, it is my pleasure to welcome you to the City of Mansfield's website. We hope you find our site to be user friendly, informative and helpful.

Mansfield is a city of 47,821 residents who are proud to call our community home. We are centrally located between Cleveland and Columbus, Ohio. Within a 30 minute radius, we have three lakes, two ski resorts, a major race track, author Louis Bromfield's Malabar Farm, and the state's longest and fastest zip line tour.

Mansfield has many cultural and recreational facilities to offer such as our Carrousel, the first wooden carved carrousel made in the United States since the 1930's. The world renowned botanical gardens of Kingwood Center offer 47 acres of horticultural beauty. The Mansfield Art Center's annual exhibition schedule includes a mix of curated, juried, invitational and traveling exhibitions. Our Renaissance Theatre provides world class entertainment such as Broadway shows, concerts and symphony performances, and is also home to the annual Miss Ohio Pageant. Our historic Ohio State Reformatory, where parts of the movie Shawshank Redemption and Air Force One were filmed, provides a venue for ghost hunts and ghost walks. Biblewalk, Ohio's only life-sized wax museum, the Little Buckeye Children's Museum, the Mansfield Fire Museum, the Mansfield Memorial Museum and the Mansfield Playhouse are just a few more of our attractions that draw many people to our great city.

The Ohio State University – Mansfield Campus, North Central State College, and Ashland University's Dwight Schar College of Nursing offer excellent higher educational opportunities at a very affordable price.

Our mission statement, "We are a team dedicated to providing the highest quality of professional service to positively impact the citizens we proudly serve" is a statement all city employees strive to adhere to on a daily basis.

Thank you for visiting our website and please accept this cordial invitation to visit Mansfield in person. We are sure it will be a memorable experience as we have something to appeal to everyone.

Sincerely,



Tim Theaker
Mayor



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Mansfield – Visitor Information

- [ARTS AND SCIENCE DISCOVERY CENTER AT RICHLAND ACADEMY](#) Community Discovery Center in the Arts (Music, Dance, Visual Art and Drama) and Sciences. Performances, recitals, jazz concerts/camp, art gallery.

- [BROWNELLA COTTAGE](#) Restored Victorian mansion (1887) of Bishop William M. Brown, turn-of-the-century national political and religious leader, complete with original furnishings. Grounds feature the Bishop's library, covered walkways and a history museum.

- [CAROUSEL MAGIC!](#) Welcome to Carousel Magic! Step back in time as you watch skilled craftsmen use time honored techniques of carving, finishing, and painting to transform hardwood blocks into prancing ponies and magical menagerie figures. Our tour displays will teach you about the history, styles, and construction of carousels.

- [THE JONES POTATO CHIP FACTORY](#) Have you ever eaten warm potato chips? They are great! The Jones Potato Chip Company is a family owned business founded in 1945 by Frederick W. Jones. The Jones family, known for their "marcelled" style potato chips, continues a quality-oriented tradition with second and third generation family members.

- [KINGWOOD CENTER](#) Kingwood is the 47-acre former estate of Charles K. King. The grounds are renowned for both their historic significance and the brilliant floral displays of the new gardens. The French Provincial mansion contains many rooms decorated with Mr. King's original furnishings and one of Ohio's outstanding horticultural libraries. An elegant greenhouse features year-round displays and plant sales. The extensive grounds offer opportunities for hiking and quiet isolation from vehicles.

- [LINCOLN HIGHWAY NATIONAL MUSEUM AND ARCHIVES](#) The Museum, A nationwide Millennium Project is a "Must See" for all Americans and contains over 10,000 square feet of display space. There is a large Lincoln Highway Exhibit which features a lot of original artifacts and material including the author's copy of the official history of The Lincoln Highway.

- [THE LIVING BIBLE MUSEUM](#) Witness the Holy Bible come to life before your very eyes. From Creation to the Great White Throne Judgment, 41 life-sized dioramas accompanied with special effects and an audio text will provide for you an experience you will never forget. Newly expanded to include Miracles of the Old Testament, Ohio's only wax museum. A collection of rare Bibles, woodcarvings, and American Votive Folk Art now on display.

- [MALABAR FARM STATE PARK](#) In the winter season, Malabar Farm offers a variety of enjoyable and challenging trails for the skier. The experience you have will depend on the amount of preparation and your physical ability. We suggest that you stop by the ski shop prior to your trip. Our staff will be happy to provide current information on weather, trail, snow conditions and suggest proper equipment for your trip.

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- [THE MANSFIELD ART CENTER](#) The Mansfield Art Center's award winning, modern wood and glass building sits on 8 1/2 acres of wooded meadow. The annual exhibition schedule includes two juried shows, four invitational theme shows combining the newest works in all media by contemporary Ohio artists, one very special exhibition borrowed from many of the nation's most important museums, and the Holiday Fair (an exhibition and sales of fine gifts in November).

- [MANSFIELD FIRE MUSEUM](#) A museum of fire fighting history with reproductions of a turn-of-the-century fire station and a part of Main Street in downtown Mansfield featuring the famous Coney Island.

- [THE MANSFIELD PLAYHOUSE](#) The Mansfield Playhouse is the second oldest and largest producing community theatre in Ohio. Theatre has been a strong tradition in the area since 1929. Embraced by audiences, two community groups joined together in 1967 to form the Mansfield Playhouse. A permanent home was sought and the current location (a former church) was purchased. After extensive renovations, the Playhouse began offering a full season of shows. Dedicated to providing entertainment, enrichment and education in the art of theatre, the Playhouse produces six mainstage shows, Second Stage productions, and has an active Youth Theatre program. Volunteers are always welcome. The Playhouse is located at 95 E. Third Street - right across from the police station. The box office number is 419-522-2882.

- [MANSFIELD SOLDIERS AND SAILORS MEMORIAL BUILDING MUSEUM](#) The Memorial Building houses the oldest museum in Richland County. The building was built in 1888 and is the oldest continuously used memorial building in the state of Ohio. The museum houses artifacts of military history of Richland County as well as civil and natural history artifacts. Donations accepted.

- [MEHOCK RELAYS](#) The Mansfield Mehock Relays is one of the largest interscholastic relay events in the world. The Mehock Relays have been an early season "proving ground" for scholastic track stars of Ohio, Michigan, Pennsylvania, Kentucky, New York, West Virginia, Indiana, and Canada.

- [OAK HILL COTTAGE](#) (SHANE'S CASTLE) Built in 1847, it has seven gables, five double chimneys and seven marble fireplaces. Louis Bromfield, native of Mansfield and Pulitzer Prize-winning author, played at Oak Hill as a child. His memories of the home were the basis for "Shane's Castle" in his 1924 novel "The Green Bay Tree." Operated by the Richland County Historical Society. Considered to be the most perfect Gothic House in the U.S.! We welcome small clubs or family groups!

- [OHIO BIRD SANCTUARY](#) The Ohio Bird Sanctuary is located on the headwater of the Clearfork River in Mansfield, Ohio. The marsh and old growth forest offers great birding and hiking opportunities. Enjoy seeing birds up close at the birds of prey or by walking through the songbird aviary. The Ohio Bird Sanctuary is also a wildlife rehabilitation for native bird species. Groups can schedule "Falcon & Friends", a live bird presentation. Picnic tables, gift shop area

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displays.

- [THE OHIO GENEALOGICAL SOCIETY LIBRARY](#) 15,000-volume genealogical library, primarily for Ohio family research, including census records, cemetery listings, Bible records, vertical files, manuscripts, newspapers, and lineage papers for First Families of Ohio (descendants of pre-1820 settlers) and Civil War Families of Ohio. Write for brochure and publications list.

- [RENAISSANCE THEATRE](#) A restored historic 1928 movie palace in grand baroque design. Now a non-profit community performing arts center. Shows range from children's theatre and classic movies to "big names," the Mansfield Symphony and the Miss Ohio Scholarship Program. Available for tours and rentals.

- [RICHLAND CARROUSEL PARK](#) First new hand carved wooden carousel to be built since the early 1930s. Fifty-two beautiful animals and two chariots. Indoor facility. Open year-round. Accessible to the handicapped.

- [RICHLAND COUNTY FAIRGROUNDS](#) Four large, heated buildings: Fairhaven 100'x200' with office and food service by staff, two buildings, 60'x200', both with showers, one building, 60'x80', stage and sound available; all within easy walking distance. Richland County Fair, Flea Markets, Gun Shows, Christmas Wunderland.

- [RICHLAND COUNTY MUSEUM](#) An early 1850 schoolhouse and later home of Columbian Grange. Since 1967 it has served as a museum where the visitor may relive the county's history through viewing memorabilia of other eras on display. Tools, clothing, children's toys, furniture and paintings.

- [SNOW TRAILS SKI RESORT](#) Ohio's first and finest resort, is also the best equipped for your skiing or boarding pleasure and relaxing fun. Six chairlifts mean no waiting in long lines. Broad slopes and a warm and comfortable day lodge offer fine skiing, radical riding, casual comfort and the atmosphere of a large mountain resort. Friendly and capable Snow Trails personnel make your visit pleasant and enjoyable. They understand your needs... they know what skiers and boarders want. That's why Snow Trails is the resort of choice in Ohio.

- South Park - The Historic Blockhouse

- [THE OHIO STATE REFORMATORY](#) With the cornerstone laid in 1886, this castle-like prison was designed as a reformatory for young offenders. Abandoned in 1990, the original cellblocks and administration areas remain intact. Four major motion pictures have been filmed on location including "The Shawshank Redemption" and "Air Force One". Listed on the National Register of Historic Places, tour admissions are applied directly to the preservation of the building. Donations accepted, gift shop. Not handicapped accessible.

- [WILDLIFE GARDENS](#) Logan Road Wildlife Gardens are a classic statewide example of

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city magic - "come alive" The location and size of this city lot is boundless to these living land turtle gardens, wildscaped with Ohio Native Flora. Over 100 Eastern Box Turtles inhabit these winding gardens fully equipped with underground turtle travel ways. We are certified with the National Wildlife Federation.

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Willard – Letter from City Manager

Brian Humphress
P O Box 367
631 S Myrtle Ave
Willard, OH 44890
Phone: 419.933.2591
Fax: 419.933.4545
Email: manager@willard-oh.com

NEWS & INFO

The City of Willard is located in North Central Ohio. It was incorporated in 1882. It presently covers approximately 4 square miles. The City operates under a Council-City Manager form of government, operated under a charter, with seven councilmen, and provides the following services: public safety, public service, recreation and economic development. A progressive approach to community programs and a cooperative spirit among residents have led to our city's economic success.

Willard has five industries within the city limits - RR Donnelley & Sons, CSX Transportation Systems, Midwest Industries, Inc., Pepperidge Farm and Guardian Manufacturing. The construction of a high-speed railroad, with Willard as the East-West hub, has been completed and railroad activity continues to increase. The **Willard Industrial Campus** was completed during 1999 which provides for 77 acres of land available for business expansion. The City Administration believes that these projects will bring both immediate and long-term economic benefit to the City.

Willard, also known as the City of Blossoms, is a beautiful community in which to live. Having obtained the designation of Tree City USA for the past 29 years, our city streets are lined with flowering trees of all types.

We are proud of the services we provide to our citizens. Willard has an excellent school system, outstanding medical services, financial stability, and quality municipal services. You will find Willard to be a safe and nurturing environment to raise a family and make a living.

If you have any questions or concerns about the City of Willard, please feel free to **email** me or call me at (419) 933-2591.

Brian P. Humphress,
City Manager

Investment Property Portfolio

Willard – City Information



CITY OF WILLARD, OHIO

POPULATION	1980	1990	1995	2000
City	5,700	6,210	6,515	6,810
School District	11,800	12,700	13,437	NA
County	54,608	56,240	59,563	59,487

TAX INFORMATION	
Property Tax - Full Rate (No Roll Back)	\$60.900 / \$1000
Property Tax - Agriculture & Residential	\$34.545 / \$1000
Property Tax - Commercial & Industrial	\$42.574 / \$1000
City Earned Income Tax / Net Profit	1.25 %

As of 1999	Huron County	Contiguous Counties
Employment	28,400	347,700
Labor Force	30,700	367,900
Unemployment Rate	7.6%	5.8%

TRANSPORATION	
Truck:	7 Motor Freight Lines
Rail:	CSXT & Ashland Railway
Highway:	US Rte 224, State Rts 61, 99 & 103
Interstate:	I-80/90 (24miles), I-71 (35miles), I-75 (50miles)

AIRPORTS	
Commercial : Cleveland Hopkins	Cleveland, OH (60 miles)
Runway Length:	8,999 Ft
Local: Willard Municipal	Willard, OH
Runway Length:	4,040 Ft

UTILITIES	
Electric: AEP - Firelands Co-op	Cable: Time Warner
Gas: Columbia Gas of Ohio	Telephone: GTE - North
Water: City of Willard Source - Upland Reservoir (Huron River) Excess Capacity (gpd) 3,200,000	Sewer: City of Willard Treatment Activated Sludge System Capacity (gpd) 2,7000,000

Investment Property Portfolio

EDUCATION	Type	Distance
Willard City Schools	Public (K-12)	- - -
St Francis Xavier	Parochial (K - 6)	- - -
Celeryville Christian	Private (K - 8)	2
Pioneer Career & Technology Center	(11 - 12) & Adult	14
Ohio State (Branch)	University	23
North Central State	Technical College	23
Tiffin	University	28
Bowling Green State (Branch)	University	29
Heidelberg	College	28

MEDICAL SERVICES	Distance
Mercy Hospital of Willard	- - -
Fisher - Titus Medical Center	16
MedCentral / Mansfield	26
MedCentral / Shelby	16
Mercy Hospital of Tiffin	28

MAJOR INDUSTRY	Service	Employees
R. R. Donnelley & Sons	Commercial Printer	1,900
Midwest Industries	Lawn Mowers/Snow Blowers	1,500
Pepperidge Farm	National Bakery	800
CSX Transportation	Railroad & Classification Yard	400
Guardian Mfg. Company	Protective Clothing	26
East of Chicago - Pizza	Corporate Office	20

COMMERCIAL

Financial Institutions: 4 Banks, 1 Saving and Loan, 1 Credit Union
 Grocery Store: 2 Large Stores
 Lodging: 3 Motels
 Restaurants (Eat In): 16 (5 Fast Food, 2 Pizza, 2 Mexican, 1 Chinese)
 Strip Mall: Blossom Centre (10 Stores)

QUALITY OF LIFE

Churches (Approximately 20 various denominations)
 Church Related & No Church related Service Clubs
 Ministerial Association
 Willard Area Historical Society Railroad
 Willard Memorial Library
 Child Care Centers
 YMCA (Activities for Youth & Adults)
 Municipal Park with Pool
 Willard Reservoir Recreation Area and Lake
 Depot Museum with Railroad Cars
 Holiday Lakes Resort
 Numerous Private Clubs

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STATISTICS OF WILLARD, OHIO

AS OF 2010

Population (2010 Census)	6236
Date of Incorporation	1882
Form of Government	Council /City Mngr
Number of Employees	69
Area in Square Miles	3.5
Acreage	2208
Latitude - North of Equator	41° 03' 02"
Longitude - West of Prime Meridian	82° 43' 03"

Facilities and Services

Miles of Streets	31
Number of Traffic Lights	11
Parks	4
Park Acreage	60
Swimming Pools	1
Museums	1

Fire and Ambulance Protection

Number of Stations	1
Number of Fire and Rescue Personnel	41
Number of Calls Answered	1566

Police Protection

Number of Stations	1
Number of Police Personnel	15
Number of Patrol Units	4
Number of Law Violations	1615

Waste Water System

Miles of Sanitary Sewer	30.3
Miles of Storm Sewer	14.5
Number of Treatment Plants	1
Number of Sewage Pump Stations	5
Number of Service Connections	2392
Daily Average Treatment	2.0 MGD
Daily Design Capacity of WWTP	4.5 MGD
Hydraulic Design Capacity of Treatment	7.2 MGD

Water System

Miles of Water Mains	44.7
Number of Service Connections	3000
Number of Fire Hydrants	471
Daily Average Consumption in Gallons	1.15 MGD
Maximum Daily Consumption in Gallons	3.20 MGD

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Non City of Willard Facilities & Services

Education

Number of Elementary Schools	4
Number of Elementary Instructors	83
Number of Secondary Schools	2
Number of Secondary School Instructors	36
Number of Parochial Elementary Schools (Catholic)	1
Number of Private Elementary Schools (Christian)	1

Hospital

Number of Hospitals	1
Number of Patient Beds	25

Libraries

Willard Memorial Library	1
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Bucyrus – City Information

The small city in the middle of everywhere!

City of Bucyrus
500 South Sandusky Avenue
Bucyrus, Ohio 44820
Phone: (419) 562-6767
Fax: (419) 562-4013

We are in north central Ohio at the busy intersection of US Rt. 30 and St. Rt. 4. We are centrally located to major destinations in Ohio.

Bucyrus is:

- 60 minutes north of Columbus
- 60 minutes south of Lake Erie
- 30 minutes west of Interstate 71
- 45 minutes east of Interstate 75
- 50 minutes south of the Ohio Turnpike
- 90 minutes from Toledo
- 90 minutes from the Greater Cleveland Area

Yes, we are the “small city out in the middle of everywhere”! Bucyrus offers small city living with easy access to large cities with major sporting events, museums, shopping, and other entertainment. You may also know us as the “Bratwurst Capital of America”, our well-known three day festival during the third week in August.



Crawford County – Chamber of Commerce Information

About Us

Top Question

Q. Is the Chamber of Commerce a government agency? A. No.

The Bucyrus Chamber office is not a city or county office.
Our funding comes from membership dues and fundraising efforts.

Crawford County, Ohio

Crawford County, named after Colonel William Crawford, Revolutionary War hero and Indian fighter, was formed in 1826 and covers 400 square miles of north-central Ohio. With the two cities (Bucyrus, Galion) and five incorporated villages (Crestline, New Washington, Chatfield, Tiro, North Robinson) population is just under 50,000.

Physical Features / Natural Resources

A county once nearly covered with hardwood forests, the area is now heavily devoted to agriculture. The county's surface of silt and clay covers gently rolling terrain in the eastern two-thirds of the county to a very flat and even plain in the remaining area. The county's streams contain the headwaters of four major Ohio rivers—Huron, Muskingum, Sandusky, and Scioto. Groundwater supplies are abundant at various depths.

Transportation

The county has nearly 850 miles of improved roadways of which 180 miles are state highways. U.S. 30 bisects the county east to west with four lane, limited access improvement in the planning stages. Interstate 71, 15 miles to the east, connects Cincinnati, Columbus, and Cleveland. U.S. 23, seven miles to the west, connects Columbus with Findlay, Toledo, and Detroit. Freight rail service is available via Norfolk & Southern and Conrail. Triple Crown's "Road Railer" operation is located in the village of Crestline in the eastern part of the County. There are several airstrips in the county. The longest, a Class II facility in Bucyrus, is 3,900 feet in length.

Economy

The county's February 1997 labor force was 22,600 of which 21,000 were employed. The unemployment rate, decreasing 54% since 1982, was 7.1% in February 1997. While wholesale and retail trade account for over 3200 employees and service firms have increased steadily; manufacturing remains the largest source of employment in the county with over 7000 employees and an annual payroll of over \$170 million. The county's ten largest employers include: The Timken Company, General Electric, Komatsu Dresser, Baja Boats, and Checkmate Boats which provide full-time employment to over 4000 individuals.

Industrial parks in Bucyrus, Crestline, and Galion, with full utilities currently have a total of 413 acres available. BPT Inc. (a Honda of America parts supplier) and Arctco

Investment Property Portfolio

Sales Inc. (personal watercraft, snowmobiles, ATV's and accessories) are currently constructing facilities at the Crossroads Industrial Park (Bucyrus), a combined \$60 million investment, to employ approximately 250 individuals.

The county's agricultural cash receipts totaled over \$71.4 million in 1995. Hogs and cattle were the largest generators of farm livestock income in 1995 with a combined total of over \$6.9 million. Soybeans provided the largest crop income at over \$24.2 million. There was approximately 230,000 acres of land in farms in 1995, divided among approximately 820 farms.

Median family income was \$37,300 in 1996.

Quality of Life

Six public schools systems enroll approximately 9,000 students. There are also seven private schools, two technical schools and two university branch campuses within a fifteen minute commute. The North Central Health System of Ohio and the Med Central Health System provide health care. The Crawford Park District offers a regular schedule of public nature programs in the county parks. It recently opened newly-acquired Unger Park—a 41-acre site west of Bucyrus. The District also maintains a one-mile hiking trail and parking area at the 100-acre Sears Woods State Nature Preserve.

There are a number of organizations in the county focusing on various aspects of community development, including:

- [Bucyrus Area Chamber](#)
- [Galion Area Chamber](#)
- Crawford County Development Board, Inc.
- Galion Area Betterment Commission
- Galion Industrial Development
- [Crestline Chamber](#)
- Crawford County C.I.C.
- Crawford Employment Resource Team
- Galion C.I.C.
- [Ohio State University Extension](#)

Investment Property Portfolio

Investment Property Portfolio

Scattered Sites

*Located within: Mansfield, Plymouth, Bucyrus, and Willard
Richland, Crawford, and Huron Counties*

These properties are owned by one or more entities that are subject to protection under a Chapter 11 filing in the United States Bankruptcy Court, Northern District of Ohio, Eastern Division in Canton. Case Nos. 12-61724 and 12-61726, jointly administered under Case No. 12-61724. Ag Real Estate Group, Inc. ("Broker") has been retained to market and sell the properties.

The sole purpose of ***The General Background Information*** included herein is to provide ***general and not specific*** information regarding the real property described. The Broker has not operated or managed the property and therefore has not included data about the property's historical operations, revenue, expenses or condition. Therefore, a prospective purchase of any of the property described herein should be contemplated by ONLY investors experienced in purchases of this nature, without access to inspect the property.

PLEASE NOTE THE FOLLOWING:

- The property is being sold "As-Is" and "Where-Is"
- Some property is occupied and some property is vacant
- You are not authorized to approach property occupants or enter upon any property except by prior written authorization from Broker.
- Title will transfer via limited warranty deed, as approved by the Bankruptcy Court.
- Broker will entertain offers for individual properties as well as for the entire portfolio. Seller reserves the right to accept or reject any offer and prefers to sell the entire portfolio via a single transaction.
- Transactions will be subject to court approval.
- Please see the attached Form Purchase Agreement that will be executed by Buyer and Seller.

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 reasonably reliable however the accuracy of the information has not been verified by any of the following: The Broker, its agents, employees or consultants. Much of the information contained herein has been obtained from public records which may or may not be complete or accurate. All parties are encouraged and directed to initiate and evaluate (at their own expense) any and all due diligence (as may be available) that may be required in order to evaluate the quality, condition, suitability, and potential value of the property.

THE 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).

AN OPEN HOUSE FOR TOURS OR INSPECTIONS OF THE MULTI-FAMILY AND RETAIL PROPERTIES MAY BE SCHEDULED AT A LATER DATE. PLEASE CONTACT BROKER IF YOU ARE INTERESTED IN ATTENDING. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER. ANY AND ALL CONTEMPLATED TRANSACTIONS WILL BE COMPLETED ONLY BY APPROVAL OF THE BANKRUPTCY COURT.

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

Investment Property Portfolio

Data Sheet

<u>Address</u>	<u>City</u>	<u>Zip</u>	<u>Parcel #</u>	<u># Units</u>	<u>Lot Size</u>	<u>Yr. Built</u>	<u>Square Feet</u>	<u>Basement</u>	<u>Heat Source</u>
49 Wolfe Ave.	Mansfield	44901	270705612000	1	0.1446	1940	1,244	Y	Gas
45 North Foster	Mansfield	44902	270610013000	1	0.0353	1920	1,098	Y	Gas
133 Arthur Ave.	Mansfield	44901	270103708000	1	0.0941	1941	1,092	Y	Gas
323 W. Emerald	Willard- Huron County	44890	5102600405500	1	0.1722	1932	1,321	Y	
129 Gettings Pl.	Mansfield	44901	270309702000	1	0.0659	1880	1,352	Y	Gas
574 W. Fourth	Mansfield	44901	270311016000	1	0.155	1914	1,680	Y	Gas
179 Western	Mansfield	44901	270306714000	1	0.2066	1925	1,376	Y	Gas
214 Atcheson	Mansfield	44903	270303303000	1	0.0909	1940	1,344	Y	Gas
258 Elmwood	Mansfield	44906	270305509000	1	0.1722	1915	1,440	Y	Gas
425 W. Fourth	Mansfield	44903	270308310000	1	0.1703	1915	1,892	Y	Gas
701 Springmill	Mansfield	44901	270410308000	1	0.2479	1910	1,467	Y	Gas
278 Home	Mansfield	44906	270605905000	1	0.1791	1953	1,178	CRAWL	Gas
316 Hammond	Mansfield	44906	270609405000	1	0.2383	1926	1,468	Y	Gas
379 Home	Mansfield	44901	270606012000	1	0.1806	1970	1,088	Y	Gas
155 W. Fifth	Mansfield	44901	270304003000	1	0.0955	1920	1,320	Y	Gas
151 Boughton	Mansfield	44901	270312810000	1	0.0712	1900	1,168	Y	Gas
375 Third Ave.	Mansfield	44901	270507811000	1	0.1722	1910	1,056	Y	Gas
8 Stoodt Court	Mansfield	44901	270604313000	1	0.0413	1920	1,144	Y	Gas
290 Home	Mansfield	44901	270601008000	1	0.1731	1953	1,271	CRAWL	Gas
139 South Franklin	Mansfield	44901	270610117000	1	0.1171	1900	1,300	Y	Gas
136-138 Weldon	Mansfield	44901	270304603000	2	0.0787	1915	2,596	Y	Gas
38-40 Rowland	Mansfield	44901	270307916000	2	0.1442	1910	2,400	Y	Gas
147 W. Fifth	Mansfield	44901	270304611000	2	0.1469	1880	1,806	Y	Gas
9-91/2 Myrtle	Willard/Huron County	44890	5103100400600	4	0.0861	1900	2,525	N	
146 S. Main	Mansfield	44901	270103804000	4	0.1653	1910	2,525	Y	
146-148 S. Diamond	Mansfield	44901	270604813000	4	0.1157	1900	1,762	N	
Elm St. Apts. (860, 880, 900, 902 & 904)	Bucyrus	44820	80016894.00	5		1975	2,380		
Plymouth St. (417, 419, 421 & 431)	Plymouth	44865	355616017000	13	4.556	1995	2,232	Y	Gas

**Information obtained from public sources and may / may not be accurate.
All information to be field verified by potential purchaser.*

Investment Property Portfolio

Rent Roll

Willard Rental Properties

Rent Roll - September 2012

	Address / Unit	Street	City	# of BDRMS	# of BTHRMS	Monthly Rent
VACANT	129	Gettings Place	Mansfield	3	1	\$0
VACANT	133	Arthur Ave.	Mansfield	3	1	\$0
VACANT	136	Weldon	Mansfield	3	1	\$0
OCCUPIED	138	Weldon	Mansfield	3	1	\$525
VACANT	139	South Franklin	Mansfield	3	1	\$0
VACANT	146	South Diamond	Mansfield	3	1	\$0
VACANT	146 1/2	South Diamond	Mansfield	3	1	\$0
VACANT	148	South Diamond	Mansfield	3	1	\$0
VACANT	148 1/2	South Diamond	Mansfield	3	1	\$0
OCCUPIED	146 #1	South Main	Mansfield	1	1	\$475
OCCUPIED	146 #2	South Main	Mansfield	1	1	\$450
VACANT	146 #3	South Main	Mansfield	1	1	\$0
VACANT	146 #4	South Main	Mansfield	1	1	\$0
OCCUPIED	147	West Fifth	Mansfield	2	1	\$375
OCCUPIED	147 1/2	West Fifth	Mansfield	2	1	\$375
VACANT	151	Boughton	Mansfield	3	1	\$0
OCCUPIED	155	West Fifth	Mansfield	3	1	\$500
OCCUPIED	179	Western	Mansfield	3	1	\$525
OCCUPIED	214	Atcheson	Mansfield	2	1	\$475
OCCUPIED	258	Elmwood	Mansfield	3	1	\$500
OCCUPIED	278	Home	Mansfield	3	1	\$540
OCCUPIED	290	Home	Mansfield	3	1	\$525
OCCUPIED	316	Hammond	Mansfield	4	1	\$550
OCCUPIED	375	Third Avenue	Mansfield	3	1	\$375
OCCUPIED	379	Home	Mansfield	3	1	\$550
OCCUPIED	38	Rowland	Mansfield	3	1	\$425
OCCUPIED	40	Rowland	Mansfield	3	1	\$400
OCCUPIED	425	West Fourth	Mansfield	3	2	\$575
OCCUPIED	45	North Foster	Mansfield	4	1	\$515
OCCUPIED	49	Wolfe	Mansfield	3	1	\$520
OCCUPIED	574	West Fourth	Mansfield	3	1	\$525
OCCUPIED	701	Springmill	Mansfield	3	1	\$585
VACANT	8	Stoodt	Mansfield	3	1	\$0
OCCUPIED	9	Myrtle	Willard	RETAIL	RETAIL	\$310
VACANT	9 1/2A	Myrtle	Willard	2	1	\$0
VACANT	9 1/2B	Myrtle	Willard	2	1	\$0
VACANT	9 1/2C	Myrtle	Willard	2	1	\$0
OCCUPIED	323	West Emerald	Willard	4	1	\$575
VACANT	417A	Plymouth	Plymouth	3	1	\$0
OCCUPIED	417B	Plymouth	Plymouth	3	1	\$525
OCCUPIED	417C	Plymouth	Plymouth	3	1	\$525
OCCUPIED	419A	Plymouth	Plymouth	3	1	\$482
VACANT	419B	Plymouth	Plymouth	3	1	\$0
OCCUPIED	419C	Plymouth	Plymouth	3	1	\$500
VACANT	421A	Plymouth	Plymouth	3	1	\$0
OCCUPIED	421B	Plymouth	Plymouth	3	1	\$500
OCCUPIED	421C	Plymouth	Plymouth	3	1	\$500
OCCUPIED	431#1	Plymouth	Plymouth	3	1	\$600
OCCUPIED	431#2	Plymouth	Plymouth	3	1	\$675
OCCUPIED	431#3	Plymouth	Plymouth	2	1	\$575
OCCUPIED	431#4	Plymouth	Plymouth	2	1	\$575
VACANT	860	Elm	Bucyrus	3	1.5	\$0
OCCUPIED	860	Elm	Bucyrus	3	1.5	\$400
OCCUPIED	900	Elm	Bucyrus	3	1.5	\$350
OCCUPIED	902	Elm	Bucyrus	3	1.5	\$350
OCCUPIED	902	Elm	Bucyrus	3	1.5	\$350

Ag Real Estate Group, Inc.

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***In conjunction with any sale, Purchaser will be asked
to execute a purchase Agreement substantially in the form below***

PURCHASE AGREEMENT

This Asset Purchase Agreement (this "Agreement") is made by and among _____, or its designee or assignee ("Purchaser"), and Willard Rental Properties, LLP, an Ohio limited liability partnership (the "Seller" and, together with the Purchaser, the "Parties").

WHEREAS, On June 19, 2012 (the "Petition Date"), Willard Rental Properties, LLC; Willard Rental Properties, LLP; and Willard Home Improvement, Inc. filed voluntary petitions for relief under title 11 of the United States Code 11 U.S.C. §§ 101–1532 (the "Bankruptcy Code") in the United States Bankruptcy Court for the Northern District of Ohio (the "Bankruptcy Court"), jointly administered under Case No. 12-61724 (the "Bankruptcy Case"). Each is continuing in possession of its property and is operating and managing its business, as a debtor in possession, pursuant to sections 1107 and 1108 of the Bankruptcy Code.

WHEREAS, Purchaser desires to purchase the Property (as defined herein), from Seller, and Seller desires to sell, convey, assign, transfer, and deliver to Purchaser the Property (as defined herein), subject to the terms and conditions set forth in this Agreement and an order of the Bankruptcy Court approving the sale contemplated herein (the "Sale Order"), and in accordance with sections 105, 363, and 365 and all other applicable provisions of the Bankruptcy Code.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser do hereby enter this Agreement as of the date set forth below (the "Effective Date"), and agree as follows:

1. Seller agrees to sell, and Purchaser agrees to buy, all of Seller's right, title and interest in and to the real property identified on **Exhibit A** attached hereto, (the "Property"), free and clear of all liens, claims, encumbrances, and other interests, and transferring what right, if any, Seller has with respect to leases relating to the Property.

2. The purchase price for the Property shall be that amount indicated on **Exhibit A** attached hereto (the "Purchase Price").

3. Upon execution of this Agreement, Purchaser shall deposit the greater of: (i) \$1,000 per parcel of Property; or (ii) 10% of the Purchase Price (the "Deposit"), with the Escrow Agent (as defined herein), which shall be payable from Purchaser to Seller on the Closing Date (as defined herein). Upon receipt, the Deposit shall become immediately non-refundable, except as otherwise provided herein.

4. The transaction contemplated in this Agreement is subject to approval of the Bankruptcy Court. Not later than 21 days following the execution and delivery of this Agreement, Seller shall file a motion (the "Sale Motion") in the Bankruptcy Case seeking authority to sell the Property to Purchaser, free and clear of all liens, claims, encumbrances, and other interests. Seller will use commercially reasonable efforts to obtain the entry of the Sale Order. If the Sale Order is not entered within 120 days of the Effective Date ("Order Application Period") and the Parties have not agreed in writing to extend the Order Application Period, this Agreement shall be terminated, Purchaser shall receive a full refund of its Deposit, and neither Party shall have any obligation or liability whatsoever to one another.

5. Purchaser acknowledges that Seller is obligated to entertain other offers and may receive other offers ("Offers") from other prospective buyers (collectively, the "Bidders") for the sale of the Property. Should: (i) Seller determine that an Offer is higher or otherwise better than Purchaser's offer; and (ii) the Bankruptcy Court approve such Offer, then this Agreement shall terminate without any liability whatsoever to either Party and Purchaser shall receive a full refund of its Deposit.

6. If any building or other improvements are damaged or destroyed by an insurable casualty, with such casualty causing damage in an amount that exceeds 25% of the property value prior to the Closing Date (as defined herein), Purchaser shall have the option to complete the purchase of the Property and receive the proceeds of any insurance payable in connection therewith and receive a credit in the amount of Seller's deductible toward the Purchase Price, or to terminate this Agreement.

7. Seller shall furnish a limited warranty deed conveying title to the Property to Purchaser.

8. Purchaser has been given very limited access to the Property for the purpose of inspections, studies, and any/all other due diligence that it deems appropriate to confirm that the Property meets Purchaser's objectives. Purchaser hereby represents that it is a sophisticated and experienced real estate investor who has purchased other property following similarly limited due diligence opportunities. Upon execution of this Agreement, there is no further "Inspection Period".

9. Prior to the Closing Date (as defined herein), Purchaser shall obtain a current commitment for an Owner's Policy of Title Insurance (the "Commitment") issued by a title agency selected by Seller (the "Title Company"), who shall act as escrow agent (the "Escrow Agent"). On the Closing Date (as defined herein), and as a condition to Purchaser's obligations under this Agreement, the Title Company shall deliver to Purchaser the policy of title insurance. The costs of the Owner's Policy shall be borne by Purchaser.

10. All documents and funds necessary to complete this transaction shall be placed in escrow with the Title Company, five days prior to the Closing Date (as defined herein). Unless the Parties otherwise agree in writing, closing (transfer of title) shall occur no later than 14 days after the entry of the Sale Order (the "Closing Date").

11. Taxes and assessments, both general and special, shall be prorated by the Escrow Agent as of the date of transfer of title based upon the last available tax duplicate with the Closing Date and thereafter being charged to Purchaser.

12. Any rent relating to the Property that has been collected by Seller shall be pro rated as of the Closing Date.

13. Seller shall cause the limited warranty deed to be prepared.

14. Purchaser shall obtain possession of the Property at the time of transfer of title, subject to any tenancies or occupancies existing on that day. Seller shall have no obligation to pursue evictions or to assist Purchaser in any evictions.

15. Seller will pay all costs associated with preparing the deed and obtaining the Sale Order and half the costs of escrow. In addition, Seller shall be responsible for any transfer taxes or conveyance fees. Purchaser shall pay all costs associated with issuance of a title policy, survey, if any; preparing and recording all documents necessary to release any existing liens or encumbrances against the Property; and Purchaser's portion of the standard and customary costs of escrow. Each Party shall pay their own attorney's fees.

16. Upon Closing, Seller and Purchaser shall jointly execute a letter – prepared by Seller – advising utility providers of the transfer of title and seeking final bills. Seller shall promptly pay all properly prepared final utility bills. The Parties hereto do hereby agree to prorate utilities outside of escrow with Seller being responsible for all costs up to and including the day of Closing and Purchaser being responsible for all costs following the date of Closing.

17. Neither Seller, nor its broker, have made warranties or representations, written or oral, express or implied, in any way related to the Property including, without limitation, the condition of the Property or any improvements, the presence or absence of any hazardous substances in, at, under or migrating to or from the Property, the environmental condition of the Property, the Property's compliance or noncompliance with any codes, laws, ordinances, regulations or rules including, without limitation, any environmental laws, or the suitability or fitness of the Property for any particular purpose. Purchaser agrees and acknowledges that the purchase of the Property in its "AS IS," "WHERE IS," "WITH ALL KNOWN AND UNKNOWN FAULTS" condition has been specifically bargained for, and acknowledges that Purchaser is relying solely on Purchaser's own inspection and investigation of the Property to determine whether or not to purchase the Property. Representations and warranties of Seller in this Agreement, if any, shall not survive the closing of this transaction. Purchaser has indicated that it is satisfied with its inspection of the Property and waives the right for further inspection and/or study.

18. This Agreement, including all exhibits attached hereto, which by this reference are incorporated herein, constitutes the entire agreement between Seller and Purchaser and shall be binding upon and inure to the benefit of Seller, Purchaser and their respective heirs, executors, administrators and permitted assigns. Purchaser reserves the right to assign its rights under this Agreement to its nominee. This Agreement shall be governed by Ohio law. This Agreement may

be executed in counterparts and all such counterparts shall constitute one agreement binding on all the Parties, notwithstanding that all the Parties are not signatories to the same counterpart. Signatures delivered by facsimile or portable document format (PDF) shall have the same force and effect as an original signature hereto.

19. Notwithstanding any provisions of this Agreement to the contrary, if Seller performs all of its obligations hereunder and Purchaser fails to close this transaction for reasons other than Seller's default or Purchaser's termination of this Agreement pursuant to Sections 4, 5, or 6 of this Agreement, this Agreement shall terminate and the Deposit shall be delivered to Seller as agreed upon liquidated damages as Seller's sole remedy. Seller and Purchaser acknowledge that it would be impossible to accurately determine Seller's damages in the event of Purchaser's default. Seller acknowledges and agrees that the Deposit is fair and equitable liquidated damages.

20. Any notice required or permitted to be given to a Party under this Agreement, shall be deemed given if mailed by U.S. certified or registered mail, postage prepaid, or if sent by a nationally recognized overnight courier service, to the following:

Seller: Willard Rental Properties, LLP
220 Woodbine
Willard, OH 44890

With copy to: McDonald Hopkins LLC
600 Superior Avenue, East, Suite 2100
Cleveland, Ohio 44114

Purchaser:

With copy to:

21. Purchaser represents and warrants to Seller that no brokers other than Eric M. Silver of Ag Real Estate Group, Inc. and _____ were instrumental or involved in this transaction. Seller shall pay brokerage fees related to Ag Real Estate Group, Inc. Seller and Purchaser each represent to the other that they have not enlisted the services of any other broker or other agent in connection with the purchase and sale of the Property, nor have they taken any actions which could give rise to a claim for a commission in connection with the transaction, other than to Broker as provided above. Each Party agrees to indemnify the other Party against, and to hold the other Party harmless from, any and all losses, costs, damages, liabilities and

expenses resulting from a breach by the indemnifying Party of the foregoing representation. Such indemnifications shall survive the Closing.

22. Without limiting any Party's right to appeal any order of the Bankruptcy Court, (i) the Bankruptcy Court shall retain exclusive jurisdiction to enforce the terms of this Agreement and to decide any claims or disputes which may arise or result from, or be connected with, this Agreement, any breach or default hereunder, or the transactions contemplated hereby, and (ii) any and all proceedings related to the foregoing shall be filed and maintained only in the Bankruptcy Court, and the Parties hereby consent to and submit to the jurisdiction and venue of the Bankruptcy Court and shall receive notices at such locations as indicated herein.

23. This Agreement constitutes the entire Agreement between Seller and Purchaser and no amendment or modification of this Agreement may be made, except by an instrument in writing signed by both parties. Time shall be of the essence under this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on the date first indicated above.

SELLER:

PURCHASER:

By: _____
Its: _____
Date: _____

By: _____
Its: _____
Date: _____

Investment Property Portfolio

Offer From Buyer

	<u>Address</u>	<u>City</u>	<u>Units</u>	<u>Property type</u>	<u>Offer</u>	<u>List Price</u>
1	49 Wolfe Ave.	Mansfield/ Richland County	1	Single Family		\$21,450
2	45 North Foster	Mansfield	1	Single Family		\$16,250
3	133 Arthur Ave.	Mansfield	1	Single Family		\$11,700
4	323 W. Emerald	Willard- Huron County	1	Single Family		\$42,900
5	129 Gettings Pl.	Mansfield	1	Single Family		\$21,450
6	574 W. Fourth	Mansfield	1	Single Family		\$19,500
7	179 Western	Mansfield	1	Single Family		\$19,500
8	214 Atcheson	Mansfield	1	Single Family		\$16,250
9	258 Elmwood	Mansfield	1	Single Family		\$13,000
10	425 W. Fourth	Mansfield	1	Single Family		\$22,100
11	701 Springmill	Mansfield	1	Single Family		\$22,100
12	278 Home	Mansfield	1	Single Family		\$30,550
13	316 Hammond	Mansfield	1	Single Family		\$19,500
14	379 Home	Mansfield	1	Single Family		\$27,950
15	155 W. Fifth	Mansfield	1	Single Family		\$13,650
16	151 Boughton	Mansfield	1	Single Family		\$13,650
17	375 Third Ave.	Mansfield	1	Single Family		\$13,000
18	8 Stoodt Court	Mansfield	1	Single Family		\$12,350
19	290 Home	Mansfield	1	Single Family		\$29,250
20	139 South Franklin	Mansfield	1	Single Family		\$16,900
21	136-138 Weldon	Mansfield	2	Duplex		\$17,550
22	38-40 Rowland	Mansfield	2	Duplex		\$24,700
23	147 W. Fifth	Mansfield	2	Duplex		\$9,750
24	9-91/2 Myrtle	Willard/Huron County	4	Retail w/Apts.		\$78,000
25	146 S. Main	Mansfield	4	Fourplex		\$54,600
26	146-148 S. Diamond	Mansfield	4	Fourplex		\$48,100
27	Elm St. Apts. (860, 880, 900, 902 & 904)	Bucyrus	5	Apartments		\$96,200
28	Plymouth St. (417, 419, 421 & 431)	Plymouth - Richland County	13	Apartments		\$318,500
Total						\$1,050,400

Investment Property Portfolio

List Prices

	<u>Address</u>	<u>City</u>	<u>Units</u>	<u>Property type</u>	<u>List Price</u>
1	49 Wolfe Ave.	Mansfield/ Richland County	1	Single Family	\$21,450
2	45 North Foster	Mansfield	1	Single Family	\$16,250
3	133 Arthur Ave.	Mansfield	1	Single Family	\$11,700
4	323 W. Emerald	Willard- Huron County	1	Single Family	\$42,900
5	129 Gettings Pl.	Mansfield	1	Single Family	\$21,450
6	574 W. Fourth	Mansfield	1	Single Family	\$19,500
7	179 Western	Mansfield	1	Single Family	\$19,500
8	214 Atcheson	Mansfield	1	Single Family	\$16,250
9	258 Elmwood	Mansfield	1	Single Family	\$13,000
10	425 W. Fourth	Mansfield	1	Single Family	\$22,100
11	701 Springmill	Mansfield	1	Single Family	\$22,100
12	278 Home	Mansfield	1	Single Family	\$30,550
13	316 Hammond	Mansfield	1	Single Family	\$19,500
14	379 Home	Mansfield	1	Single Family	\$27,950
15	155 W. Fifth	Mansfield	1	Single Family	\$13,650
16	151 Boughton	Mansfield	1	Single Family	\$13,650
17	375 Third Ave.	Mansfield	1	Single Family	\$13,000
18	8 Stoodt Court	Mansfield	1	Single Family	\$12,350
19	290 Home	Mansfield	1	Single Family	\$29,250
20	139 South Franklin	Mansfield	1	Single Family	\$16,900
21	136-138 Weldon	Mansfield	2	Duplex	\$17,550
22	38-40 Rowland	Mansfield	2	Duplex	\$24,700
23	147 W. Fifth	Mansfield	2	Duplex	\$9,750
24	9-91/2 Myrtle	Willard/Huron County	4	Retail w/Apts.	\$78,000
25	146 S. Main	Mansfield	4	Fourplex	\$54,600
26	146-148 S. Diamond	Mansfield	4	Fourplex	\$48,100
27	Elm St. Apts. (860, 880, 900, 902 & 904)	Bucyrus	5	Apartments	\$96,200
28	Plymouth St. (417, 419, 421 & 431)	Plymouth - Richland County	13	Apartments	\$318,500
Total					\$1,050,400

Investment Property Portfolio

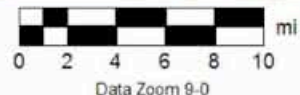
Location Map



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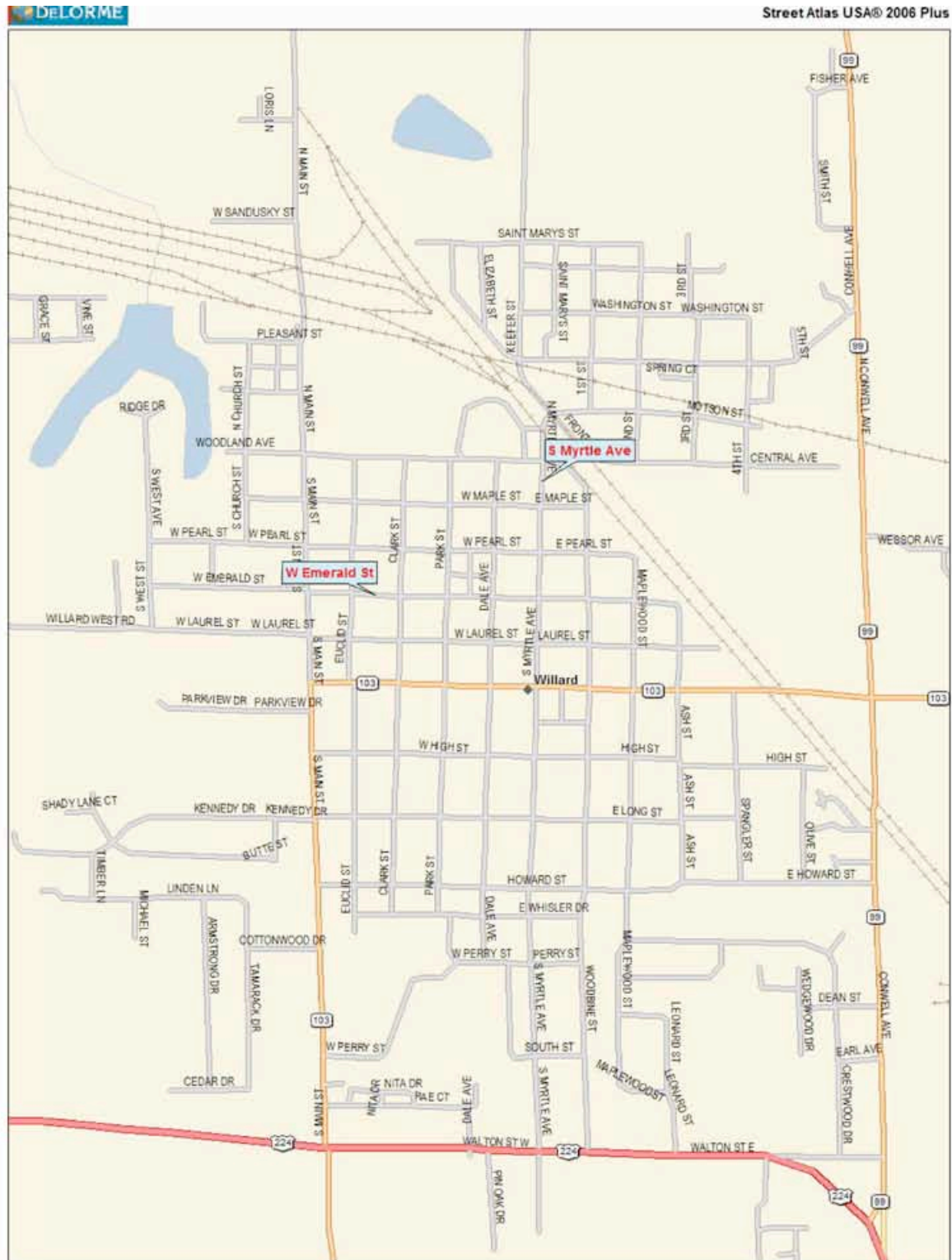


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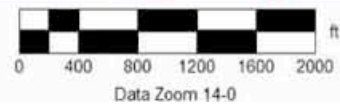
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Investment Property Portfolio



Demographics for 860 Elm St., Bucyrus, OH 44820

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,653	6,318	7,423
2011 Female Population	2,883	6,967	8,027
% 2011 Male Population	47.92%	47.56%	48.05%
% 2011 Female Population	52.08%	52.44%	51.95%
2011 Total Adult Population	4,219	10,341	11,994
2011 Total Daytime Population	6,337	14,996	16,739
2011 Total Daytime Work Population	3,709	8,208	8,662
2011 Median Age Total Population	36	39	39
2011 Median Age Adult Population	45	47	47
2011 Age 0-5	472	1,016	1,162
2011 Age 6-13	561	1,227	1,453
2011 Age 14-17	284	701	841
2011 Age 18-20	233	547	632
2011 Age 21-24	297	679	764
2011 Age 25-29	430	919	1,034
2011 Age 30-34	363	820	941
2011 Age 35-39	350	785	938
2011 Age 40-44	391	898	1,066
2011 Age 45-49	391	964	1,141
2011 Age 50-54	368	1,029	1,222
2011 Age 55-59	340	876	1,038
2011 Age 60-64	273	726	849
2011 Age 65-69	233	565	656
2011 Age 70-74	189	453	512
2011 Age 75-79	144	408	458
2011 Age 80-84	105	328	366
2011 Age 85+	110	345	375
% 2011 Age 0-5	8.53%	7.65%	7.52%
% 2011 Age 6-13	10.14%	9.24%	9.41%
% 2011 Age 14-17	5.13%	5.28%	5.44%
% 2011 Age 18-20	4.21%	4.12%	4.09%
% 2011 Age 21-24	5.37%	5.11%	4.95%
% 2011 Age 25-29	7.77%	6.92%	6.69%
% 2011 Age 30-34	6.56%	6.17%	6.09%
% 2011 Age 35-39	6.32%	5.91%	6.07%
% 2011 Age 40-44	7.07%	6.78%	6.90%
% 2011 Age 45-49	7.07%	7.28%	7.39%
% 2011 Age 50-54	6.65%	7.74%	7.91%
% 2011 Age 55-59	6.14%	6.59%	6.72%
% 2011 Age 60-64	4.93%	5.48%	5.50%
% 2011 Age 65-69	4.21%	4.25%	4.25%
% 2011 Age 70-74	3.42%	3.41%	3.31%
% 2011 Age 75-79	2.60%	3.07%	2.96%
% 2011 Age 80-84	1.90%	2.47%	2.37%
% 2011 Age 85+	1.99%	2.60%	2.43%
2011 White Population	5,318	12,803	14,937
2011 Black Population	75	147	152
2011 Asian/Hawaiian/Pacific Islander	20	85	91
2011 American Indian/Alaska Native	9	22	25
2011 Other Population (Incl 2+ Races)	114	227	245
2011 Hispanic Population	98	206	226
2011 Non-Hispanic Population	5,438	13,078	15,224
% 2011 White Population	96.06%	96.38%	96.68%
% 2011 Black Population	1.35%	1.11%	0.98%
% 2011 Asian/Hawaiian/Pacific Islander	0.36%	0.64%	0.59%
% 2011 American Indian/Alaska Native	0.16%	0.17%	0.16%
% 2011 Other Population (Incl 2+ Races)	2.06%	1.71%	1.59%
% 2011 Hispanic Population	1.77%	1.55%	1.46%
% 2011 Non-Hispanic Population	98.23%	98.45%	98.54%
2000 Non-Hispanic White	6,377	13,850	16,085
2000 Non-Hispanic Black	46	139	142
2000 Non-Hispanic Amer Indian/Alaska Native	9	11	13
2000 Non-Hispanic Asian	19	34	34
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	n/a	n/a
2000 Non-Hispanic Two or More Races	72	189	200
% 2000 Non-Hispanic White	97.76%	97.38%	97.64%
% 2000 Non-Hispanic Black	0.71%	0.98%	0.86%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.14%	0.08%	0.08%
% 2000 Non-Hispanic Asian	0.29%	0.24%	0.21%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Two or More Races	1.10%	1.33%	1.21%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	5,536	13,284	15,450
2011 Total Households	2,234	5,724	6,595
Population Change 1990-2011	-1,251	-1,682	-1,729
Household Change 1990-2011	-400	-171	-93
% Population Change 1990-2011	-18.43%	-11.24%	-10.06%
% Household Change 1990-2011	-15.19%	-2.90%	-1.39%
Population Change 2000-2011	-849	-1,069	-1,194
Household Change 2000-2011	-361	-256	-239
% Population Change 2000-2011	-13.30%	-7.45%	-7.17%

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% Households Change 2000-2011

Housing

	-13.91%	-4.28%	-3.50%
	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,836	6,405	7,249
2000 Occupied Housing Units	2,644	5,987	6,790
2000 Owner Occupied Housing Units	1,730	3,972	4,653
2000 Renter Occupied Housing Units	914	2,015	2,137
2000 Vacant Housing Units	192	418	459
% 2000 Occupied Housing Units	93.23%	93.47%	93.67%
% 2000 Owner Occupied Housing Units	61.00%	62.01%	64.19%
% 2000 Renter Occupied Housing Units	32.23%	31.46%	29.48%
% 2000 Vacant Housing Units	6.77%	6.53%	6.33%

Income

	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$28,935	\$33,279	\$35,189
2011 Per Capita Income	\$14,338	\$18,981	\$20,399
2011 Average Household Income	\$35,531	\$44,050	\$47,789
2011 Household Income < \$10,000	229	453	483
2011 Household Income \$10,000-\$14,999	220	504	540
2011 Household Income \$15,000-\$19,999	259	529	568
2011 Household Income \$20,000-\$24,999	229	567	610
2011 Household Income \$25,000-\$29,999	228	451	479
2011 Household Income \$30,000-\$34,999	238	545	602
2011 Household Income \$35,000-\$39,999	121	376	407
2011 Household Income \$40,000-\$44,999	119	366	397
2011 Household Income \$45,000-\$49,999	93	287	345
2011 Household Income \$50,000-\$59,999	115	349	509
2011 Household Income \$60,000-\$74,999	105	382	521
2011 Household Income \$75,000-\$99,999	131	548	672
2011 Household Income \$100,000-\$124,999	98	218	270
2011 Household Income \$125,000-\$149,999	1	81	88
2011 Household Income \$150,000-\$199,999	41	59	84
2011 Household Income \$200,000-\$249,999	n/a	n/a	8
2011 Household Income \$250,000-\$499,999	6	8	12
2011 Household Income \$500,000+	n/a	n/a	n/a
2011 Household Income \$200,000+	6	8	21
% 2011 Household Income < \$10,000	10.26%	7.92%	7.32%
% 2011 Household Income \$10,000-\$14,999	9.85%	8.81%	8.19%
% 2011 Household Income \$15,000-\$19,999	11.60%	9.24%	8.61%
% 2011 Household Income \$20,000-\$24,999	10.26%	9.91%	9.25%
% 2011 Household Income \$25,000-\$29,999	10.21%	7.88%	7.26%
% 2011 Household Income \$30,000-\$34,999	10.66%	9.52%	9.13%
% 2011 Household Income \$35,000-\$39,999	5.42%	6.57%	6.17%
% 2011 Household Income \$40,000-\$44,999	5.33%	6.40%	6.02%
% 2011 Household Income \$45,000-\$49,999	4.16%	5.01%	5.23%
% 2011 Household Income \$50,000-\$59,999	5.15%	6.10%	7.72%
% 2011 Household Income \$60,000-\$74,999	4.70%	6.67%	7.90%
% 2011 Household Income \$75,000-\$99,999	5.87%	9.58%	10.19%
% 2011 Household Income \$100,000-\$124,999	4.39%	3.81%	4.09%
% 2011 Household Income \$125,000-\$149,999	0.04%	1.42%	1.33%
% 2011 Household Income \$150,000-\$199,999	1.84%	1.03%	1.27%
% 2011 Household Income \$200,000-\$249,999	0.00%	0.00%	0.12%
% 2011 Household Income \$250,000-\$499,999	0.27%	0.14%	0.18%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2011 Household Income \$200,000+	0.27%	0.14%	0.32%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$452,889	\$1,399,006	\$1,718,834
2011 Jewelry Stores	\$337,566	\$1,042,569	\$1,282,041
2011 Mens Clothing Stores	\$727,718	\$2,253,854	\$2,735,655
2011 Shoe Stores	\$671,611	\$2,078,144	\$2,533,380
2011 Womens Clothing Stores	\$1,389,174	\$4,306,099	\$5,206,070
2011 Automobile Dealers	\$8,853,174	\$27,236,468	\$34,098,395
2011 Automotive Parts/Acc/Repair Stores	\$1,078,800	\$3,330,576	\$4,102,888
2011 Other Motor Vehicle Dealers	\$326,478	\$1,010,131	\$1,231,853
2011 Tire Dealers	\$282,968	\$873,058	\$1,078,614
2011 Hardware Stores	\$113,026	\$346,571	\$440,455
2011 Home Centers	\$1,005,451	\$3,100,434	\$3,840,377
2011 Nursery/Garden Centers	\$287,964	\$887,071	\$1,103,921
2011 Outdoor Power Equipment Stores	\$116,494	\$355,704	\$460,680
2011 Paint/Wallpaper Stores	\$39,403	\$121,295	\$151,431
2011 Appliance/TV/Other Electronics Stores	\$808,602	\$2,503,274	\$3,044,582
2011 Camera/Photographic Supplies Stores	\$138,881	\$428,941	\$527,412
2011 Computer/Software Stores	\$446,052	\$1,378,249	\$1,691,272
2011 Beer/Wine/Liquor Stores	\$497,495	\$1,537,749	\$1,883,875
2011 Convenience/Specialty Food Stores	\$1,630,131	\$3,871,831	\$4,505,115
2011 Restaurant Expenditures	\$6,406,230	\$16,198,546	\$19,422,352
2011 Supermarkets/Other Grocery excl Conv	\$6,100,349	\$18,836,936	\$23,185,892
2011 Furniture Stores	\$856,164	\$2,644,132	\$3,252,146
2011 Home Furnishings Stores	\$513,036	\$1,588,552	\$1,930,387
2011 Gen Merch/Appliance/Furniture Stores	\$7,669,843	\$23,710,440	\$29,029,987
2011 Gasoline Stations w/ Convenience Stores	\$5,621,431	\$16,265,068	\$19,368,373
2011 Other Gasoline Stations	\$3,991,301	\$12,393,237	\$14,863,257
2011 Department Stores excl Leased Depts	\$8,478,447	\$26,213,716	\$32,074,571
2011 General Merchandise Stores	\$6,813,681	\$21,066,311	\$25,777,845
2011 Other Health/Personal Care Stores	\$580,765	\$1,788,999	\$2,228,597
2011 Pharmacies/Drug Stores	\$2,953,319	\$9,118,910	\$11,226,985
2011 Pet/Pet Supplies Stores	\$445,730	\$1,378,004	\$1,686,686
2011 Book/Periodical/Music Stores	\$193,050	\$607,488	\$682,950
2011 Hobby/Toy/Game Stores	\$229,339	\$699,423	\$910,680
2011 Musical Instrument/Supplies Stores	\$77,852	\$240,000	\$297,667
2011 Sewing/Needlework/Piece Goods Stores	\$30,993	\$96,769	\$113,032
2011 Sporting Goods Stores	\$335,043	\$1,048,318	\$1,212,008
2011 Video Tape Stores - Retail	\$68,540	\$211,732	\$260,104

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Investment Property Portfolio



Demographics for 49 Wolfe, Mansfield, OH

44901

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	5,666	21,163	36,658
2011 Female Population	6,543	23,477	35,021
% 2011 Male Population	46.41%	47.41%	51.14%
% 2011 Female Population	53.59%	52.59%	48.86%
2011 Total Adult Population	9,133	34,015	55,769
2011 Total Daytime Population	14,465	51,962	85,240
2011 Total Daytime Work Population	7,770	27,869	44,850
2011 Median Age Total Population	34	37	37
2011 Median Age Adult Population	45	46	45
2011 Age 0-5	1,164	3,859	5,496
2011 Age 6-13	1,248	4,402	6,797
2011 Age 14-17	664	2,365	3,617
2011 Age 18-20	488	1,711	2,720
2011 Age 21-24	761	2,558	4,140
2011 Age 25-29	996	3,197	5,289
2011 Age 30-34	822	2,811	4,703
2011 Age 35-39	732	2,593	4,612
2011 Age 40-44	690	2,756	4,881
2011 Age 45-49	767	3,030	5,251
2011 Age 50-54	736	3,057	5,240
2011 Age 55-59	606	2,632	4,413
2011 Age 60-64	558	2,319	3,755
2011 Age 65-69	441	1,913	3,005
2011 Age 70-74	405	1,629	2,449
2011 Age 75-79	384	1,428	2,109
2011 Age 80-84	355	1,219	1,663
2011 Age 85+	392	1,160	1,540
% 2011 Age 0-5	9.53%	8.64%	7.67%
% 2011 Age 6-13	10.22%	9.86%	9.48%
% 2011 Age 14-17	5.44%	5.30%	5.05%
% 2011 Age 18-20	4.00%	3.83%	3.79%
% 2011 Age 21-24	6.23%	5.73%	5.78%
% 2011 Age 25-29	8.16%	7.16%	7.38%
% 2011 Age 30-34	6.73%	6.30%	6.56%
% 2011 Age 35-39	6.00%	5.81%	6.43%
% 2011 Age 40-44	5.65%	6.17%	6.81%
% 2011 Age 45-49	6.28%	6.79%	7.33%
% 2011 Age 50-54	6.03%	6.85%	7.31%
% 2011 Age 55-59	4.96%	5.90%	6.16%
% 2011 Age 60-64	4.57%	5.20%	5.24%
% 2011 Age 65-69	3.61%	4.29%	4.19%
% 2011 Age 70-74	3.32%	3.65%	3.42%
% 2011 Age 75-79	3.15%	3.20%	2.94%
% 2011 Age 80-84	2.91%	2.73%	2.32%
% 2011 Age 85+	3.21%	2.60%	2.15%
2011 White Population	9,427	35,108	57,747
2011 Black Population	2,153	7,421	11,008
2011 Asian/Hawaiian/Pacific Islander	58	341	614
2011 American Indian/Alaska Native	34	97	150
2011 Other Population (Incl 2+ Races)	539	1,673	2,161
2011 Hispanic Population	173	757	1,181
2011 Non-Hispanic Population	12,037	43,882	70,499
% 2011 White Population	77.21%	78.65%	80.56%
% 2011 Black Population	17.63%	16.62%	15.36%
% 2011 Asian/Hawaiian/Pacific Islander	0.46%	0.76%	0.86%
% 2011 American Indian/Alaska Native	0.28%	0.22%	0.21%
% 2011 Other Population (Incl 2+ Races)	4.41%	3.75%	3.01%
% 2011 Hispanic Population	1.42%	1.70%	1.65%
% 2011 Non-Hispanic Population	98.58%	98.30%	98.35%
2000 Non-Hispanic White	11,301	40,303	62,836
2000 Non-Hispanic Black	2,262	9,098	10,923
2000 Non-Hispanic Amer Indian/Alaska Native	69	219	272
2000 Non-Hispanic Asian	33	230	491
2000 Non-Hispanic Hawaiian/Pacific Islander	41	51	51
2000 Non-Hispanic Some Other Race	38	82	99
2000 Non-Hispanic Two or More Races	352	1,304	1,665
% 2000 Non-Hispanic White	80.17%	78.58%	82.31%
% 2000 Non-Hispanic Black	18.05%	17.74%	14.31%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.49%	0.43%	0.36%
% 2000 Non-Hispanic Asian	0.23%	0.45%	0.64%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.29%	0.10%	0.07%
% 2000 Non-Hispanic Some Other Race	0.27%	0.16%	0.13%
% 2000 Non-Hispanic Two or More Races	2.50%	2.54%	2.18%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	12,209	44,640	71,680
2011 Total Households	5,271	19,522	28,604
Population Change 1990-2011	-2,195	-6,597	-4,705
Household Change 1990-2011	-866	-1,786	-1,148
% Population Change 1990-2011	-15.24%	-12.88%	-6.16%
% Household Change 1990-2011	-14.11%	-8.38%	-3.86%
Population Change 2000-2011	-1,951	-7,340	-5,570
Household Change 2000-2011	-811	-1,782	-1,734
% Population Change 2000-2011	-13.78%	-14.12%	-7.21%

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% Households Change 2000-2011	-13.33%	-8.36%	-5.72%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	6,700	23,435	32,864
2000 Occupied Housing Units	6,101	21,328	30,315
2000 Owner Occupied Housing Units	3,250	12,707	19,925
2000 Renter Occupied Housing Units	2,851	8,621	10,391
2000 Vacant Housing Units	598	2,107	2,548
% 2000 Occupied Housing Units	91.06%	91.01%	92.24%
% 2000 Owner Occupied Housing Units	48.51%	54.22%	60.63%
% 2000 Renter Occupied Housing Units	42.56%	36.79%	31.62%
% 2000 Vacant Housing Units	8.93%	8.99%	7.75%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$30,461	\$31,404	\$35,524
2011 Per Capita Income	\$17,829	\$19,931	\$20,057
2011 Average Household Income	\$41,297	\$45,574	\$50,262
2011 Household Income < \$10,000	650	1,915	2,304
2011 Household Income \$10,000-\$14,999	502	1,653	2,115
2011 Household Income \$15,000-\$19,999	494	1,858	2,355
2011 Household Income \$20,000-\$24,999	567	2,154	2,854
2011 Household Income \$25,000-\$29,999	389	1,761	2,349
2011 Household Income \$30,000-\$34,999	368	1,496	2,102
2011 Household Income \$35,000-\$39,999	381	1,525	2,119
2011 Household Income \$40,000-\$44,999	257	1,008	1,503
2011 Household Income \$45,000-\$49,999	176	637	1,004
2011 Household Income \$50,000-\$59,999	394	1,397	2,357
2011 Household Income \$60,000-\$74,999	235	951	2,009
2011 Household Income \$75,000-\$99,999	440	1,559	2,729
2011 Household Income \$100,000-\$124,999	202	766	1,432
2011 Household Income \$125,000-\$149,999	123	312	606
2011 Household Income \$150,000-\$199,999	44	237	358
2011 Household Income \$200,000-\$249,999	13	201	269
2011 Household Income \$250,000-\$499,999	36	83	120
2011 Household Income \$500,000+	1	10	18
2011 Household Income \$200,000+	50	293	407
% 2011 Household Income < \$10,000	12.33%	9.81%	8.06%
% 2011 Household Income \$10,000-\$14,999	9.52%	8.47%	7.39%
% 2011 Household Income \$15,000-\$19,999	9.37%	9.52%	8.23%
% 2011 Household Income \$20,000-\$24,999	10.75%	11.03%	9.98%
% 2011 Household Income \$25,000-\$29,999	7.38%	9.02%	8.21%
% 2011 Household Income \$30,000-\$34,999	6.98%	7.66%	7.35%
% 2011 Household Income \$35,000-\$39,999	7.23%	7.81%	7.41%
% 2011 Household Income \$40,000-\$44,999	4.87%	5.16%	5.25%
% 2011 Household Income \$45,000-\$49,999	3.34%	3.26%	3.51%
% 2011 Household Income \$50,000-\$59,999	7.47%	7.16%	8.24%
% 2011 Household Income \$60,000-\$74,999	4.46%	4.67%	7.02%
% 2011 Household Income \$75,000-\$99,999	8.35%	7.99%	9.54%
% 2011 Household Income \$100,000-\$124,999	3.83%	3.92%	5.01%
% 2011 Household Income \$125,000-\$149,999	2.33%	1.60%	2.12%
% 2011 Household Income \$150,000-\$199,999	0.83%	1.21%	1.25%
% 2011 Household Income \$200,000-\$249,999	0.25%	1.03%	0.94%
% 2011 Household Income \$250,000-\$499,999	0.68%	0.43%	0.42%
% 2011 Household Income \$500,000+	0.02%	0.05%	0.06%
% 2011 Household Income \$200,000+	0.95%	1.50%	1.42%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$1,218,234	\$5,032,895	\$8,001,496
2011 Jewelry Stores	\$908,824	\$3,762,479	\$5,991,291
2011 Mens Clothing Stores	\$1,979,617	\$8,169,638	\$12,679,264
2011 Shoe Stores	\$1,816,228	\$7,468,603	\$11,663,218
2011 Womens Clothing Stores	\$3,785,848	\$15,542,730	\$23,835,051
2011 Automobile Dealers	\$23,412,441	\$95,399,188	\$153,876,918
2011 Automotive Parts/Acc/Repair Stores	\$2,896,787	\$11,893,551	\$18,806,876
2011 Other Motor Vehicle Dealers	\$884,479	\$3,644,624	\$5,690,746
2011 Tire Dealers	\$757,744	\$3,115,869	\$4,965,195
2011 Hardware Stores	\$298,026	\$1,235,206	\$2,055,815
2011 Home Centers	\$2,687,261	\$10,894,274	\$17,070,012
2011 Nursery/Garden Centers	\$767,280	\$3,158,107	\$5,091,668
2011 Outdoor Power Equipment Stores	\$299,171	\$1,198,603	\$1,998,473
2011 Paint/Wallpaper Stores	\$104,655	\$423,000	\$668,557
2011 Appliance/TV/Other Electronics Stores	\$2,193,228	\$9,059,702	\$14,160,822
2011 Camera/Photographic Supplies Stores	\$373,513	\$1,531,925	\$2,410,776
2011 Computer/Software Stores	\$1,199,973	\$4,899,916	\$7,653,790
2011 Beer/Wine/Liquor Stores	\$1,342,008	\$5,542,395	\$8,757,960
2011 Convenience/Specialty Food Stores	\$3,883,087	\$11,989,104	\$18,803,875
2011 Restaurant Expenditures	\$14,696,623	\$49,741,304	\$80,033,961
2011 Supermarkets/Other Grocery excl Conv	\$16,385,602	\$67,114,204	\$105,676,516
2011 Furniture Stores	\$2,300,761	\$9,443,923	\$14,902,224
2011 Home Furnishings Stores	\$1,396,223	\$5,791,939	\$9,054,007
2011 Gen Merch/Appliance/Furniture Stores	\$20,699,546	\$85,082,618	\$133,296,621
2011 Gasoline Stations w/ Convenience Stores	\$14,869,036	\$57,390,996	\$87,771,258
2011 Other Gasoline Stations	\$10,985,949	\$45,401,893	\$68,967,384
2011 Department Stores excl Leased Depts	\$22,892,776	\$94,122,323	\$147,457,443
2011 General Merchandise Stores	\$18,398,785	\$75,618,696	\$118,394,399
2011 Other Health/Personal Care Stores	\$1,545,955	\$6,308,380	\$10,063,427
2011 Pharmacies/Drug Stores	\$7,935,399	\$32,504,199	\$51,153,091
2011 Pet/Pet Supplies Stores	\$1,201,138	\$4,903,457	\$7,628,989
2011 Book/Periodical/Music Stores	\$557,848	\$2,314,992	\$3,196,649
2011 Hobby/Toy/Game Stores	\$587,502	\$2,304,970	\$3,771,461
2011 Musical Instrument/Supplies Stores	\$207,580	\$849,448	\$1,355,713
2011 Sewing/Needlework/Piece Goods Stores	\$87,133	\$360,158	\$523,714
2011 Sporting Goods Stores	\$949,715	\$4,095,110	\$6,271,987
2011 Video Tape Stores - Retail	\$184,347	\$757,428	\$1,194,756

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Investment Property Portfolio



Demographics for 323 W. Emerald, Willard, OH 44890

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,905	4,389	5,473
2011 Female Population	3,185	4,743	5,824
% 2011 Male Population	47.70%	48.06%	48.45%
% 2011 Female Population	52.30%	51.94%	51.55%
2011 Total Adult Population	4,493	6,838	8,495
2011 Total Daytime Population	4,974	10,337	12,176
2011 Total Daytime Work Population	1,913	5,303	6,017
2011 Median Age Total Population	34	36	37
2011 Median Age Adult Population	45	46	46
2011 Age 0-5	563	774	920
2011 Age 6-13	657	968	1,207
2011 Age 14-17	377	552	676
2011 Age 18-20	275	379	453
2011 Age 21-24	360	504	615
2011 Age 25-29	429	598	717
2011 Age 30-34	376	552	678
2011 Age 35-39	375	572	713
2011 Age 40-44	382	579	730
2011 Age 45-49	414	657	834
2011 Age 50-54	397	631	804
2011 Age 55-59	385	601	757
2011 Age 60-64	308	501	639
2011 Age 65-69	225	380	486
2011 Age 70-74	184	302	375
2011 Age 75-79	133	199	238
2011 Age 80-84	127	195	236
2011 Age 85+	123	188	219
% 2011 Age 0-5	9.24%	8.48%	8.14%
% 2011 Age 6-13	10.79%	10.60%	10.68%
% 2011 Age 14-17	6.19%	6.04%	5.98%
% 2011 Age 18-20	4.52%	4.15%	4.01%
% 2011 Age 21-24	5.91%	5.52%	5.44%
% 2011 Age 25-29	7.04%	6.55%	6.35%
% 2011 Age 30-34	6.17%	6.04%	6.00%
% 2011 Age 35-39	6.16%	6.26%	6.31%
% 2011 Age 40-44	6.27%	6.34%	6.46%
% 2011 Age 45-49	6.80%	7.19%	7.38%
% 2011 Age 50-54	6.52%	6.91%	7.12%
% 2011 Age 55-59	6.32%	6.58%	6.70%
% 2011 Age 60-64	5.08%	5.49%	5.66%
% 2011 Age 65-69	3.69%	4.16%	4.30%
% 2011 Age 70-74	3.02%	3.31%	3.32%
% 2011 Age 75-79	2.18%	2.18%	2.11%
% 2011 Age 80-84	2.09%	2.14%	2.09%
% 2011 Age 85+	2.02%	2.06%	1.94%
2011 White Population	5,501	8,370	10,463
2011 Black Population	100	122	131
2011 Asian/Hawaiian/Pacific Islander	20	30	36
2011 American Indian/Alaska Native	8	14	17
2011 Other Population (Incl 2+ Races)	461	596	650
2011 Hispanic Population	1,118	1,359	1,445
2011 Non-Hispanic Population	4,972	7,773	9,852
% 2011 White Population	90.33%	91.66%	92.62%
% 2011 Black Population	1.64%	1.34%	1.16%
% 2011 Asian/Hawaiian/Pacific Islander	0.33%	0.33%	0.32%
% 2011 American Indian/Alaska Native	0.13%	0.15%	0.15%
% 2011 Other Population (Incl 2+ Races)	7.57%	6.53%	5.75%
% 2011 Hispanic Population	18.36%	14.88%	12.79%
% 2011 Non-Hispanic Population	81.64%	85.12%	87.21%
2000 Non-Hispanic White	5,770	8,825	10,916
2000 Non-Hispanic Black	68	75	78
2000 Non-Hispanic Amer Indian/Alaska Native	10	21	42
2000 Non-Hispanic Asian	n/a	3	6
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	n/a	n/a
2000 Non-Hispanic Two or More Races	99	127	147
% 2000 Non-Hispanic White	97.02%	97.50%	97.56%
% 2000 Non-Hispanic Black	1.14%	0.83%	0.70%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.17%	0.23%	0.38%
% 2000 Non-Hispanic Asian	0.00%	0.03%	0.05%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Two or More Races	1.66%	1.40%	1.31%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	6,090	9,132	11,297
2011 Total Households	2,286	3,470	4,309
Population Change 1990-2011	-190	-308	-321
Household Change 1990-2011	-14	60	134
% Population Change 1990-2011	-3.03%	-3.26%	-2.76%
% Household Change 1990-2011	-0.61%	1.75%	3.21%
Population Change 2000-2011	-592	-831	-873
Household Change 2000-2011	-180	-210	-188
% Population Change 2000-2011	-8.86%	-8.34%	-7.17%

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% Households Change 2000-2011	-7.30%	-5.71%	-4.18%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,651	3,934	4,851
2000 Occupied Housing Units	2,478	3,663	4,512
2000 Owner Occupied Housing Units	1,484	2,423	3,131
2000 Renter Occupied Housing Units	994	1,240	1,381
2000 Vacant Housing Units	173	271	340
% 2000 Occupied Housing Units	93.47%	93.11%	93.01%
% 2000 Owner Occupied Housing Units	55.98%	61.59%	64.53%
% 2000 Renter Occupied Housing Units	37.50%	31.52%	28.46%
% 2000 Vacant Housing Units	6.53%	6.89%	7.01%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$28,492	\$35,869	\$39,988
2011 Per Capita Income	\$16,200	\$19,952	\$21,554
2011 Average Household Income	\$43,159	\$52,507	\$58,508
2011 Household Income < \$10,000	318	373	401
2011 Household Income \$10,000-\$14,999	222	284	325
2011 Household Income \$15,000-\$19,999	209	273	320
2011 Household Income \$20,000-\$24,999	201	262	297
2011 Household Income \$25,000-\$29,999	277	330	363
2011 Household Income \$30,000-\$34,999	125	183	229
2011 Household Income \$35,000-\$39,999	134	181	220
2011 Household Income \$40,000-\$44,999	118	170	206
2011 Household Income \$45,000-\$49,999	131	178	214
2011 Household Income \$50,000-\$59,999	105	213	295
2011 Household Income \$60,000-\$74,999	144	346	483
2011 Household Income \$75,000-\$99,999	147	370	547
2011 Household Income \$100,000-\$124,999	118	179	239
2011 Household Income \$125,000-\$149,999	24	52	66
2011 Household Income \$150,000-\$199,999	n/a	57	80
2011 Household Income \$200,000-\$249,999	6	8	9
2011 Household Income \$250,000-\$499,999	8	14	15
2011 Household Income \$500,000+	n/a	n/a	n/a
2011 Household Income \$200,000+	14	22	24
% 2011 Household Income < \$10,000	13.90%	10.74%	9.31%
% 2011 Household Income \$10,000-\$14,999	9.71%	8.18%	7.54%
% 2011 Household Income \$15,000-\$19,999	9.14%	7.86%	7.43%
% 2011 Household Income \$20,000-\$24,999	8.79%	7.54%	6.89%
% 2011 Household Income \$25,000-\$29,999	12.11%	9.50%	8.42%
% 2011 Household Income \$30,000-\$34,999	5.47%	5.27%	5.31%
% 2011 Household Income \$35,000-\$39,999	5.86%	5.21%	5.11%
% 2011 Household Income \$40,000-\$44,999	5.16%	4.89%	4.78%
% 2011 Household Income \$45,000-\$49,999	5.73%	5.13%	4.97%
% 2011 Household Income \$50,000-\$59,999	4.59%	6.13%	6.85%
% 2011 Household Income \$60,000-\$74,999	6.30%	9.96%	11.21%
% 2011 Household Income \$75,000-\$99,999	6.43%	10.65%	12.69%
% 2011 Household Income \$100,000-\$124,999	5.16%	5.15%	5.55%
% 2011 Household Income \$125,000-\$149,999	1.05%	1.50%	1.53%
% 2011 Household Income \$150,000-\$199,999	0.00%	1.64%	1.86%
% 2011 Household Income \$200,000-\$249,999	0.26%	0.23%	0.21%
% 2011 Household Income \$250,000-\$499,999	0.35%	0.40%	0.35%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2011 Household Income \$200,000+	0.61%	0.63%	0.56%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$566,287	\$997,420	\$1,313,394
2011 Jewelry Stores	\$425,554	\$750,524	\$989,017
2011 Mens Clothing Stores	\$929,496	\$1,571,335	\$2,034,401
2011 Shoe Stores	\$842,116	\$1,437,490	\$1,868,923
2011 Womens Clothing Stores	\$1,768,415	\$2,921,909	\$3,747,137
2011 Automobile Dealers	\$10,746,622	\$18,976,578	\$25,100,028
2011 Automotive Parts/Acc/Repair Stores	\$1,348,178	\$2,328,858	\$3,047,417
2011 Other Motor Vehicle Dealers	\$414,131	\$705,161	\$916,201
2011 Tire Dealers	\$351,742	\$616,756	\$811,742
2011 Hardware Stores	\$142,579	\$263,591	\$355,130
2011 Home Centers	\$1,247,726	\$2,082,092	\$2,693,482
2011 Nursery/Garden Centers	\$357,107	\$636,214	\$843,182
2011 Outdoor Power Equipment Stores	\$135,690	\$244,819	\$328,445
2011 Paint/Wallpaper Stores	\$48,548	\$81,576	\$105,978
2011 Appliance/TV/Other Electronics Stores	\$1,022,993	\$1,756,480	\$2,287,702
2011 Camera/Photographic Supplies Stores	\$173,967	\$297,821	\$388,317
2011 Computer/Software Stores	\$555,662	\$937,306	\$1,214,935
2011 Beer/Wine/Liquor Stores	\$625,787	\$1,090,299	\$1,429,514
2011 Convenience/Specialty Food Stores	\$1,237,794	\$2,498,651	\$3,374,413
2011 Restaurant Expenditures	\$5,323,413	\$11,227,742	\$15,525,150
2011 Supermarkets/Other Grocery excl Conv	\$7,614,451	\$13,031,901	\$16,993,111
2011 Furniture Stores	\$1,068,701	\$1,842,195	\$2,407,944
2011 Home Furnishings Stores	\$659,579	\$1,132,400	\$1,474,940
2011 Gen Merch/Appliance/Furniture Stores	\$9,653,544	\$16,476,436	\$21,441,511
2011 Gasoline Stations w/ Convenience Stores	\$6,466,520	\$11,033,843	\$14,255,707
2011 Other Gasoline Stations	\$5,228,728	\$8,535,194	\$10,881,295
2011 Department Stores excl Leased Depts	\$10,676,538	\$18,232,917	\$23,729,214
2011 General Merchandise Stores	\$8,584,843	\$14,634,241	\$19,033,567
2011 Other Health/Personal Care Stores	\$716,540	\$1,241,879	\$1,630,270
2011 Pharmacies/Drug Stores	\$3,696,924	\$6,313,094	\$8,226,179
2011 Pet/Pet Supplies Stores	\$555,626	\$932,289	\$1,205,403
2011 Book/Periodical/Music Stores	\$269,517	\$385,229	\$457,293
2011 Hobby/Toy/Game Stores	\$268,859	\$452,300	\$593,394
2011 Musical Instrument/Supplies Stores	\$95,745	\$167,428	\$220,305
2011 Sewing/Needlework/Piece Goods Stores	\$41,890	\$64,033	\$79,041
2011 Sporting Goods Stores	\$458,733	\$810,195	\$1,057,166
2011 Video Tape Stores - Retail	\$85,612	\$147,784	\$193,219

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