

GENERAL BACKGROUND INFORMATION

(As available on 5/12 - subject to change without notice)

300 Salem Drive

19 Apartment Units

300 Salem Drive

Vermilion, OH

Erie County & Lorain County



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, OH 44122
216-504-5000 - T
216-504-5001 - F
info@agrealestategroup.com

REGISTRATION

300 Salem Street

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as *Ag* Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for *Ag* Real Estate Group, Inc., licensed in the State of Ohio. *Ag* Real Estate Group, Inc. is appointed Exclusive Listing Agent for this property. 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: *I am* / *am not* represented by a broker or agent.

Buyer (*print and sign*) Phone # Date

Buyer's Agent - Name and Phone # Date

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker

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

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 relied on ownership to provide much of the historical operating data, 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 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, current and potential future value of the property. Broker is not qualified to and therefore does not make any representations whatsoever regarding the physical condition of the building systems and/or any environmental matters relating to the property.

THE BROKER MAKES 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. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER.

GENERAL BACKGROUND INFORMATION

(Included as of (5/2012))

- Data Sheet
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- Unit Mix
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- Sample Income & Expense Statement
- Location Map
- Tax Map
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Data Sheet

300 Salem Street
Vermilion, OH 44089

The Property

Property:	300 Salem Street
Address:	300 Salem Street Vermilion, OH 44890
Zoning:	R-5 Apartment Residence
Lot Size:	1.96 acres
Parcel Number:	18-01759.000 (Erie County) 01-20-027-101-017 (Lorain County)

Building

Number of Units:	19
Number of Buildings:	1
Number of Stories:	2 w/ lower level
Year Built:	circa 1975 w/ addition
Building Square Footage:	18,468 +/-
Parking:	surface parking

Construction

Exterior:	Brick & Vinyl/Aluminum Siding w/ Shingled Mansard
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Utilities

Water/Sewer:	Owner Paid
Electric:	Tenant Paid (owner pays house electric)
Gas:	NONE

HVAC

Heat:	Electric Baseboard
Cooling:	Through the wall A/C

Amenities

On-site laundry

*All information to be verified by potential purchaser.

Rent Roll

As Of: May, 2012

300 Salem Drive
Vermilion, OH 44089
Rent Roll as of May, 2012

<u>Unit</u>	<u>Status</u>	<u>Bedrooms</u>	<u>Monthly Rent</u>
A	Occupied	2	\$ 475.00
B	Occupied	1	\$ 425.00
C	Occupied	2	\$ 525.00
D	Vacant	2	\$ -
E	Vacant	2	\$ -
F	Vacant	2	\$ -
G	Occupied	2	\$ 485.00
H	Vacant	1	\$ -
I	Occupied	2	\$ 500.00
J	Occupied	2	\$ 500.00
K	Occupied	2	\$ 500.00
L	Occupied	2	\$ 500.00
M	Vacant	2	\$ -
N	Occupied	1	\$ 450.00
O	Occupied	2	\$ 500.00
P	Occupied	2	\$ 500.00
Q	Occupied	2	\$ 525.00
R	Occupied	2	\$ 560.00
S	Occupied	3	\$ 575.00
<i>Total</i>			\$ 7,020.00

Offering Summary

300 Salem Drive
Vermilion, OH 44089

Summary

Price	\$569,050
Down Payment - 30%	\$170,715
Price Per Unit	\$29,950
Price Per Gross Building SF	\$30.81
Number Of Units	19
Building Square Footage +/-	18,468
Number of Stories	2 w/ lower level
Lot Size	1.96 acres +/-
Year Built	circa 1975 w/ addition

Proposed New Financing

Loan Amount	\$398,335
Loan Type	Proposed New
Interest Rate	5.25%
Amortization (years)	25
Term	5 Years
Loan To Value	70%

Potential Operating Data - Year 1 (after stabilization)

Gross Potential Rent	\$118,500
Net Effective Rent	\$107,250
Expenses - Estimate	\$58,653
Net Operating Income	\$48,597
Annual Debt Service	\$28,644
Cash Flow	\$19,953

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

Unit Mix

300 Salem Drive
Vermilion, OH 44089

Unit Type - 1 Bedroom

No. of Units	Bdr.	Ba.	SF.
3	1	1	TBD

Unit Type - 2 Bedroom

No. of Units	Bdr.	Ba.	SF.
15	2	1	TBD

Unit Type - 3 Bedroom

No. of Units	Bdr.	Ba.	SF.
1	3	1	TBD

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

Sample Financing Scenario

300 Salem Drive
Vermilion, OH 44089

Sample Financing Scenario

Loan Amount	\$398,335
Loan Type	Proposed New
Interest Rate	5.25%
Amortization (years)	25
Term	5 Years
Loan To Value	70%

**Neither Seller, Broker, Agent or any parties related in any way to them are offering any form of financing. Terms of financing are dependent on market conditions, which may vary.*

Sample Income & Expense Statement

300 Salem Drive
Vermilion, OH 44089

Sample Income & Expense Statement (after stabilization)

Income	Monthly	Annual	Per Unit
Gross Potential Rent Income	\$9,875	\$118,500	\$6,237 ¹
Less Vacancy (10%)	-\$988	-\$11,850	-\$624
Misc. Other Income	\$50	\$600	\$32 ²
Net Effective Gross Income	\$8,938	\$107,250	\$5,645

Expenses	Monthly	Annual	Per Unit
Advertising	\$150	\$1,800	\$95 ²
Insurance	\$259	\$3,108	\$164 ⁴
Real Estate Taxes	\$1,293	\$15,515	\$817 ³
Electric	\$255	\$3,060	\$161 ⁴
Water & Sewer	\$1,000	\$12,000	\$632 ⁴
Rubbish Removal	\$368	\$4,416	\$232 ⁴
Gas	\$0	\$0	\$0
Management @ 5%	\$447	\$5,363	\$282 ²
Maintenance & Repairs	\$416	\$4,992	\$263 ²
Unit Make Ready Work	\$250	\$3,000	\$158 ⁵
Landscaping / Snow Removal	\$400	\$4,800	\$253 ²
Administrative	\$50	\$600	\$32 ²
Total Expenses	\$4,888	\$58,653	\$3,087

Net Operating Income (before debt service)	\$4,050	\$48,597	\$2,558
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1 - Rent assumes \$475/mo. for three 1 bd. units, \$525 for fifteen 2 bd. units & \$575 for one 3 bd. unit

2 - Historical operating expenses not available, based on Broker assumptions

3 - Based on 2011 tax year per Auditor

4 - Based on 2011 expense per Property Owner

5 - Historical make ready expenses not available, Broker estimate of \$500 per unit @ 6 units per year

*All information to be verified by prospective purchaser. May be subject to additional expenses not listed

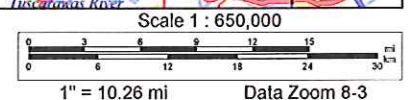
Location Map

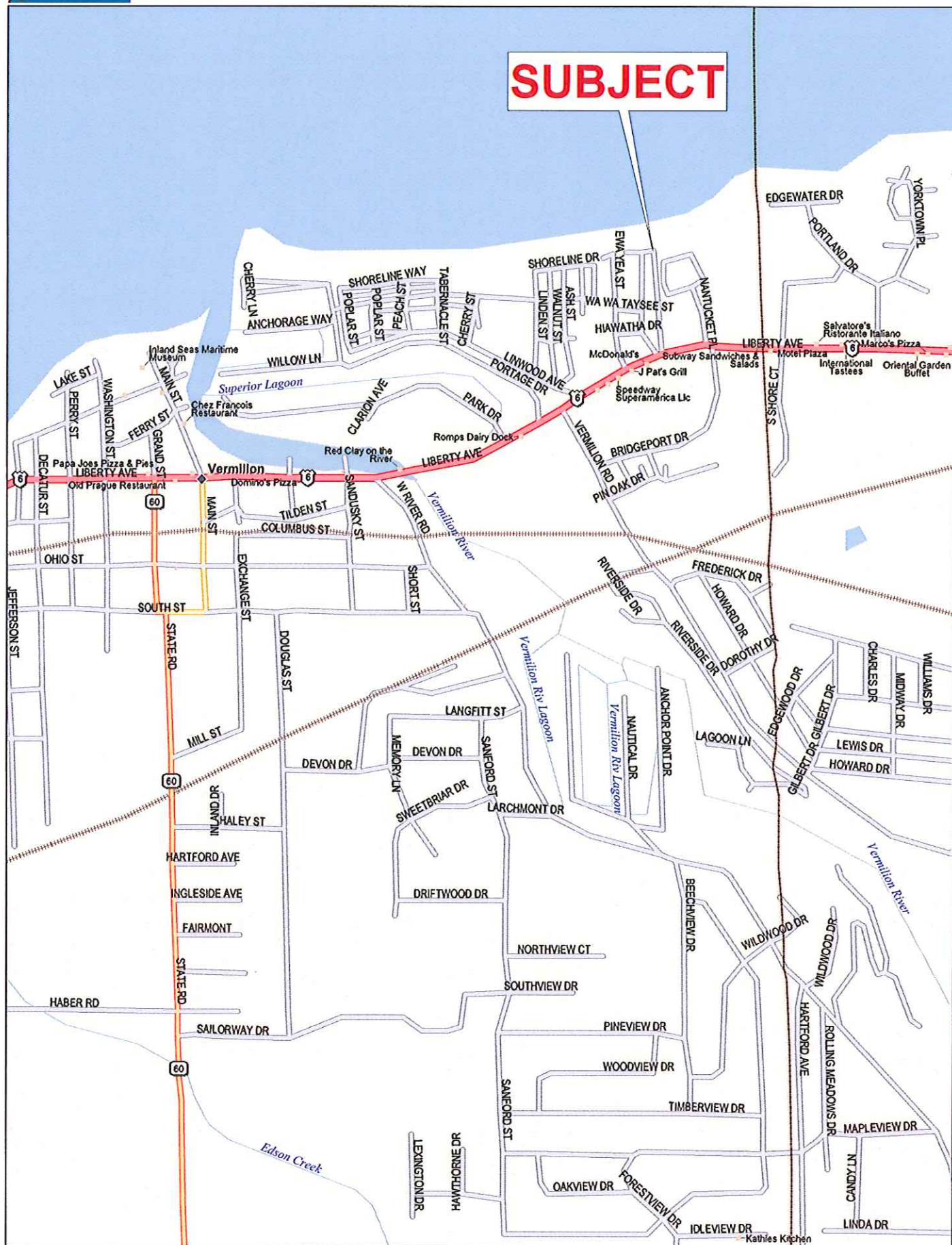


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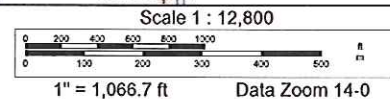




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Tax Map





Lorain County Internet Maps

Mark R. Stewart, Auditor

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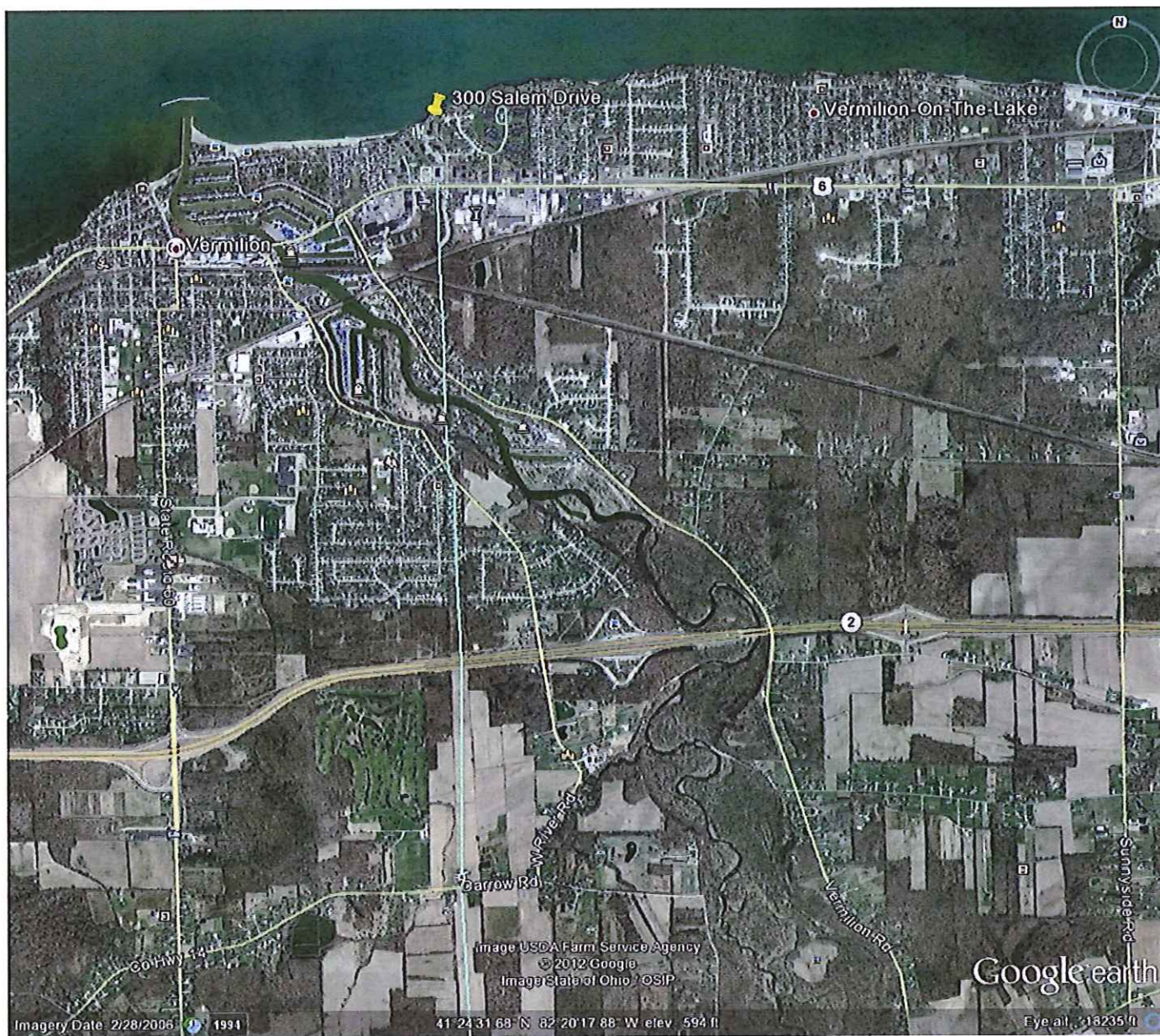
Township: 01
Tract: 20
Original Lot: 027

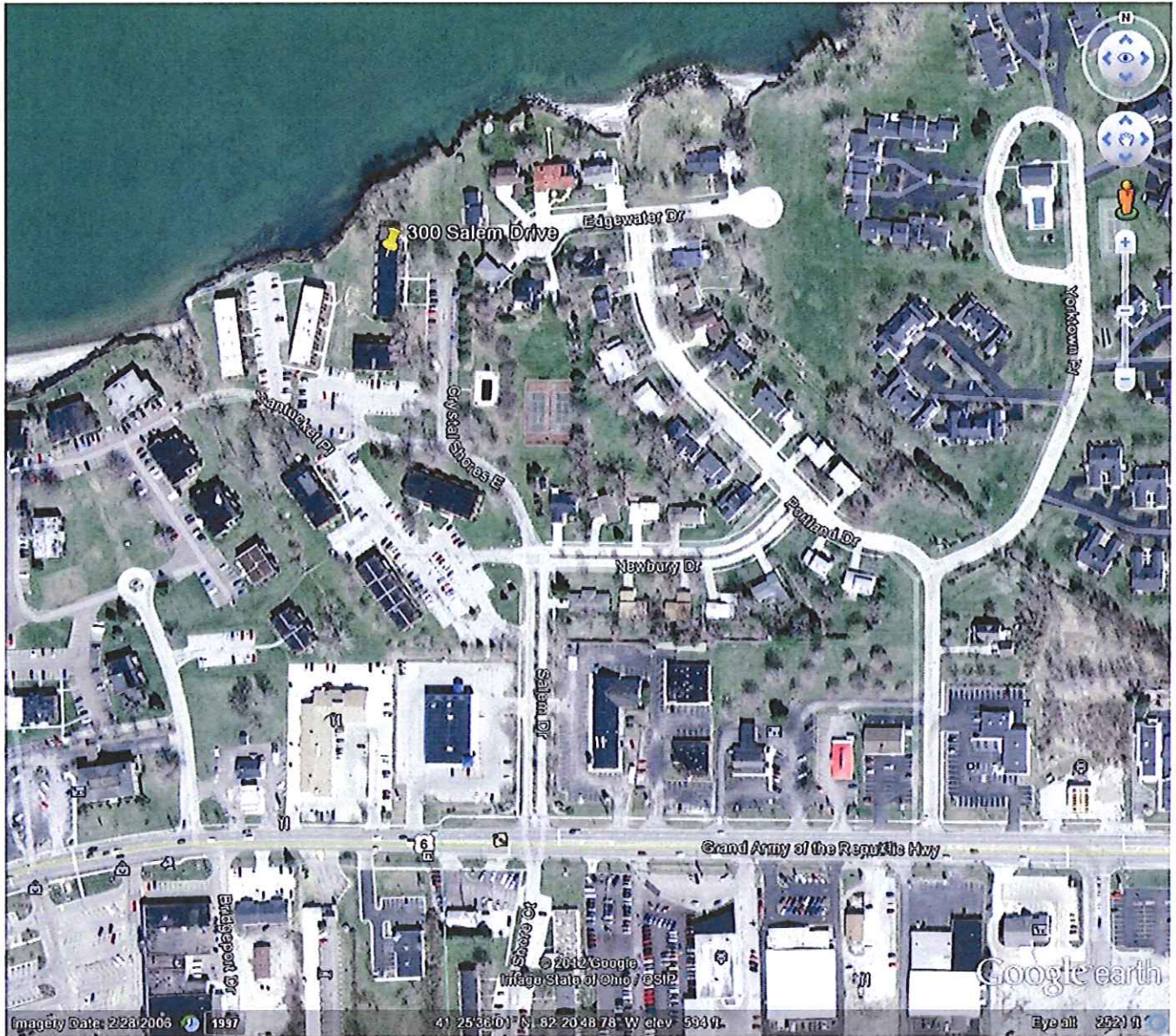
1	2	3	4
5	6	7	
8	9	10	11
12	13	14	15
16	17	18	19
20	21		



This map is a digital representation of recorded plats, survey, deeds, and other public information generated solely for the purpose of public review and analysis. The Lorain County Auditor assumes no responsibility for the accuracy, timeliness or completeness of this map or Lorain County GIS data. The burden for determining accuracy, completeness, timeliness, and appropriateness for use rests solely on the user. The parcel lines and digital data shown are approximate and do not replace land surveys, deeds, and/or other legal instruments defining land ownership or use.

Aerial Photos





Demographic Information

Demographic Summary Report

4580 Liberty Ave, Vermillion, OH 44089

Building Type: Total Available:
 Secondary: % Leased:
 GLA: Rent/SF/Yr:
 Year Built:

Radius	1 Mile	3 Mile	5 Mile
Population			
2016 Projection	3,814	12,199	16,482
2011 Estimate	3,794	11,923	16,152
2010 Census	3,797	11,757	15,948
Growth 2011 - 2016	0.50%	2.30%	2.00%
Growth 2010 - 2011	-0.10%	1.40%	1.30%
2011 Population by Hispanic Origin	110	339	464
2011 Population By Race	3,794	11,923	16,152
White	3,676 96.89%	11,573 97.06%	15,692 97.15%
Black or African American	17 0.45%	39 0.33%	52 0.32%
American Indian and Alaska Native	7 0.18%	18 0.15%	25 0.15%
Asian	11 0.29%	33 0.28%	44 0.27%
Native Hawaiian and Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other Race	22 0.58%	56 0.47%	73 0.45%
Two or More Races	62 1.63%	204 1.71%	265 1.64%
Households			
2016 Projection	1,616	5,032	6,720
2011 Estimate	1,594	4,852	6,499
2010 Census	1,593	4,772	6,401
Growth 2011 - 2016	1.40%	3.70%	3.40%
Growth 2010 - 2011	0.00%	1.70%	1.50%
Owner Occupied	1,159 72.71%	3,554 73.25%	5,021 77.26%
Renter Occupied	434 27.23%	1,298 26.75%	1,478 22.74%
2011 Households by HH Income	1,592	4,852	6,500
Income Less Than \$15,000	166 10.43%	480 9.89%	621 9.55%
Income: \$15,000 - \$24,999	183 11.49%	534 11.01%	691 10.63%
Income: \$25,000 - \$34,999	194 12.19%	547 11.27%	695 10.69%
Income: \$35,000 - \$49,999	247 15.52%	742 15.29%	1,050 16.15%
Income: \$50,000 - \$74,999	343 21.55%	1,072 22.09%	1,430 22.00%
Income: \$75,000 - \$99,999	214 13.44%	693 14.28%	940 14.46%
Income: \$100,000 - \$149,999	175 10.99%	565 11.64%	759 11.68%
Income: \$150,000 - \$199,999	34 2.14%	117 2.41%	177 2.72%
Income: \$200,000+	36 2.26%	102 2.10%	137 2.11%
2011 Avg Household Income	\$62,722	\$64,129	\$64,887
2011 Med Household Income	\$50,274	\$51,872	\$52,227
2011 Per Capita Income	\$25,782	\$26,302	\$26,361

Property Record Card

COM/IND/UTL/EXP
Printed: 05/11/2012 14:26 By: 46

EX WALL		A		ROOFING		A		WINDOW		A		DOORS		A		FOUNDATION		A		FRAMING		A	
STONE		<input type="checkbox"/>		GABLE/HIP		<input type="checkbox"/>		STORE FRT		<input type="checkbox"/>		OVERHEAD		<input type="checkbox"/>		SLAB		<input type="checkbox"/>		PRE ENG		<input type="checkbox"/>	
BRICK		<input type="checkbox"/>		SHED/FLAT		<input type="checkbox"/>		CASEMENT		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		CRAWL		<input type="checkbox"/>		STEEL		<input type="checkbox"/>	
CON BLK		<input type="checkbox"/>		CON DECK		<input type="checkbox"/>		DBLH		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		PILE/COL		<input type="checkbox"/>		REINFC CONC		<input type="checkbox"/>	
1. BASIC		<input type="checkbox"/>		MTL DECK		<input type="checkbox"/>		SLIDE BY		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		REINFOR		<input type="checkbox"/>		CB/MASON		<input type="checkbox"/>	
2. FAIR		<input type="checkbox"/>		WD DECK		<input type="checkbox"/>		CANOPY		<input type="checkbox"/>		STEEL INS		<input type="checkbox"/>		STEEL		<input type="checkbox"/>		FRAME		<input type="checkbox"/>	
3. AVE		<input type="checkbox"/>		ENAM STL		<input type="checkbox"/>		LIGHTED		<input type="checkbox"/>		WOOD		<input type="checkbox"/>		STONE		<input type="checkbox"/>		TILT UP		<input type="checkbox"/>	
4. GOOD		<input type="checkbox"/>		ALUMVYL		<input type="checkbox"/>		C SW		<input type="checkbox"/>		MTL		<input type="checkbox"/>		CON BLK		<input type="checkbox"/>		SANDWICH		<input type="checkbox"/>	
5. EXCEL		<input type="checkbox"/>		CON PANEL		<input type="checkbox"/>		RUBBER		<input type="checkbox"/>		GLASS		<input type="checkbox"/>		FRAME		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>	
0 PLATE GLS		<input type="checkbox"/>		RUBBER		<input type="checkbox"/>		BUILT UP		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>	
8 STUCCO		<input type="checkbox"/>		INSULATED		<input type="checkbox"/>		PARTITIONS		<input type="checkbox"/>		B 1 2 3 U		<input type="checkbox"/>		INTERIOR FINISH		<input type="checkbox"/>		B 1 2 3 U		<input type="checkbox"/>	
31 SPRINKLER		<input type="checkbox"/>		FLOORS		<input type="checkbox"/>		MASONRY		<input type="checkbox"/>		B 1 2 3 U		<input type="checkbox"/>		UNFINISHED		<input type="checkbox"/>		B 1 2 3 U		<input type="checkbox"/>	
Electric Wall		<input type="checkbox"/>		CONCRETE		<input type="checkbox"/>		WD STUD		<input type="checkbox"/>		FINISH OPEN		<input type="checkbox"/>		FINISH DIV		<input type="checkbox"/>		FINISH DIV		<input type="checkbox"/>	
Hot Water		<input type="checkbox"/>		WOOD		<input type="checkbox"/>		MTL STUD		<input type="checkbox"/>		CEILINGS		<input type="checkbox"/>		PANEL		<input type="checkbox"/>		PANEL		<input type="checkbox"/>	
Space/ Wall Furnace		<input type="checkbox"/>		TILE A Q V T		<input type="checkbox"/>		ACCUT/PANEL		<input type="checkbox"/>		PLASTER/DW		<input type="checkbox"/>		BLOCK		<input type="checkbox"/>		BLOCK		<input type="checkbox"/>	
Warm & Cld Air		<input type="checkbox"/>		CARPET		<input type="checkbox"/>		PLASTER/DW		<input type="checkbox"/>		SUSP/OPEN		<input type="checkbox"/>		GLAZED TILE		<input type="checkbox"/>		GLAZED TILE		<input type="checkbox"/>	
Heat Pump		<input type="checkbox"/>		ASPHALT		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>	
Ind TW Heat Pump		<input type="checkbox"/>		GRAVEL		<input type="checkbox"/>		NO PLUMBING		<input type="checkbox"/>		EXTRA FIXTURES		<input type="checkbox"/>		FLUORESCENT		<input type="checkbox"/>		METAL HALIDE		<input type="checkbox"/>	
Evaporated Cool		<input type="checkbox"/>		DIRT		<input type="checkbox"/>		2 FIXTURE BATH		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>		SODIUM VAP		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>	
Co-Ray-Vac		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>		3 FIXTURE BATH		<input type="checkbox"/>		MERCURY VAP		<input type="checkbox"/>		MERCURY VAP		<input type="checkbox"/>		MERCURY VAP		<input type="checkbox"/>	
No Heat		<input type="checkbox"/>		PLUMBING		<input type="checkbox"/>		AGE		<input type="checkbox"/>		COND GRD		<input type="checkbox"/>		UNADJUSTED \$HY		<input type="checkbox"/>		FC		<input type="checkbox"/>	
Standard		<input type="checkbox"/>		NO PLUMBING		<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		A		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
Refrig. Cooling		<input type="checkbox"/>		2 FIXTURE BATH		<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>		3 FIXTURE BATH		<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		A		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
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		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
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		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
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		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
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		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
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		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
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		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>				<input type="checkbox"/>		1975 / 1975		<input type="checkbox"/>		F		<input type="checkbox"/>		0		<input type="checkbox"/>		0		<input type="checkbox"/>	
		<input type="checkbox"/>																					



Mark R. Stewart
Lorain County Auditor
Lorain County Admin. Building
226 Middle Ave., 2nd Floor
Elyria, OH 44035
Phone: (440) 329-5207

Owner Information

Parcel Number	01-20-027-101-017
Owner Name & Address	WILLARD RENTAL PROPERTIES
Tax Bill Mailed to	WILLARD RENTAL PROPERTIES P O BOX 208 WILLARD, OH 44890

Property Information

Location Address	LANDLOCKED VERMILION, OH 44089
Legal	27
Tax District	16 - BROWNHelm TWP / VERMILION CITY / VERMILION LSD
Class	456 - PARKING GARAGE/LOTS
Neighborhood	97500 -
Acres	1.0500
Instrument Number	990613718

Value Information:

Market Land Value	\$57,600
Market Building Value	\$12,900
Market Total Value	\$70,500
Market CAUV	\$0
Assessed Land Value	\$20,160
Assessed Building Value	\$4,520
Assessed Total Value	\$24,680
Assessed CAUV	\$0

Full Year Tax Information

Full Year Tax Before Adjustments	\$2,459.12
-State Credit	\$412.80
Subtotal	\$2,046.32
-10% Rollback	\$0.00
-2 1/2% Reduction	\$0.00
-Homestead Credit	\$0.00
Annual Real Estate Tax	\$2,046.32
Current Special Assessments	\$0.00
Delinquent Special Assessments	\$0.00
Unpaid Taxes	\$0.00
Full Year Tax (includes any unpaid taxes & special assessments)	\$2,046.32
Total Taxes Paid to Date	\$1,023.16
Special Assessments (YES/NO)	NO

Tax Disclaimer

Your 2011 taxes were certified on January 9, 2012. The full year tax includes all unpaid taxes and special assessments. Please verify the actual tax amount due through the Lorain County Treasurer's Office at 440-329-5787. Taxes and payments are listed for Tax Year 2011, payable in 2012.

Transfer History - 199900002207

Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
5/7/1999	\$69,000	199900002207	1
Parcel	Grantor	Grantee	

Transfer History - 197606021976

Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
6/2/1976	\$0	197606021976	1
Parcel	Grantor	Grantee	

Parcel Image

