# GENERAL BACKGROUND INFORMATION

*(As available on 11/2014 - subject to change without notice)*

## Investment Real Estate - Strong Lease in Place
## 6550 Pearl Road

**9,395 +/- SF 1st Floor retail & service area**
**3,121 +/- SF 2nd floor office**

**Real Property Located at**
**6550 Pearl Road, Parma Heights, OH 44130**
**Cuyahoga County**

***Materials Presented by:***

## *Ag* REAL ESTATE GROUP, INC.

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

# Ag Real Estate Group, Inc.

## CONSUMER GUIDE TO AGENCY RELATIONSHIPS

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

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

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

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

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

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

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

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

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

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

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

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

**Working With Other Brokerages**

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

**Fair Housing Statement**

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

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

| | |
|---|---|
| Name (Please Print) | Name (Please Print) |
| Signature Date | Signature Date |

# ***REGISTRATION***

## ***6550 Pearl Road***
## ***Parma Heights, OH 44130***

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as *Ag* Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for *Ag* Real Estate Group, Inc., licensed in the State of Ohio.

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

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

_____

Buyer *(print and sign)* Phone # Date

_____

Buyer's Agent - Name and Phone # Date

_____

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

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

The sole purpose of ***The General Background Information*** included herein is to provide ***general and not specific*** information regarding the real property described. The Receiver has operated the property since November, 2014 and therefore has very limited information about the property and its historical operations, including expenses.

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

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

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

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

# GENERAL BACKGROUND INFORMATION

*(Included as of 11/2014)*

- **Market Information**
- **Property Photos**
- **Data Sheet**
- **Proposed Floor Plan & Site Plan**
- **Location Maps**
- **Tax Map**
- **Aerial Photos**
- **Demographics**
- **Traffic Counts**
- **Zoning Use Information**
- **Property Detail Report**

# Market Information

## *Parma Heights*

Parma Heights is a central location just 12 miles south of downtown Cleveland offers exceptional access to the major highways in northeast Ohio, an active rail system, and Cleveland Hopkins International Airport is 5 miles away. Parma Heights is next to Parma. It is part of the Greater Cleveland Metropolitan Area and borders the city of Cleveland. This city has a population of 81,601 as of the 2010 census,[4] making it the seventh largest city in the state of Ohio and the second largest city in Cuyahoga County, behind only Cleveland (396,815).

## *Things to Do Around Parma, OH*

Located nine miles south of Cleveland and Lake Erie, the city of Parma has convenient access to a wide range of activities, from ice skating to a historical farm to water parks. The city's recreation department maintains several facilities and supports programs offering residents and visitors the chance to swim outdoors, watch a summer band concert or play a round of disc golf. Whether you stay within Parma's city limits or venture just beyond to the greater Cleveland area, many activities are available year-round in the area.

### City Parks, Golf Course and Outdoor Pools

The city of Parma (cityofparma-oh.gov) maintains several parks and recreational facilities for both residents and visitors to use. During warm weather months, swim in one of three outdoor pools across the city on Ridgewood Road, Walters Avenue and West Pleasant Valley Road. Veterans Memorial Park, also known as State Road Park, has two sand volleyball courts, a one-mile walking trail, lake fishing and a disc golf course. The city-owned Ridgewood Municipal Golf Course has 18 holes and operates from March through November. For bocce ball or horseshoes, visit Senior Citizens Park near Parma's city hall and bring along a picnic lunch to have in the park's pavilion area.

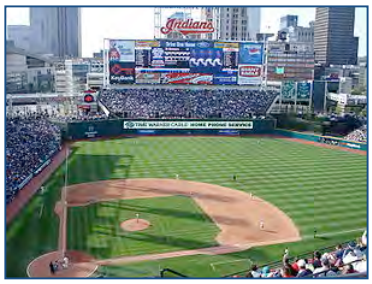
### Cleveland Metroparks Zoo

A three-mile drive north of Parma, the Cleveland Metroparks Zoo (clemetzoo.com) features several sections: Rain Forest, African Savanna, Northern Trek and Australian Adventure. The zoo was established as a park in 1882 on 73 acres and ownership was transferred to Cleveland Metroparks in 1975. Visit the zoo any day except Christmas and New Year's Day to see animals ranging from anteaters to zebras. Botanical gardens also are features throughout the zoo's grounds and parking is free.

### Stearn's Homestead

Tour a 48-acre farm with historic museum houses, animals and a country store at Stearns Homestead (stearnshomestead.com) in Parma. The farm is open to the public on weekends from

May through October and features a variety of regularly scheduled events, such as sheep shearing and a farmers' market. Tour guides are available at the farm's two museums, but most of the property is open for visitors to tour on their own. Animals at the farm include rabbits, ducks, hens and roosters, turkeys, sheep, potbellied pigs, goats and miniature horses.



## *Downtown Cleveland Highlights*

The **Rock and Roll Hall of Fame and Museum** is a museum located on the shore of Lake Erie in downtown Cleveland, Ohio, United States. It is dedicated to archiving the history of some of the best-known and most influential artists, producers, engineers and others who have, in some major way, influenced the music industry through the genre of rock music. The museum is part of the city's redeveloped North Coast Harbor.

**PlayhouseSquare**, the Cleveland Theater District in downtown Cleveland, Ohio, is the second largest theater complex in the United States, behind only New York City's Lincoln Center. Constructed in a span of 19 months in the early 1920s, the theaters were subsequently closed down, but were revived through a grassroots effort. Their renovation and reopening helped usher in a new era of downtown revitalization in Cleveland, and was called "one of the top ten successes in Cleveland history."

**Progressive Field** is a Major League baseball park located in downtown Cleveland, Ohio. It is the home field of the Cleveland Indians professional baseball team, and together with Quicken Loans Arena, it is part of the Gateway Sports and Entertainment Complex. It was ranked as Major League Baseball's best ballpark in a 2008 *Sports Illustrated* fan opinion poll.

The **Great Lakes Science Center** is a museum and educational facility in downtown Cleveland, Ohio, United States. The center's exhibits focus on helping visitors to understand science, technology, and their interdependence with the environment. Many of the exhibits document the features of the natural environment in the Great Lakes region of the United States. The facility includes signature (permanent) and traveling exhibits, meeting space, a restaurant, and an Omnimax theater.

The **Greater Cleveland Aquarium** is an aquarium in Cleveland, Ohio. Occupying the historic FirstEnergy Powerhouse building located on the west bank of the Cuyahoga river in the city's Flats district, the aquarium which opened in January of 2012 consists of approximately 70,000 square feet of exhibition space and features exhibits representing both local and exotic species of fish. The facility is the only free standing aquarium in the state of Ohio and ends a 26-year period that the city has been without a public aquarium.

**Horseshoe Casino Cleveland** is a casino located in downtown Cleveland, Ohio. It opened on May 14, 2012 as the first casino in the state of Ohio.

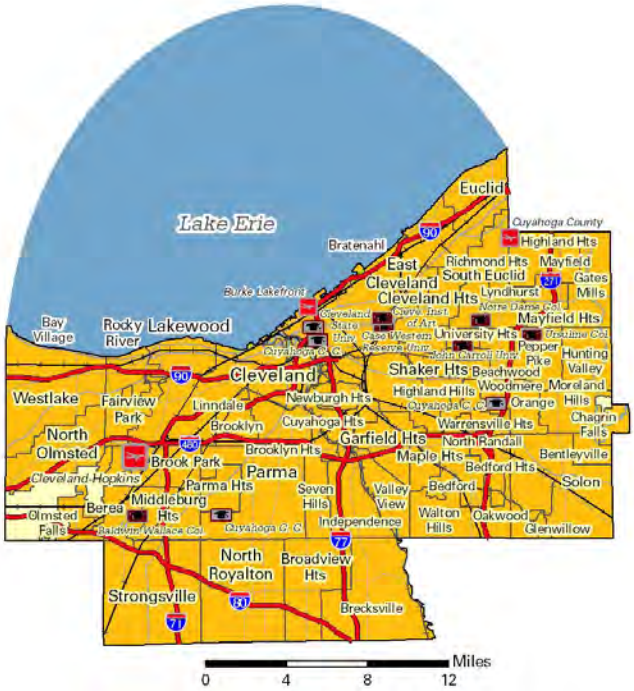
***The above content was found on: http://en.wikipedia.org, www.freshwatercleveland.com, http://traveltips.usatoday.com, http://golf-courses.findthebest.com,***

# Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning

## Cuyahoga County

**Established:** Act - June 7, 1807
**2013 Population:** 1,263,154
**Land Area:** 458.3 square miles
**County Seat:** Cleveland City
**Named for:** Native American word meaning "crooked"




### Taxes

| | |
|---|---|
| Taxable value of real property | $26,827,430,860 |
| Residential | $18,476,921,710 |
| Agriculture | $8,393,310 |
| Industrial | $1,185,049,860 |
| Commercial | $7,150,552,210 |
| Mineral | $6,513,770 |
| Ohio income tax liability | $998,537,672 |
| Average per return | $1,752.19 |

### Land Use/Land Cover

| | Percent |
|---|---|
| Urban (Residential/Commercial/Industrial/ Transportation and Urban Grasses) | 66.85% |
| Cropland | 0.99% |
| Pasture | 0.03% |
| Forest | 30.95% |
| Open Water | 0.65% |
| Wetlands (Wooded/Herbaceous) | 0.37% |
| Bare/Mines | 0.17% |

### Largest Places

| | Est. 2013 | Census 2010 |
|---|---|---|
| Cleveland city | 390,113 | 396,815 |
| Parma city | 80,429 | 81,601 |
| Lakewood city | 51,143 | 52,131 |
| Euclid city | 48,139 | 48,920 |
| Cleveland Heights city | 45,394 | 46,121 |
| Strongsville city | 44,730 | 44,750 |
| Westlake city | 32,471 | 32,729 |
| North Olmsted city | 32,292 | 32,718 |
| North Royalton city | 30,367 | 30,444 |
| Garfield Heights city | 28,378 | 28,849 |

UB: Unincorporated balance.

### Total Population

**Census**

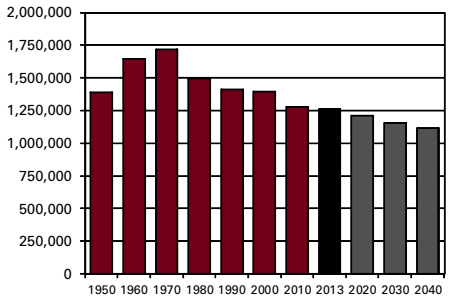
| | | | |
|---|---|---|---|
| 1800 | | 1910 | 637,425 |
| 1810 | 1,459 | 1920 | 943,495 |
| 1820 | 6,328 | 1930 | 1,201,455 |
| 1830 | 10,373 | 1940 | 1,217,250 |
| 1840 | 26,506 | 1950 | 1,389,532 |
| 1850 | 48,099 | 1960 | 1,647,895 |
| 1860 | 78,033 | 1970 | 1,721,300 |
| 1870 | 132,010 | 1980 | 1,498,400 |
| 1880 | 196,943 | 1990 | 1,412,140 |
| 1890 | 309,970 | 2000 | 1,393,978 |
| 1900 | 439,120 | 2010 | 1,280,122 |

**Estimated**

| | |
|---|---|
| 2011 | 1,270,098 |
| 2012 | 1,266,049 |
| 2013 | 1,263,154 |

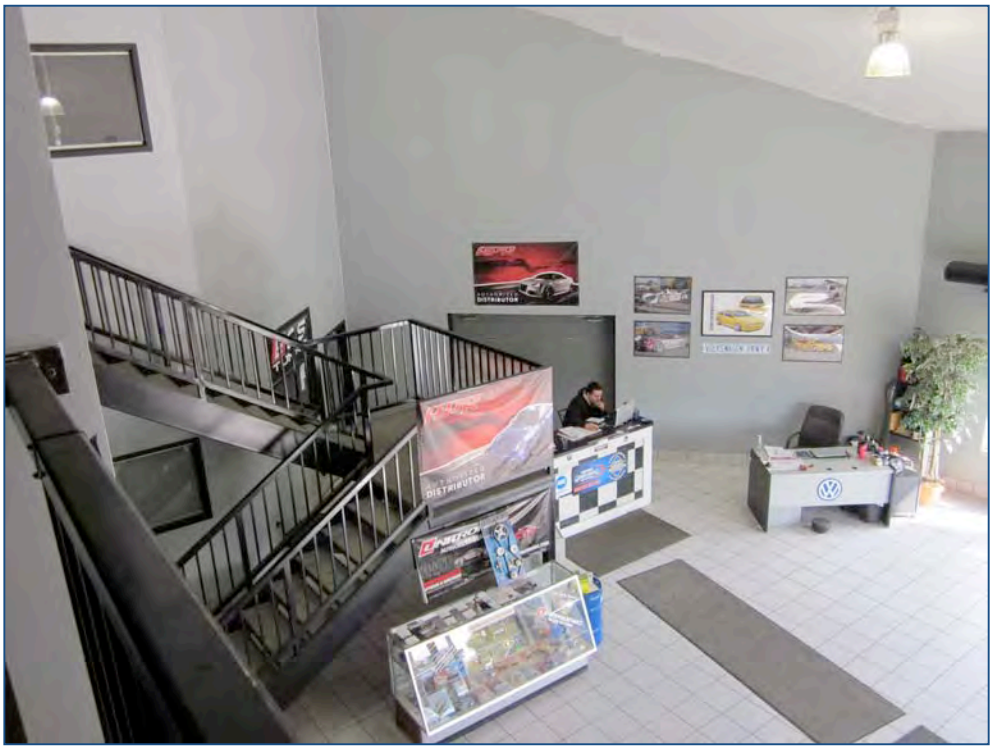
**Projected**

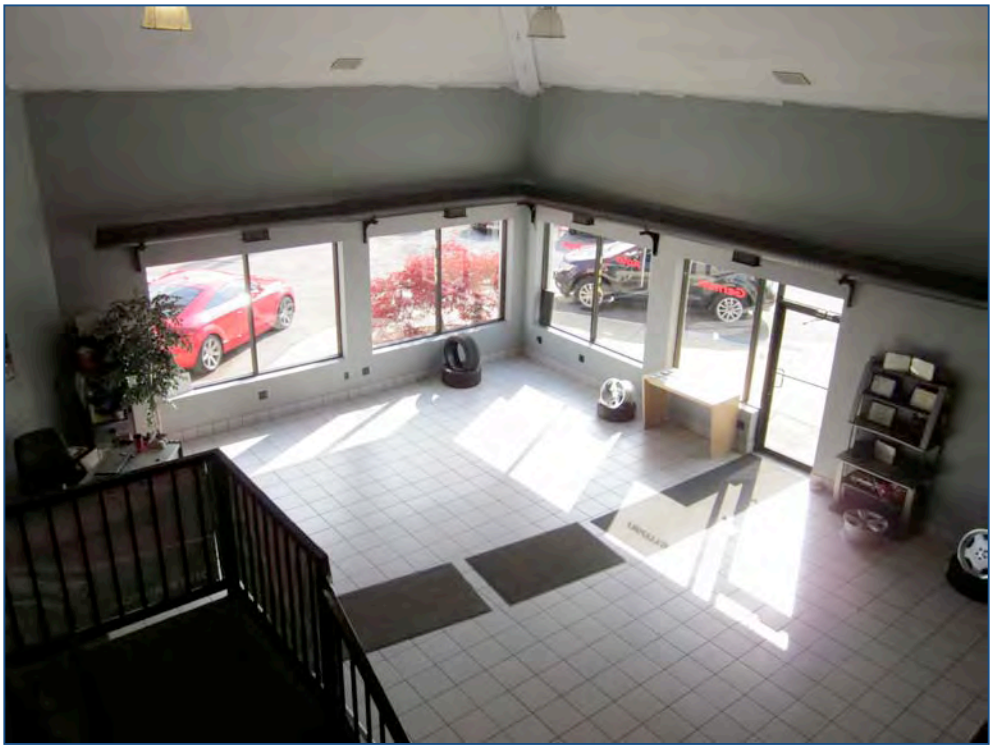
| | |
|---|---|
| 2020 | 1,209,550 |
| 2030 | 1,154,210 |
| 2040 | 1,113,950 |



## Property Photos

## Property Photos





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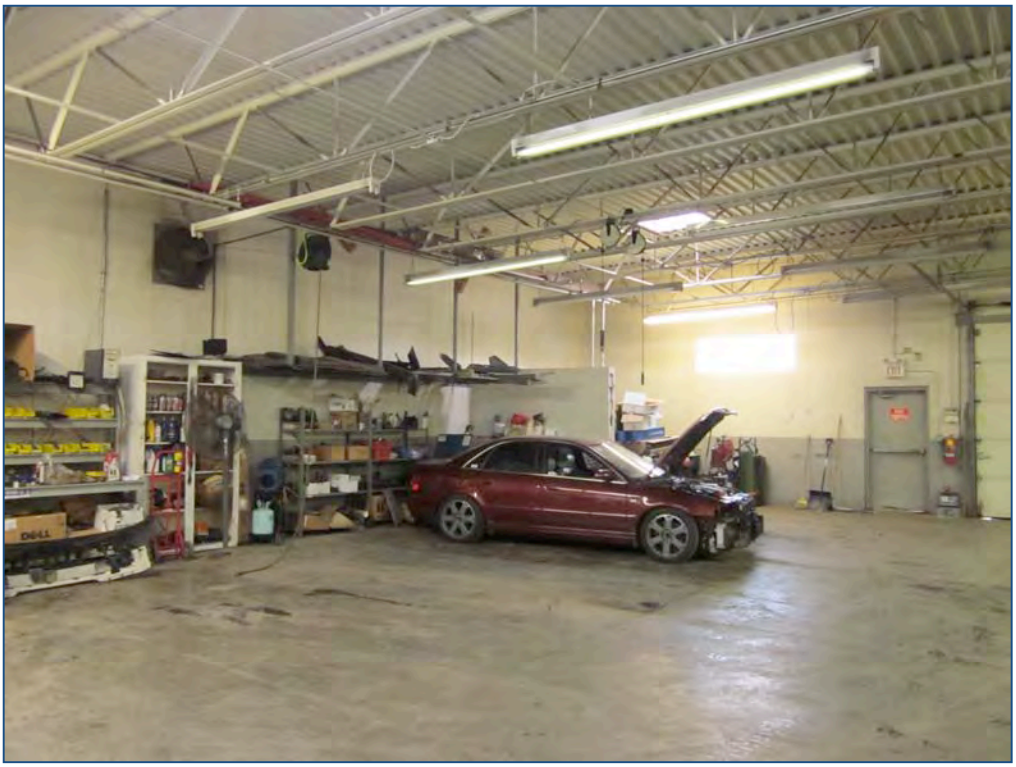

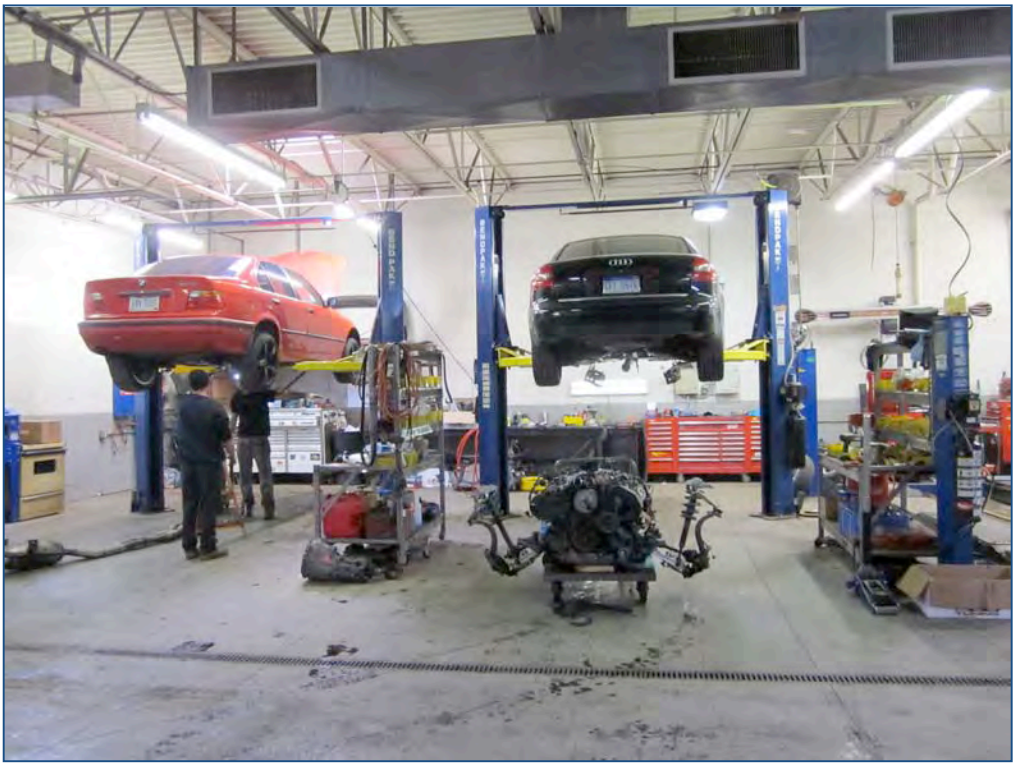

# Data Sheet

**6550 Pearl Road**
**Parma Heights, OH 44130**

## The Property

| | |
|---|---|
| Address: | 6550 Pear Road, Parma Heights, OH 44130 |
| Zoning: | C – Commercial District |
| Lot Size: | 0.63 acres +/- |
| Parcel Numbers: | 473-17-025, 473-17-026, 473-17-027 & 473-17-028 |

## Building

| | |
|---|---|
| Number of Buildings: | 1 |
| Number of Stories: | 2 |
| Year Built: | circa 1992 |
| Garage/Overhead Doors: | 1 |
| Service / Lift Area: | Bottom of Joist 11' 9" – 13' 1" AFF (varies) |
| Surface Parking: | 31 spaces +/- |
| Building Square Footage: | 9,395 SF +/- 1st Floor (includes retail & service areas)<br>3,121 SF +/- 2nd Floor Office<br>12,516 SF +/- Total - to be field verified by potential purchaser<br>(County Auditor lists 7,500 SF) |

## Construction

| | |
|---|---|
| Exterior Wall: | Brick/Block w/ partial stucco façade |
| Roof: | Varies |

## Utilities

| | |
|---|---|
| Water: | Municipal |
| Sewer: | Municipal |
| Electric: | Illuminating Company |
| Gas: | Dominion |

## HVAC

| | |
|---|---|
| HVAC: | Combination of rooftop, hanging units & split systems<br>Condition of HVAC equipment is unknown |

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

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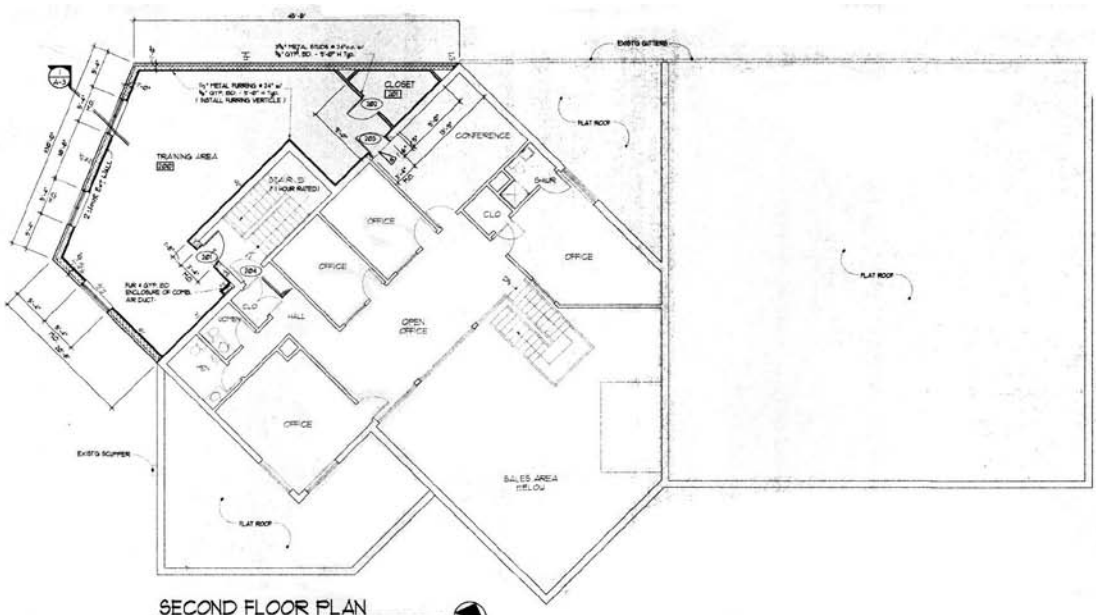
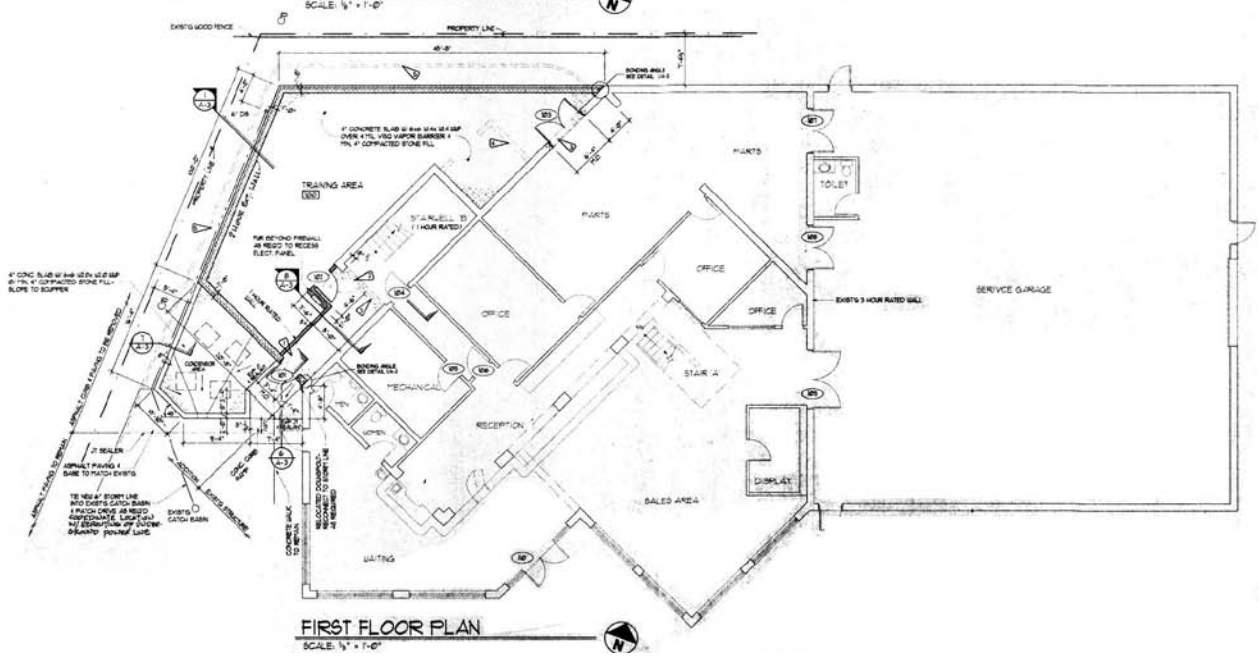
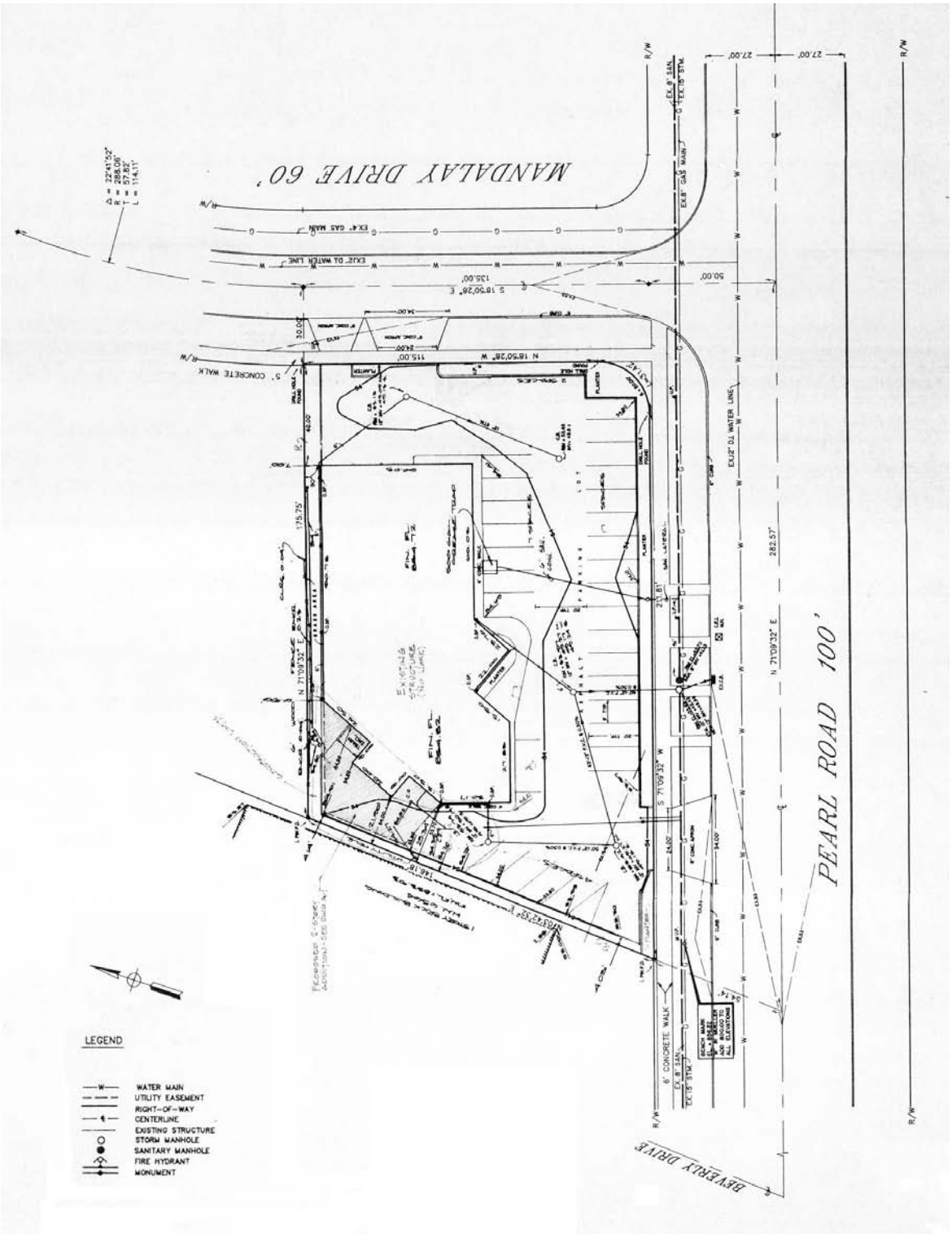
# Proposed Floor Plan




**Plan details have not been verified. Actual field conditions may vary from plan SIGNIFICANTLY. Interested parties are encouraged to field measure/verify all data.*

## Site Plan

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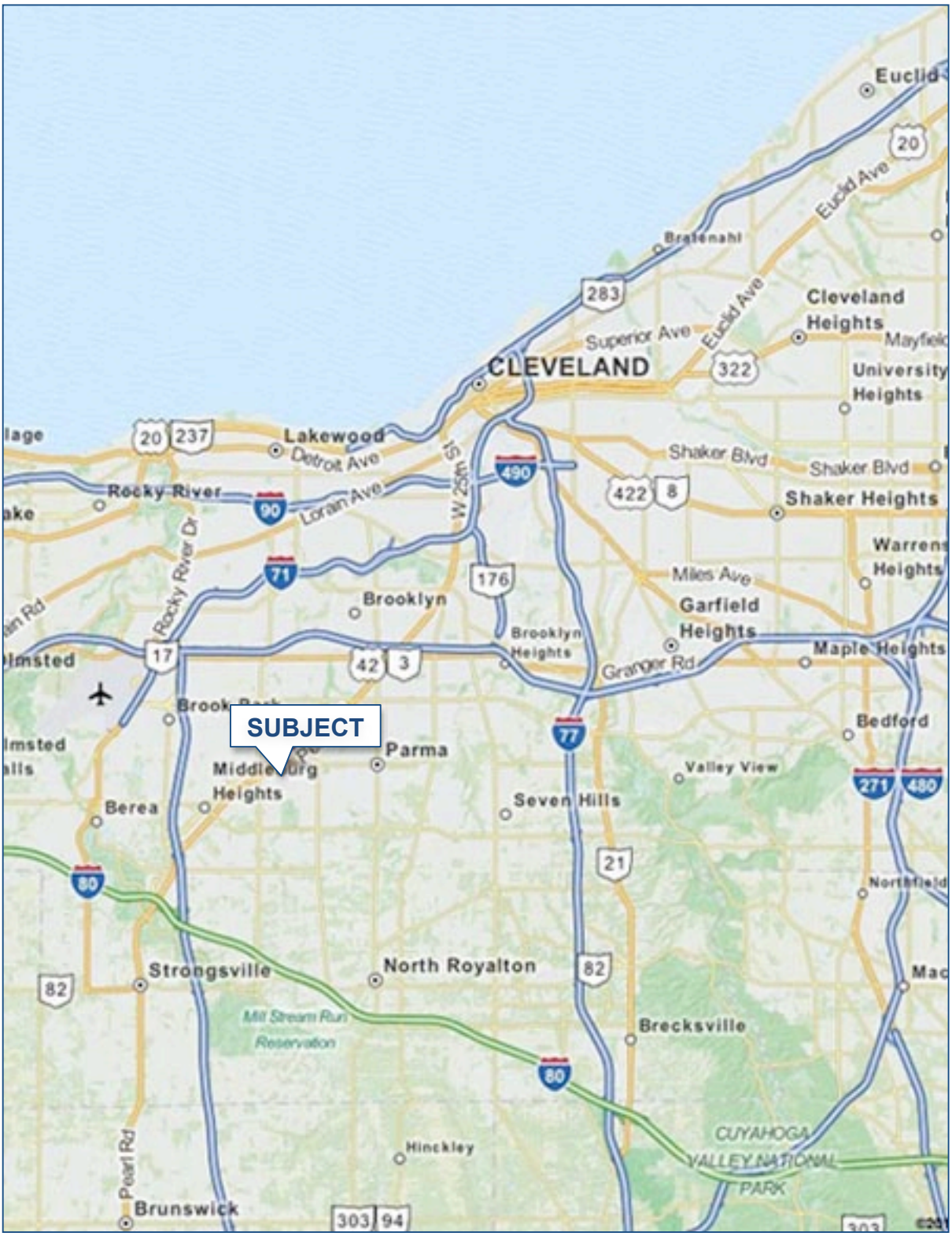
## Location Map

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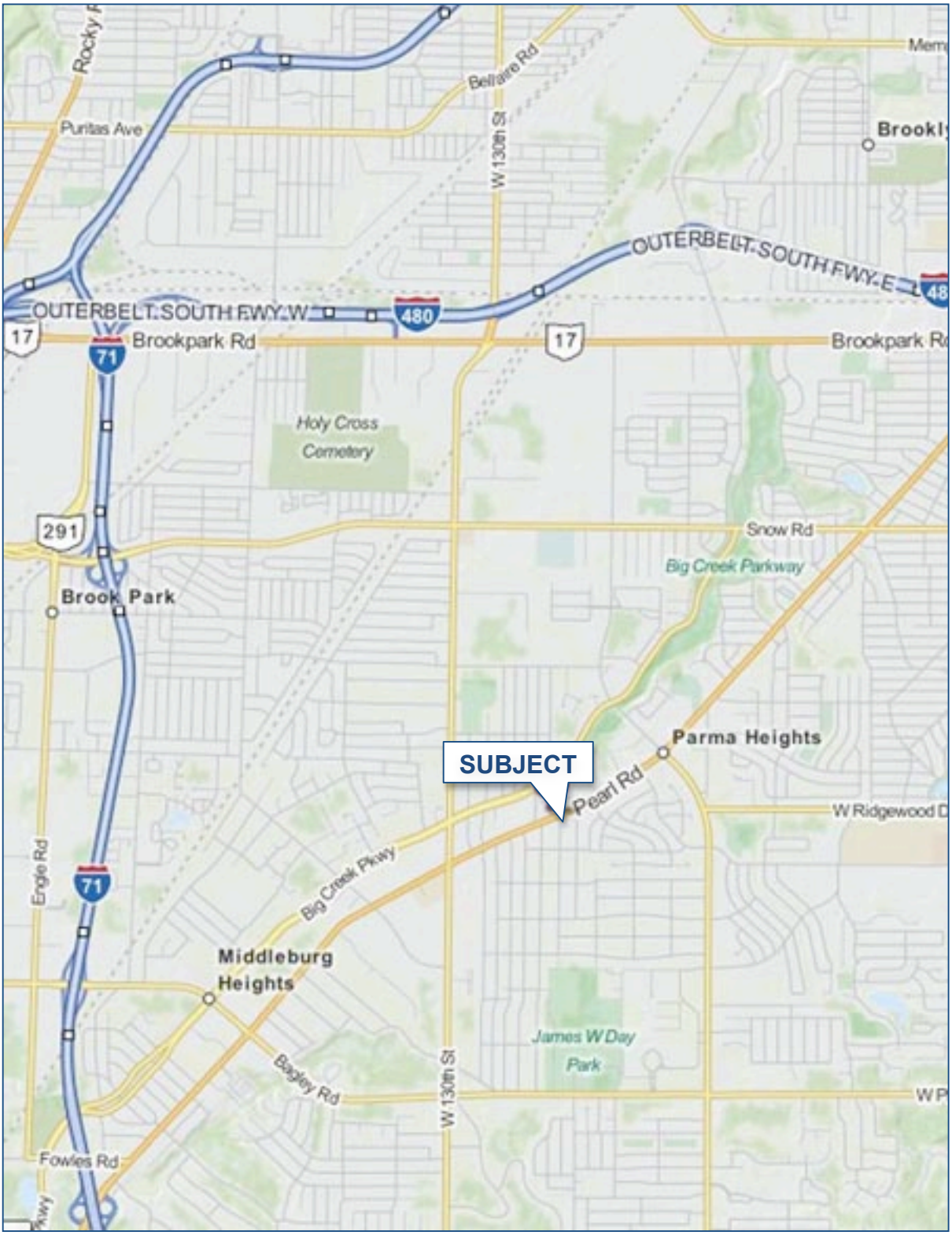

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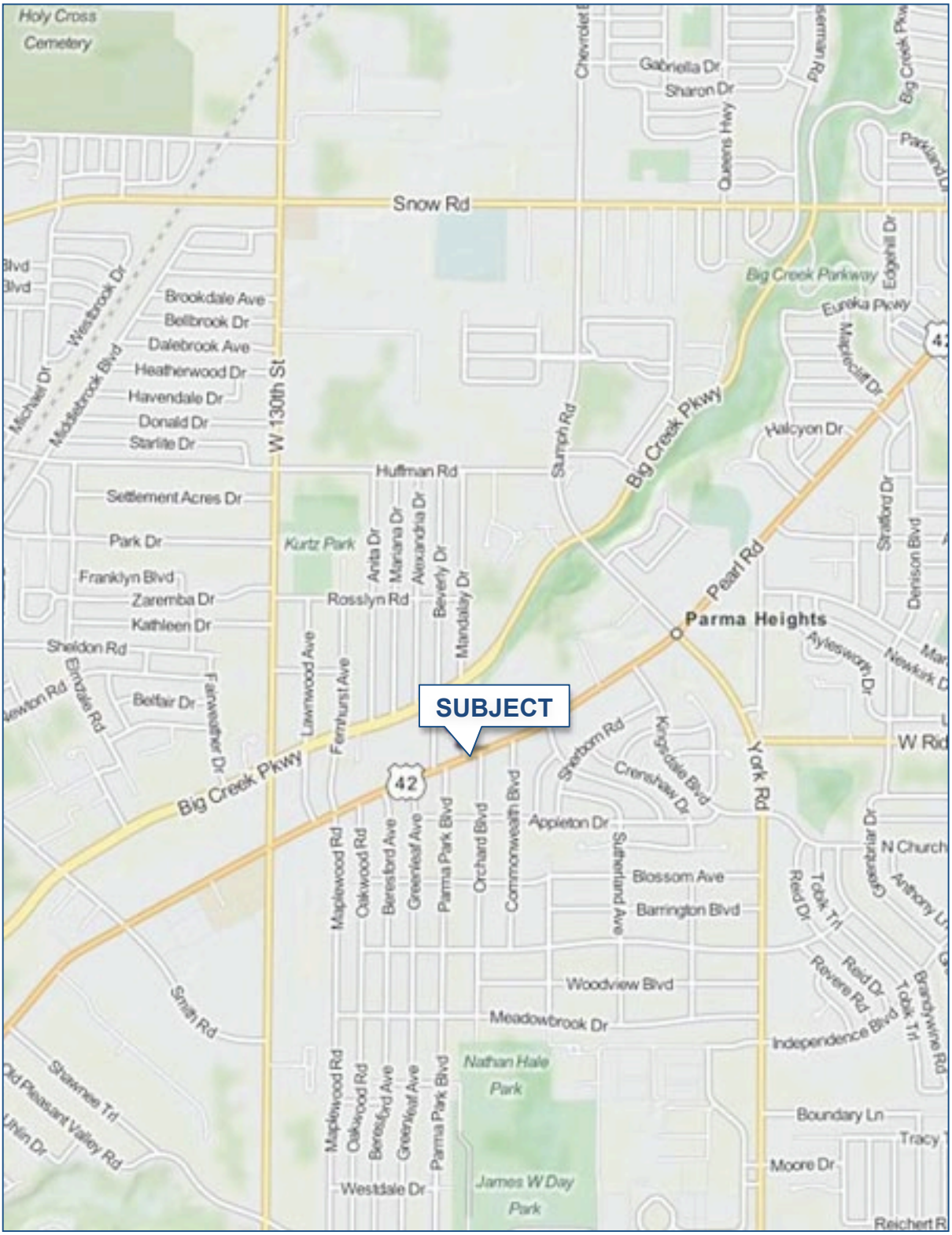


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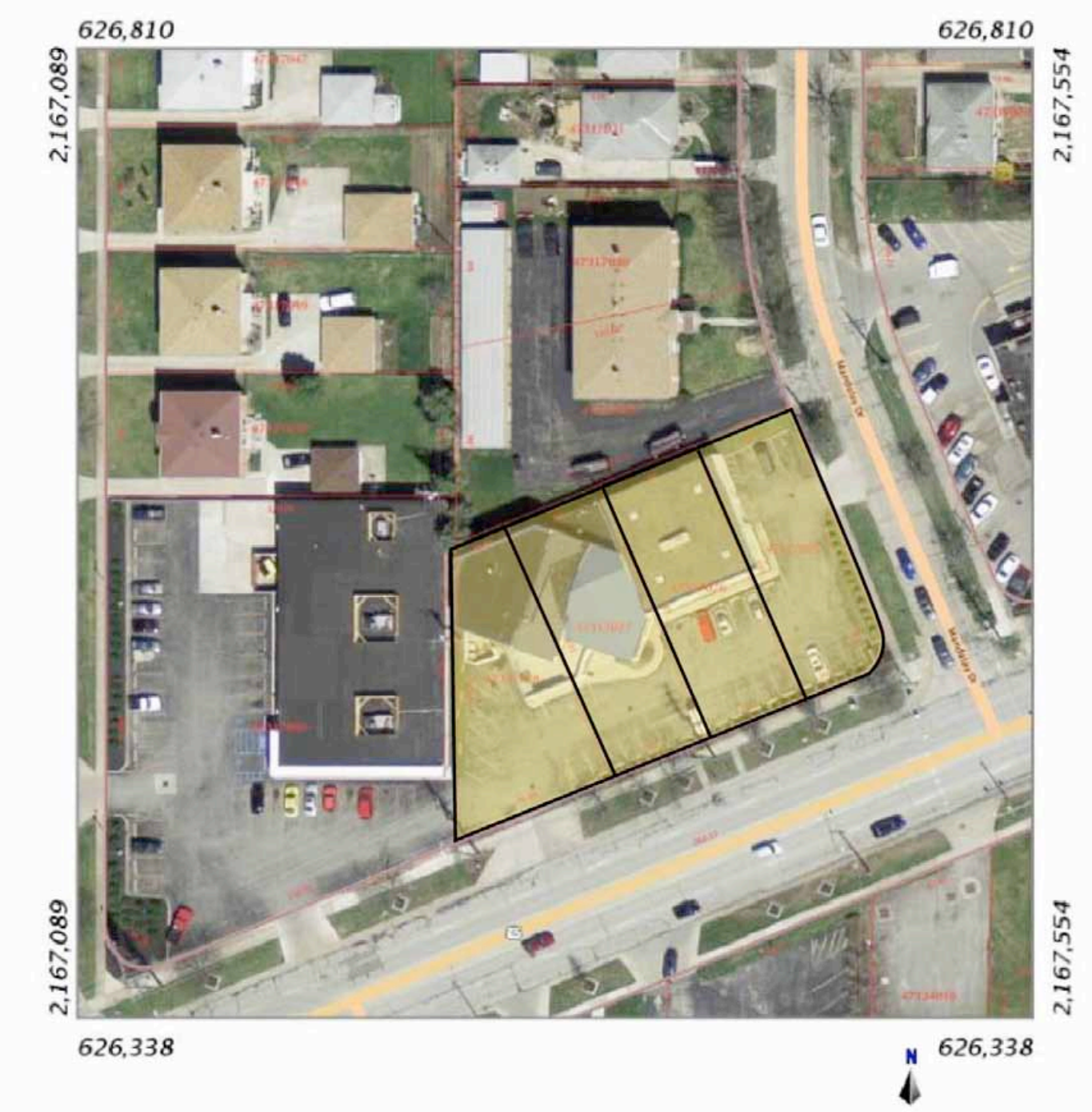
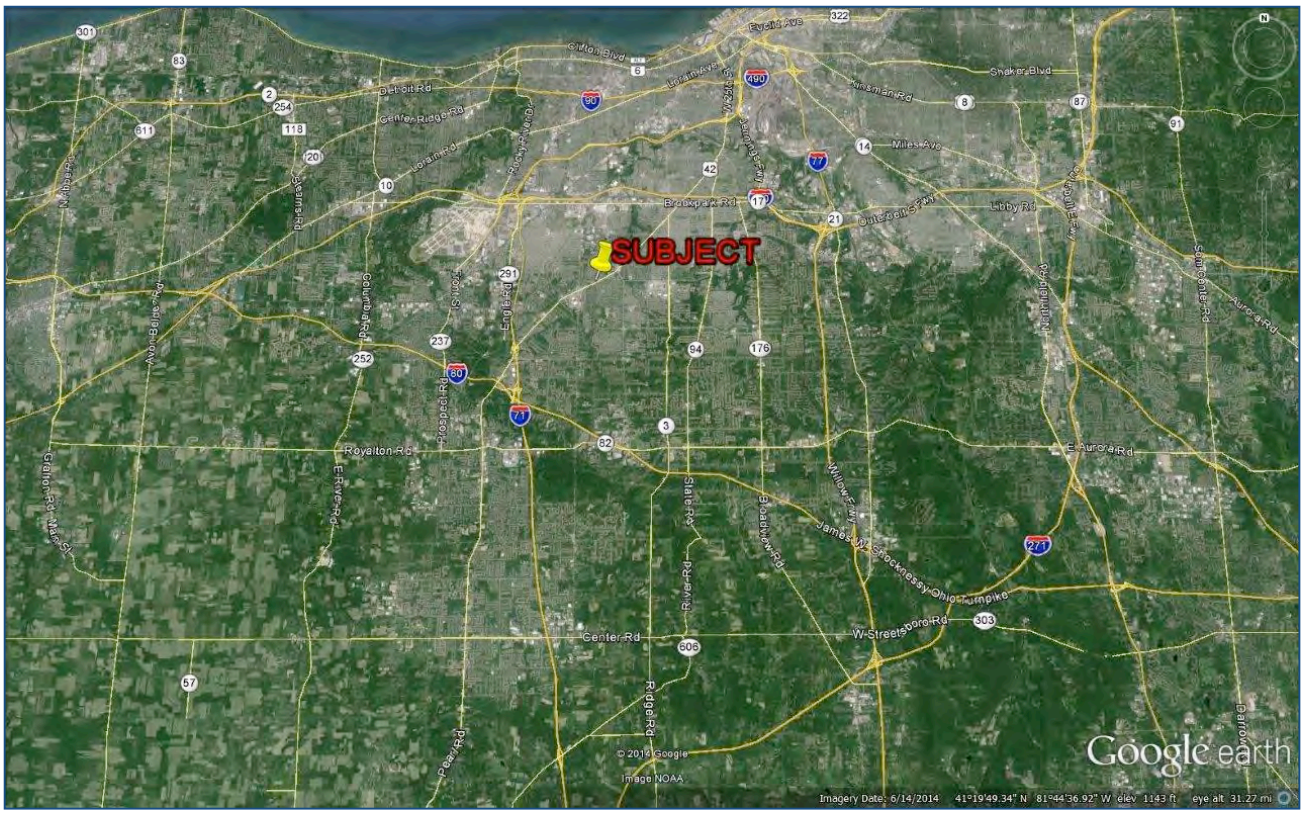
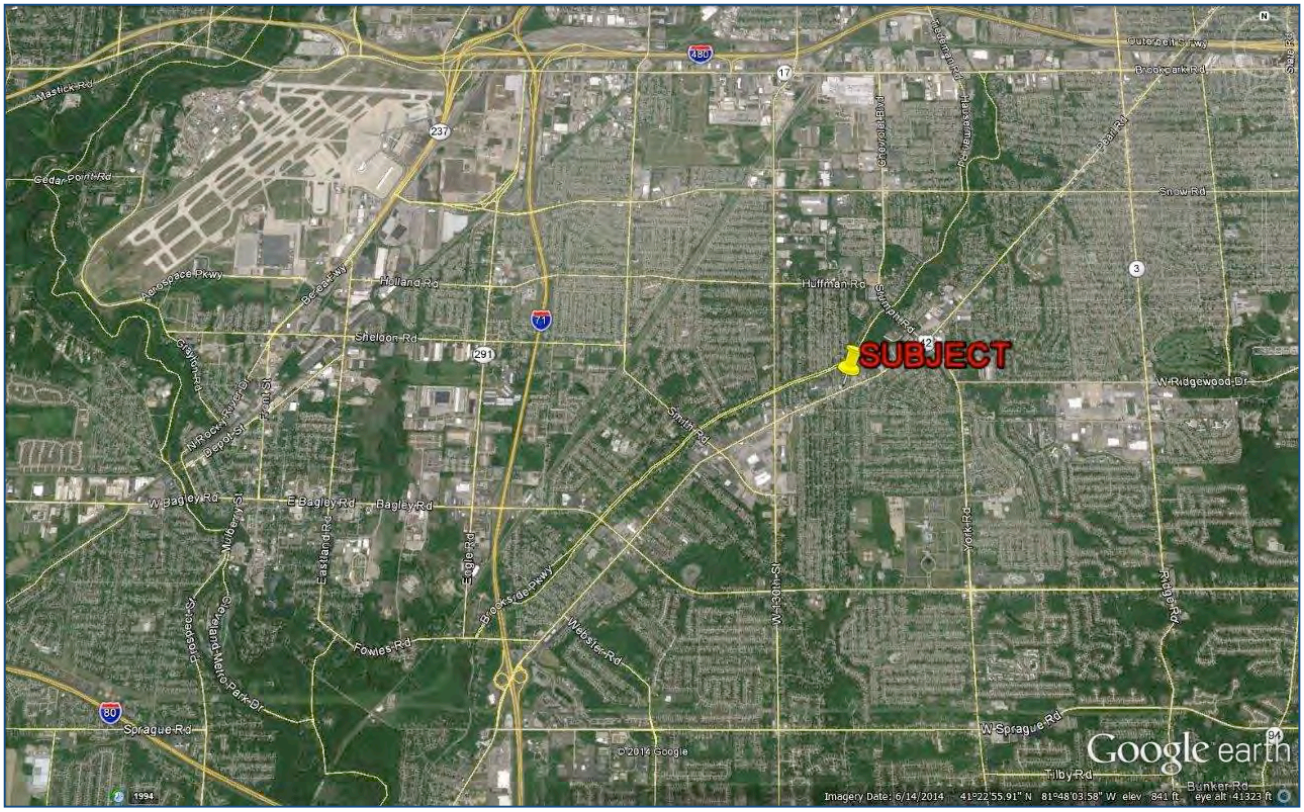
## Tax Map




**Lines shown are approximate and are to be verified by survey.*

# Aerial Photos



# Aerial Photos

# Demographics

## Demographic Summary Report

### Auto Accents

**6550 Pearl Rd, Parma Heights, OH 44130**

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **12,500 SF**
Year Built: **1992**

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| Population | | | | | | |
| 2019 Projection | 12,134 | | 95,618 | | 240,262 | |
| 2014 Estimate | 12,326 | | 96,963 | | 243,924 | |
| 2010 Census | 12,575 | | 98,464 | | 248,527 | |
| Growth 2014 - 2019 | -1.56% | | -1.39% | | -1.50% | |
| Growth 2010 - 2014 | -1.98% | | -1.52% | | -1.85% | |
| **2014 Population by Hispanic Origin** | 429 | | 3,747 | | 15,426 | |
| **2014 Population By Race** | 12,326 | | 96,963 | | 243,924 | |
| White | 11,511 | 93.39% | 89,865 | 92.68% | 218,308 | 89.50% |
| Black | 273 | 2.21% | 2,674 | 2.76% | 14,150 | 5.80% |
| Am. Indian & Alaskan | 29 | 0.24% | 194 | 0.20% | 682 | 0.28% |
| Asian | 328 | 2.66% | 2,714 | 2.80% | 6,257 | 2.57% |
| Hawaiian & Pacific Island | 8 | 0.06% | 41 | 0.04% | 131 | 0.05% |
| Other | 177 | 1.44% | 1,475 | 1.52% | 4,395 | 1.80% |
| **Households** | | | | | | |
| 2019 Projection | 5,270 | | 41,388 | | 102,721 | |
| 2014 Estimate | 5,359 | | 41,984 | | 104,329 | |
| 2010 Census | 5,468 | | 42,618 | | 106,281 | |
| Growth 2014 - 2019 | -1.66% | | -1.42% | | -1.54% | |
| Growth 2010 - 2014 | -0.34% | | -0.45% | | 0.51% | |
| Owner Occupied | 3,717 | 69.36% | 29,214 | 69.58% | 72,119 | 69.13% |
| Renter Occupied | 1,641 | 30.62% | 12,771 | 30.42% | 32,210 | 30.87% |
| **2014 Households by HH Income** | 5,357 | | 41,985 | | 104,329 | |
| Income: <$25,000 | 1,277 | 23.84% | 10,374 | 24.71% | 26,817 | 25.70% |
| Income: $25,000 - $50,000 | 1,541 | 28.77% | 11,566 | 27.55% | 29,410 | 28.19% |
| Income: $50,000 - $75,000 | 1,066 | 19.90% | 8,572 | 20.42% | 20,940 | 20.07% |
| Income: $75,000 - $100,000 | 697 | 13.01% | 5,381 | 12.82% | 12,879 | 12.34% |
| Income: $100,000 - $125,000 | 448 | 8.36% | 3,419 | 8.14% | 7,339 | 7.03% |
| Income: $125,000 - $150,000 | 191 | 3.57% | 1,343 | 3.20% | 3,375 | 3.23% |
| Income: $150,000 - $200,000 | 76 | 1.42% | 833 | 1.98% | 2,119 | 2.03% |
| Income: $200,000+ | 61 | 1.14% | 497 | 1.18% | 1,450 | 1.39% |
| **2014 Avg Household Income** | $58,177 | | $58,563 | | $57,682 | |
| **2014 Med Household Income** | $47,578 | | $47,631 | | $46,152 | |

The information included herein has been secured from sources that are usually reliable; however the accuracy of the information has not been verified by the broker and their agents, employees or consultants.
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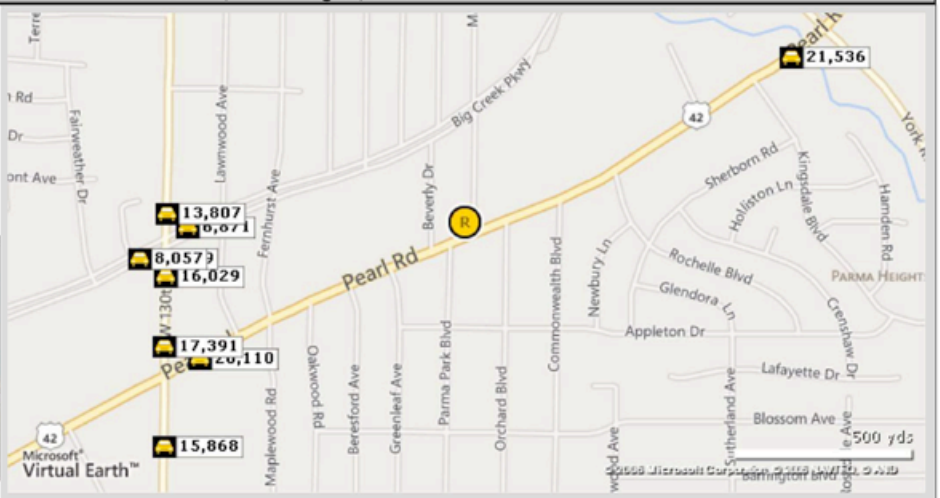
# Traffic Counts

**Traffic Count Report**

## Auto Accents

**6550 Pearl Rd, Parma Heights, OH 44130**

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **12,500 SF**
Year Built: **1992**




| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---|---|---|---|---|---|---|---|
| 1 | Big Creek Pky | W 130th St | 0.04 SW | 2011 | 7,366 | MPSI | .45 |
| 2 | Big Creek Pkwy | W 130th St | 0.04 SW | 2012 | 6,871 | MPSI | .45 |
| 3 | Pearl Rd | W 130th St | 0.06 SW | 2012 | 20,110 | MPSI | .48 |
| 4 | W 130th St | Big Creek Pkwy | 0.04 S | 2012 | 13,807 | MPSI | .48 |
| 5 | W 130th St | Big Creek Pkwy | 0.05 N | 2012 | 16,029 | MPSI | .49 |
| 6 | W 130th St | Pearl Rd | 0.05 S | 2012 | 17,391 | MPSI | .53 |
| 7 | Big Creek Pky | Scenic Park Oval | 0.01 SW | 2011 | 10,609 | MPSI | .53 |
| 8 | Big Creek Pkwy | Scenic Park Oval | 0.01 SW | 2012 | 8,057 | MPSI | .53 |
| 9 | Pearl Rd | Stumph Rd | 0.07 NE | 2012 | 21,536 | MPSI | .59 |
| 10 | W 130th St | Pearl Rd | 0.11 N | 2012 | 15,868 | MPSI | .61 |

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Page 1

# Zoning Use Information

CHAPTER 1181
Class C Districts

1181.01 Permitted uses.
1181.02 Rear yards.
1181.03 Setback line.
1181.04 Brick facing.

CROSS REFERENCES
Districts and Zone Map - see P. & Z. 1161.01 et seq.
Class A Districts - see P. & Z. 1171.01 et seq.
Class B Districts - see P. & Z. 1177.01 et seq.
Masonry requirements - see BLDG. 1369.02

---

1181.01 PERMITTED USES.

Within any Class C District, no building, structure or premises shall be used or arranged or designed to be used except for one or more of the following uses:

(a) Any principal use or accessory use permitted in Class A and A-1 Districts under the same regulations and restrictions that are applicable to it in Class A and A-1 Districts;

(b) Any principal use or accessory use permitted in Class B Districts under the same regulations and restrictions that are applicable to it in Class B Districts;

(c) Any principal use or accessory use permitted in Class B-1 Districts under the same regulations and restrictions that are applicable to it in Class B-1 Districts;

(d) Any commercial business not injurious to adjacent premises or its occupants thereof by reason of the emission of dust, fumes, smoke, odor, noise, vibration or danger to life, property, safety or health;

(e) Accessory uses customarily incident to the foregoing permitted use, provided, however, that no building, structure or premises shall be used, arranged or designed to be used for any of the following or similar purposes:

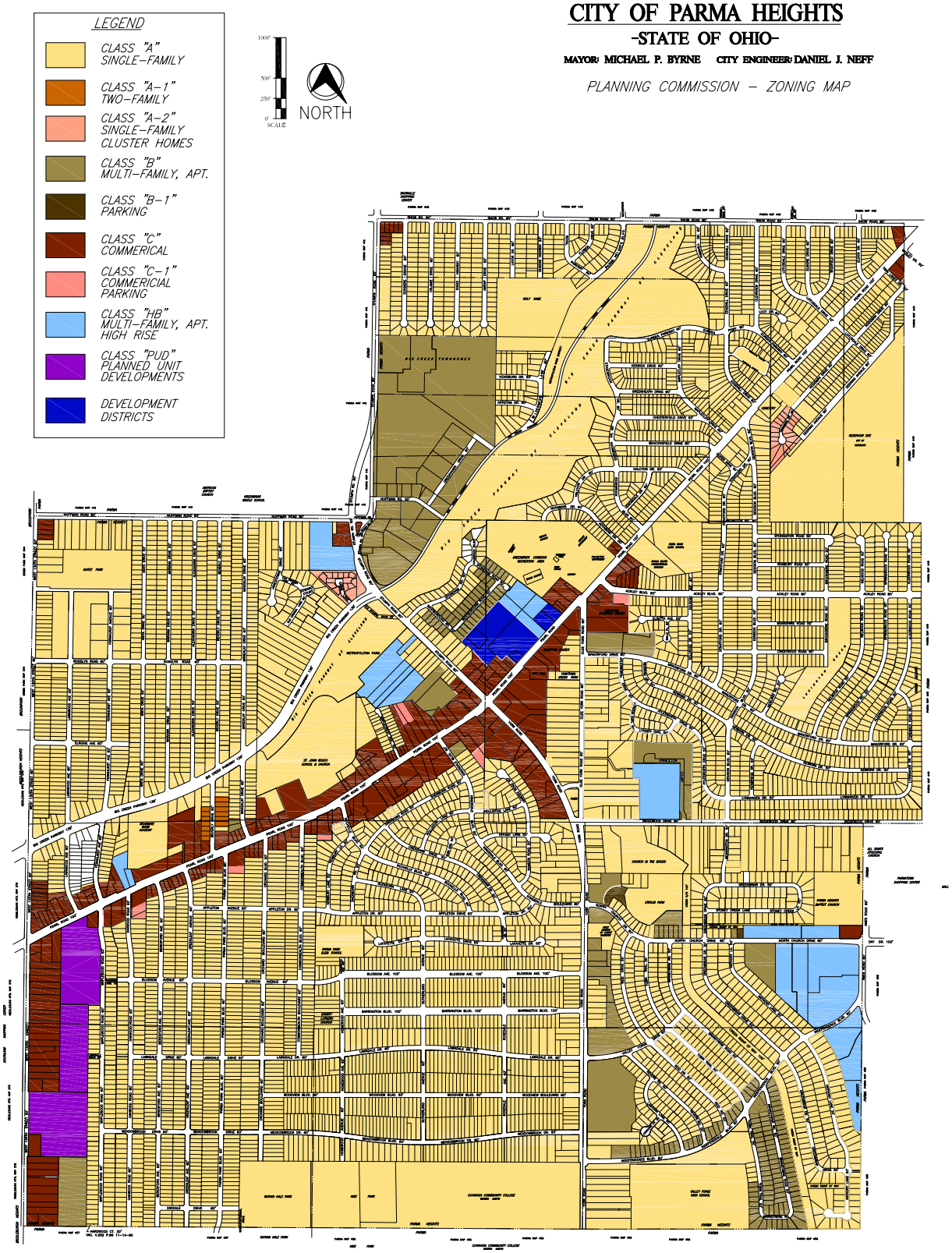
(1) Manufacturing;
(2) Used car lots or junk yards;
(3) Plants for the reduction of garbage, dead animals or similar materials;
(4) Lumber, coal or building supply yards;
(5) Trailer parks;
(6) No signboards or billboards except those indicating the operator or business being conducted upon the premises or instructions for parking on the premises, except for temporary signs otherwise provided for in the Codified Ordinances of the City, shall be permitted. Signboards and billboards permitted under this subparagraph must receive the approval of the Planning Commission before they are erected or installed.
(7) Any other use not granted either actual or implied in this Zoning Code.

(f) Uses permitted in any Class C District will be subject to the following limitations:

(1) No goods shall be displayed in front of the setback line.
(2) No business shall be conducted in other than permanent buildings; open-air outside markets and other similar businesses are specifically prohibited.

Whenever Class C land is used for a Class A, Class A-1 or Class B use, the structures erected thereon shall meet all requirements of the Building Code insofar as the same are applicable and are higher standards than those applicable to Class A, Class A-1 and Class B structures. (Ord. 1975-27. Passed 3-24-75.)

# 6550 Pearl Road





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# Property Detail Report

## 6550 Pearl Rd, Cleveland, OH 44130-3806, Cuyahoga County

### Multiple Building Property Summary

| N/A | 7,500 | 27,434 | N/A |
|---|---|---|---|
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| N/A | 1992 | AUTO REPAIR | N/A |
| Baths | Yr Built | Type | Sale Date |

Expired Listing

### Owner Information

| | | | |
|---|---|---|---|
| Owner Name: | **The Accent Group Inc** | Tax Billing Zip: | **44130** |
| Tax Billing Address: | **6550 Pearl Rd** | Tax Billing Zip+4: | **3806** |
| Tax Billing City & State: | **Cleveland, OH** | Owner Occupied: | **Yes** |

### Location Information

| | | | |
|---|---|---|---|
| School District Name: | **Parma City** | Zoning: | **C** |
| Subdivision: | **Mandalay** | Old Map: | **473-17** |
| Zip Code: | **44130** | Map Page/Grid: | **2882-A5** |
| Carrier Route: | **C036** | Waterfront Influence: | **Corner** |
| Census Tract: | **1781.01** | Township: | **Parma Heights** |

### Tax Information

| | | | |
|---|---|---|---|
| Tax ID: | **473-17-025** | Tax Appraisal Area: | **260** |
| % Improved: | **46%** | Lot Number: | **1-4** |
| Tax Area: | **260** | | |
| Legal Description: | **ELY O/L 6 MANDALAY S/L 1 TO 4 ALL 47317025 TO47317028** | | |
| Annual Tax: | **$9,520** | | |

### Assessment & Tax

| **Assessment Year** | 2013 | 2012 | 2011 |
|---|---|---|---|
| **Assessed Value - Total** | $106,260 | $106,260 | $105,000 |
| **Assessed Value - Land** | $57,610 | $57,610 | $57,610 |
| **Assessed Value - Improved** | $48,650 | $48,650 | $47,390 |
| **YOY Assessed Change ($)** | $0 | $1,260 | |
| **YOY Assessed Change (%)** | 0% | 1.2% | |
| **Market Value - Total** | $303,600 | $303,600 | $300,000 |
| **Market Value - Land** | $164,600 | $164,600 | $164,600 |
| **Market Value - Improved** | $139,000 | $139,000 | $135,400 |

| **Tax Year** | **Total Tax** | **Change ($)** | **Change (%)** |
|---|---|---|---|
| 2011 | $8,645 | | |
| 2012 | $9,054 | $410 | 4.74% |
| 2013 | $9,520 | $465 | 5.14% |

### Characteristics

| | | | |
|---|---|---|---|
| Universal Land Use: | **Auto Repair** | Cooling Type: | **Central** |
| County Land Use: | **Auto Repair Garage** | Heat Type: | **Forced Air** |
| Lot Frontage: | **227.5** | Fuel Type: | **Gas** |
| Lot Area: | **27,434** | Garage Type: | **Garage** |
| Lot Acres: | **0.6298** | Roof Type: | **Flat** |

**Courtesy of Eric Zimmerman, NORTHEASTERN OHIO REAL ESTATE EXCHANGE**

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**Property Detail**

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# 6550 Pearl Road

| | | | |
|---|---|---|---|
| Building Sq Ft: | **7,500** | Roof Frame: | **Metal** |
| Gross Area: | **Tax: 7,500 MLS: 12,000** | Roof Shape: | **Flat** |
| Total Adj Bldg Area: | **7,500** | Exterior: | **Concrete Stucco** |
| Stories: | **1** | Foundation: | **Concrete** |
| Condition: | **Average** | Year Built: | **1992** |
| Bath Fixtures: | **7** | Effective Year Built: | **1995** |
| Water: | **Public** | Topography: | **Flat/Level** |
| Sewer: | **Public Service** | Electric Service Type: | **Type Unknown** |

## Features

| Building Description | Building Size |
|---|---|
| Retail-Store | 3,900 |

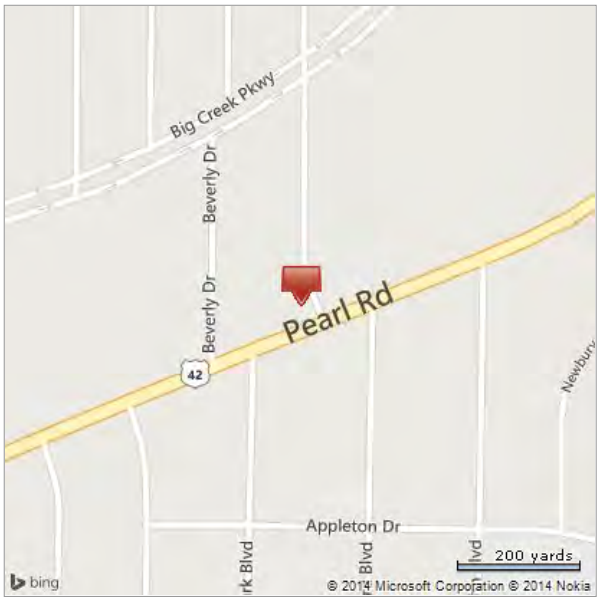
## Last Market Sale & Sales History

| | | | |
|---|---|---|---|
| **Recording Date** | | 08/02/1991 | 11/12/1985 |
| **Settle Date** | 08/02/1991 | | 11/12/1985 |
| **Sale Price** | $250,000 | $250,000 | $180,000 |
| **Buyer Name** | The Accent Group Inc | Accents The A | Kubicek Louis F & Muriel |
| **Seller Name** | Kubicek Louis F & Muriel | Kubicek Louis F | Sun Oil Co |
| **Document Number** | 14863-53 | | |
| **Document Type** | Warranty Deed | Grant Deed | Grant Deed |

## Mortgage History

| | | | | |
|---|---|---|---|---|
| **Mortgage Date** | 05/23/2008 | 07/12/2001 | 08/02/1991 | 11/12/1985 |
| **Mortgage Amount** | $620,000 | $672,000 | $125,000 | $125,000 |
| **Mortgage Lender** | National Cty Bk | Firstar Bk | American Nat'l Bk | Broadview S&L |
| **Mortgage Code** | Conventional | Conventional | Conventional | Conventional |
| **Borrower Name** | Accent Group Inc | Accent Group Inc | Accents The A | Kubicek Louis F |
| **Borrower Name 2** | | | | Kubicek Muriel |

## Property Map




*Lot Dimensions are Estimated

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## Building 1 of 2

### Characteristics

| | | | |
|---|---|---|---|
| Universal Land Use: | **Auto Repair** | Cooling Type: | **Central** |
| County Land Use: | **Auto Repair Garage** | Heat Type: | **Forced Air** |
| Lot Frontage: | **227.5** | Fuel Type: | **Gas** |
| Lot Area: | **27,434** | Garage Type: | **Garage** |
| Lot Acres: | **0.6298** | Roof Type: | **Flat** |
| Building Sq Ft: | **3,900** | Roof Frame: | **Metal** |
| Gross Area: | **3,900** | Roof Shape: | **Flat** |
| Total Adj Bldg Area: | **3,900** | Exterior: | **Concrete Stucco** |
| Stories: | **1** | Foundation: | **Concrete** |
| Condition: | **Average** | Year Built: | **1992** |
| Bath Fixtures: | **7** | Effective Year Built: | **1995** |
| Water: | **Public** | Topography: | **Flat/Level** |
| Sewer: | **Public Service** | Electric Service Type: | **Type Unknown** |

### Features

| Building Description | Building Size |
|---|---|
| Retail-Store | 3,900 |

## Building 2 of 2

### Characteristics

| | | | |
|---|---|---|---|
| Universal Land Use: | **Auto Repair** | Cooling Type: | **None** |
| County Land Use: | **Auto Repair Garage** | Heat Type: | **Unit Heaters** |
| Lot Frontage: | **227.5** | Fuel Type: | **Gas** |
| Lot Area: | **27,434** | Roof Type: | **Flat** |
| Lot Acres: | **0.6298** | Roof Frame: | **Metal** |
| Building Sq Ft: | **3,600** | Roof Shape: | **Flat** |
| Gross Area: | **3,600** | Exterior: | **Concrete Stucco** |
| Total Adj Bldg Area: | **3,600** | Foundation: | **Concrete** |
| Stories: | **1** | Year Built: | **1992** |
| Condition: | **Average** | Effective Year Built: | **1995** |
| Water: | **Public** | Topography: | **Flat/Level** |
| Sewer: | **Public Service** | Electric Service Type: | **Type Unknown** |

### Features

| Building Description | Building Size |
|---|---|
| Comm Service Garage | 3,600 |

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