

GENERAL BACKGROUND INFORMATION

(As available on 12/2015 - subject to change without notice)

Residential Investment Property Portfolio

Scattered Sites

21 Properties / 33 Units – See Updated List

Single Family Homes - 12

2-Family Homes - 6

3-Family Homes - 3

Located within: South Euclid, Cleveland Heights, Mayfield Heights, University Heights, Bedford, Euclid, Highland Heights and Willowick in Cuyahoga and Lake 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

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

Investment Property Portfolio

CONFIDENTIALITY AGREEMENT

This confidentiality agreement (the "Agreement") will serve to confirm and memorialize our understandings and agreements regarding certain materials, data and information (collectively, the "Confidential Materials") which are being made available for your review in connection with our discussions and negotiations concerning the buildings and land known as Residential Investment Property Portfolio consisting of 21 properties and 33 units in Lake and Cuyahoga Counties ("Property").

Furnishing to you the Confidential Materials is specifically conditioned upon your agreement, as evidenced below, to the following terms and conditions:

1. The Confidential Materials shall be used by you solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as broker or agent for any other person. You shall keep all contents of the Confidential Materials strictly confidential; provided, however, that the Confidential Materials may be disclosed to such of your directors, officers, employees, counsel, accounting firms, and financial institutions who need to know such information for the purpose of assisting you with your possible purchase of the Property, following execution of this Agreement by those additional individuals listed. This Agreement shall be binding upon, such directors, officers, employees, counsel, accounting firms and financial institutions, and you shall direct such third parties to treat such information with strict confidence and it is your obligation to inform all such persons and entities of this Agreement and obtain their consent to and acceptance of duties and obligations hereunder prior to disclosing any of the Confidential Materials.
2. You shall not copy or duplicate the Confidential Materials, and shall return the Confidential Materials to us promptly if you decide to terminate the Agreement. You agree that the owner of the Property or any related or associated entities ("Seller") will have no adequate remedy at law if you violate any of the terms of this Agreement. In such event, Seller shall have the right, in addition to any other right Seller may have, to seek injunctive relief to restrain any breach or threatened breach by you or specific enforcement of such terms.
3. You shall not disclose, and you will direct your representatives, who are given access to the Confidential Materials in accordance with the terms hereof, not to disclose, to any person, (i) that the Confidential Materials have been made available to you, (ii) that discussions or negotiations among you and Seller are now taking place or will take place, or (iii) any of the terms, conditions or other facts with respect to the possible acquisition of the Property.
4. You acknowledge and agree that we have endeavored to include in the Confidential Materials those materials, which we believe to be relevant in your evaluation of the Property for possible purchase and the Seller makes no representation or warranty as to the accuracy or completeness of the Confidential Materials. You also acknowledge that we have made no representations regarding the future performance or operating results of the Property.
5. You agree (i) that Seller shall not have any liability to you as a result of your use of the Confidential Materials and (ii) that you are expected to perform and are responsible for such due-diligence investigations and inspections of the Property, including but not limited to investigation of any structural, mechanical, or environmental conditions, as you may deem necessary or desirable, and as permitted by agreement with Seller, once a definitive sale agreement is executed.
6. An electronic copy of this Agreement reflecting complete signature shall be considered a binding agreement. Please sign below where indicated, fill out the requested information completely, and return this form in its entirety and in unaltered form as listed below.

Investment Property Portfolio

7. You acknowledge that you are expressly prohibited from entering onto the Property and/or having any contact whatsoever with any employee of any entity related to Seller or with any tenant of the property without express written authorization from Seller to do so. Having such contact or entering onto the property shall be considered a material breach of this Agreement. Please advise Seller in writing, via email, no less than 48 hours before each time that you desire to enter the property or initiate contact with an employee, describing the specific purpose for such entry or contact.

Acknowledged and agreed this _ day of _____, 2015 by:

SIGNATURE:

Registered Potential Purchaser

PRINTED NAME:

TITLE:

COMPANY:

ADDRESS:

PHONE NUMBER:

FAX NUMBER:

E-MAIL ADDRESS:

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REGISTRATION

Residential Investment Property Portfolio **Legacy Investment Holdings, LLC**

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 with Ag Real Estate Group, Inc., licensed in the State of Ohio.

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

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

Buyer (print and sign) Phone # Date

Buyer's Agent - Name and Phone # Date

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

Investment Property Portfolio

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 operated/managed the property for a short period of time and therefore is unable to provide significant and meaningful 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. Information is included herein for illustration purposes and does not represent a prediction of how the property will perform or be valued in the future. 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.

YOU ARE PROHIBITED FROM CONTACTING ANY TENANTS OF THE PROPERTY REGARDING THIS INFORMATION AND/OR THEIR BUSINESS RELATIONSHIP WITH THEIR LANDLORD.

GENERAL BACKGROUND INFORMATION

(Included as of 12/2015)

- **Property Photos**
- **Data Sheet**
- **Rent Roll**
- **Unit Information**
- **List Prices**
- **Sample Income & Expense Statement**
- **Location Maps**
- **Market Information**
- **Property Record Cards**

Investment Property Portfolio

Property Photos

South Euclid

Belvoir Mews



1354



1361



1363



1371-1373



1387-1389

Investment Property Portfolio

Property Photos

South Euclid



1477-79 Genessee



1478-80 Genessee



1494 Genessee



1504-06 Sherbrook



1499 Sherbrook



1520 Felton

Investment Property Portfolio

Property Photos

Willowick



31505 N. Marginal

Euclid



20100-20 Fuller

Mayfield Heights



1558 Temple

University Heights



2402 S. Green

Investment Property Portfolio

Property Photos

Cleveland Heights

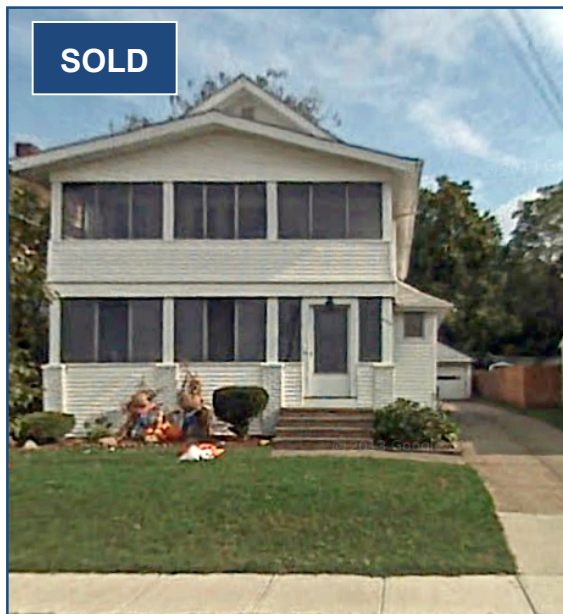


3392 Desota



3800 Mayfield Road

Bedford



683 Washington

Highland Heights



5536 Wilson Mills

Investment Property Portfolio

Data Sheet

Address	Street	City	Zip	Parcel #	Lot Size (Acres)	# Units	
1354	Belvoir Mews	South Euclid	44121	703-01-021	0.1155	1	SOLD
1361	Belvoir Mews	South Euclid	44121	703-01-083	0.14	1	
1363	Belvoir Mews	South Euclid	44121	703-01-060	0.1148	1	
1371	Belvoir Mews	South Euclid	44121	703-01-067	0.1035	1	
1373	Belvoir Mews	South Euclid	44121	703-01-088	0.0922	1	
1387	Belvoir Mews	South Euclid	44121	703-01-070	0.1185	1	
1389	Belvoir Mews	South Euclid	44121	703-01-076	0.1079	1	
1477-79	Genesee	South Euclid	44121	704-01-048	0.1492	3	SOLD
1478-80	Genesee	South Euclid	44121	704-01-041	0.1492	3	SOLD
1494	Genesee	South Euclid	44121	704-01-038	0.1492	2	SOLD
1499	Sherbrook	South Euclid	44121	704-01-082	0.1492	2	SOLD
1504-06	Sherbrook	South Euclid	44121	704-01-066	0.1492	3	SOLD
1520	Felton	South Euclid	44121	704-03-027	0.3127	1	SOLD
1558	Temple	Mayfield Hts.	44124	861-23-016	0.1756	1	SOLD
20100-20	Fuller	Euclid	44123	642-22-114	0.132	2	SOLD
2402	S. Green	University Hts.	44118	721-21-067	0.303	1	SOLD
31505	N. Marginal	Willowick	44095	28-A-040-H-01-040-0	n/a	1	SOLD
3392	Desota	Cleveland Hts.	44118	684-29-050	0.1607	2	SOLD
3800	Mayfield	Cleveland Hts.	44118	683-08-009	0.2755	1	
5536	Wilson Mills	Highland Hts.	44143	822-27-003	1.062	2	
683	Washington	Bedford	44146	813-12-003	0.163	2	SOLD

* N. Marginal unit is a condominium and is heated by a building owned/operated boiler

** 1504-06 Sherbrook & 3392 Desota have central a/c on 1st floor units only

*** County data may be inaccurate

All information is subject to errors and omissions / to be verified by prospective purchaser.

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Investment Property Portfolio

Data Sheet

Address	Street	City	Yr. Built	Square Footage	Garage Spaces	Heat Source	Cooling	
1354	Belvoir Mews	South Euclid	1982	2,780***	1	Forced Air	Central A/C	SOLD
1361	Belvoir Mews	South Euclid	1981	1,563	1	Forced Air	Central A/C	
1363	Belvoir Mews	South Euclid	1981	1,432	1	Forced Air	Central A/C	
1371	Belvoir Mews	South Euclid	1987	1,292	1	Forced Air	Central A/C	
1373	Belvoir Mews	South Euclid	1987	1,292	1	Forced Air	Central A/C	
1387	Belvoir Mews	South Euclid	1981	1,458	1	Forced Air	Central A/C	
1389	Belvoir Mews	South Euclid	1979	1,458	1	Forced Air	Central A/C	
1477-79	Genesee	South Euclid	1923	3,247	3	Forced Air	none	SOLD
1478-80	Genesee	South Euclid	1956	2,422	3	Forced Air	none	SOLD
1494	Genesee	South Euclid	1934	3,024	2	Steam Boilers	none	SOLD
1499	Sherbrook	South Euclid	1928	2,518	2	Forced Air	none	SOLD
1504-06	Sherbrook	South Euclid	1929	3,014	3	Gravity Furnace	Central A/C**	SOLD
1520	Felton	South Euclid	1941	1,508	4	Forced Air	none	SOLD
1558	Temple	Mayfield Hts.	1952	876	2	Forced Air	none	SOLD
20100-20	Fuller	Euclid	1979	2,322	2	Forced Air	none	SOLD
2402	S. Green	University Hts.	1952	2,281	2	Forced Air	Central A/C	SOLD
31505	N. Marginal	Willowick	1978	640	0	Hot Water Boiler*	none	SOLD
3392	Desota	Cleveland Hts.	1925	2,662	2	Forced Air	Central A/C**	SOLD
3800	Mayfield	Cleveland Hts.	1952	1,470	2	Gravity Furnace	none	
5536	Wilson Mills	Highland Hts.	1885	1,388	2	Forced Air	none	
683	Washington	Bedford	1924	1,865	4	Forced Air	none	SOLD

* N. Marginal unit is a condominium and is heated by a building owned/operated boiler

** 1504-06 Sherbrook & 3392 Desota have central a/c on 1st floor units only

*** County data may be inaccurate

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Investment Property Portfolio

Rent Roll

Rent Roll is available upon request and submission (via email or fax) of executed Confidentiality Agreement.

Investment Property Portfolio

Unit Information

Address	Street	City	Property Type	# of Bedrooms	# of Bathrooms	Basement	Garage	
1354	Belvoir Mews	South Euclid	Single Family	2	2.5	Y	Y	SOLD
1361	Belvoir Mews	South Euclid	Single Family	2	2.5	Y	Y	
1363	Belvoir Mews	South Euclid	Single Family	2	2.5	Y	Y	
1371	Belvoir Mews	South Euclid	Single Family	2	2.5	Y	Y	
1373	Belvoir Mews	South Euclid	Single Family	2	2.5	Y	Y	
1387	Belvoir Mews	South Euclid	Single Family	2	1 full, 2 half	Y	Y	
1389	Belvoir Mews	South Euclid	Single Family	2	1 full, 2 half	Y	Y	
1477, 2F	Genesee Rd.	South Euclid	Three Family	2	1	Y	Y	SOLD
1479, 1F	Genesee Rd.	South Euclid	Three Family	2	1	Y	Y	SOLD
1479, 3F	Genesee Rd.	South Euclid	Three Family	1	1	Y	Y	SOLD
1478, 1F	Genesee Rd.	South Euclid	Three Family	2	1	Y	Y	SOLD
1480, 2F	Genesee Rd.	South Euclid	Three Family	2	1	Y	Y	SOLD
1480, 3F	Genesee Rd.	South Euclid	Three Family	1	1	Y	Y	SOLD
1494, 1F	Genesee Rd.	South Euclid	Two Family	2	1	Y	Y	SOLD
1494, 2F	Genesee Rd.	South Euclid	Two Family	2	1	Y	Y	SOLD
1499, 1F	Sherbrook Rd.	South Euclid	Two Family	2	1	Y	Y	SOLD
1499, 2F	Sherbrook Rd.	South Euclid	Two Family	2	1	Y	Y	SOLD
1504, 1F	Sherbrook Rd.	South Euclid	Three Family	2	1	Y	Y	SOLD
1506, 2F	Sherbrook Rd.	South Euclid	Three Family	2	1	Y	Y	SOLD
1506, 3F	Sherbrook Rd.	South Euclid	Three Family	1	1	Y	Y	SOLD
1520	Felton Rd.	South Euclid	Single Family	3	1.5	Y	Y	SOLD
1558	Temple Ave.	Mayfield Hts.	Single Family	3	1.5	Y	Y	SOLD
20100	Fuller Ave.	Euclid	Two Family	3	1	Y	Y	SOLD
20120	Fuller Ave.	Euclid	Two Family	3	1	Y	Y	SOLD
2402	S. Green Rd.	University Hts.	Single Family	3	2	Y	Y	SOLD
31505	N. Marginal	Willowick	Condo	1	1	N	N	SOLD
3392, 1F	Desota Ave.	Cleveland Hts.	Two Family	3	1	Y	Y	SOLD
3392, 2F	Desota Ave.	Cleveland Hts.	Two Family	3	1	Y	Y	SOLD
3800	Mayfield Rd.	Cleveland Hts.	Single Family	4	2	Y	Y	
5536, A	Wilson Mills Rd.	Highland Hts	Two Family	2	1	Y	Y	
5536, B	Wilson Mills Rd.	Highland Hts	Two Family	2	1	Y	Y	
683, 1F	Washington St.	Bedford	Two Family	2	1	Y	Y	SOLD
683, 2F	Washington St.	Bedford	Two Family	2	1	Y	Y	SOLD

All information is subject to errors and omissions / to be verified by potential purchaser.

Investment Property Portfolio

List Prices

Property Address	Allocated Price	
1354 Belvoir Mews	\$78,000	SOLD
1361 Belvoir Mews	\$65,000	
1363 Belvoir Mews	\$65,000	
1371 Belvoir Mews	\$65,000	
1373 Belvoir Mews	\$65,000	
1387 Belvoir Mews	\$65,000	
1389 Belvoir Mews	\$65,000	
1477-79 Genesee	\$90,000	SOLD
1478-80 Genesee	\$82,000	SOLD
1494 Genesee	\$70,000	SOLD
1499 Sherbrook	\$65,000	SOLD
1504-06 Sherbrook	\$90,000	SOLD
1520 Felton	\$65,000	SOLD
1558 Temple	\$85,000	SOLD
20100-20 Fuller	\$75,000	SOLD
31505 N. Marginal	\$30,000	SOLD
3392 Desota	\$65,000	SOLD
2402 S. Green	\$109,000	SOLD
3800 Mayfield Road	\$57,500	
5536 Wilson Mills	\$95,900	
683 Washington	\$65,000	SOLD
TOTAL	\$1,512,400	

Investment Property Portfolio

Sample Income & Expense Statement (annual)

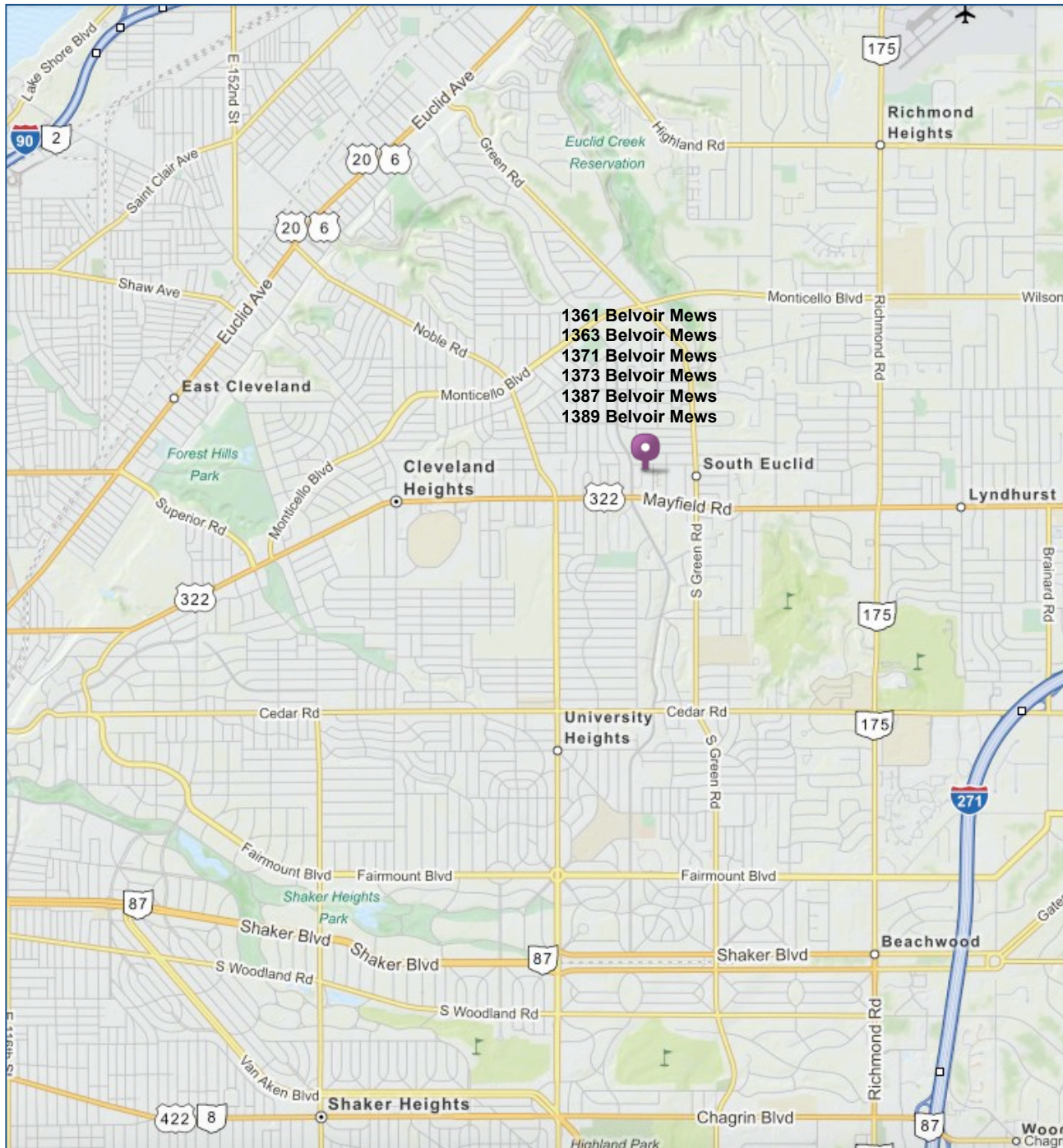
	1361 Belvoir Mews	1363 Belvoir Mews	1371 Belvoir Mews	1373 Belvoir Mews	1387 Belvoir Mews	1389 Belvoir Mews	5536 Wilson Mills	3800 Mayfield	TOTAL	
INCOME										
Rental Income	\$12,240	\$12,000	\$12,480	\$12,600	\$12,000	\$15,000	\$18,600	\$12,180	\$107,100	1
Water & Sewer Income	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$1,000	\$6,000	2
GROSS POTENTIAL INCOME	\$13,240	\$13,000	\$13,480	\$13,600	\$13,000	\$15,000	\$18,600	\$13,180	\$113,100	
(Vacancy/Loss to Collections @ 8 %)	-\$1,059	-\$1,040	-\$1,078	-\$1,088	-\$1,040	-\$1,200	-\$1,488	-\$1,054	-\$9,048	
NET EFFECTIVE INCOME	\$12,181	\$11,960	\$12,402	\$12,512	\$11,960	\$13,800	\$17,112	\$12,126	\$104,052	
EXPENSE										
Landscaping - Mowing Only	\$190	\$190	\$190	\$190	\$190	\$190	\$640	\$480	\$2,260	3
Building Insurance Expense	\$763	\$821	\$757	\$748	\$712	\$748	\$1,300	\$691	\$6,540	4
Repairs & Maint.	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000	5
Water & Sewer	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,200	\$1,000	\$8,200	5
Fees & Permits	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$100	\$1,500	5
Snow Removal - Plowing Only	\$0	\$0	\$0	\$0	\$105	\$105	\$0	\$0	\$210	5
Real Estate Taxes	\$3,396	\$3,844	\$3,456	\$3,132	\$3,541	\$3,218	\$4,348	\$3,804	\$28,739	6
TOTAL EXPENSE	\$6,549	\$7,055	\$6,603	\$6,270	\$6,748	\$6,461	\$8,688	\$7,075	\$55,449	
NET OPERATING INCOME	\$5,631	\$4,905	\$5,799	\$6,242	\$5,212	\$7,339	\$8,424	\$5,051	\$48,603	

- 1 Based on June 2015 rent roll w/ estimates for vacant units
- 2 Estimate Only and included as income where applicable per current lease agreements
- 3 Based on current service agreement for mowing 2x per month
- 4 Based on 2013 policy premiums
- 5 Broker estimate
- 6 2012 Taxes per County Auditor

* All information to be verified by potential purchaser. Subject to additional expenses not listed.

Investment Property Portfolio

Location Map

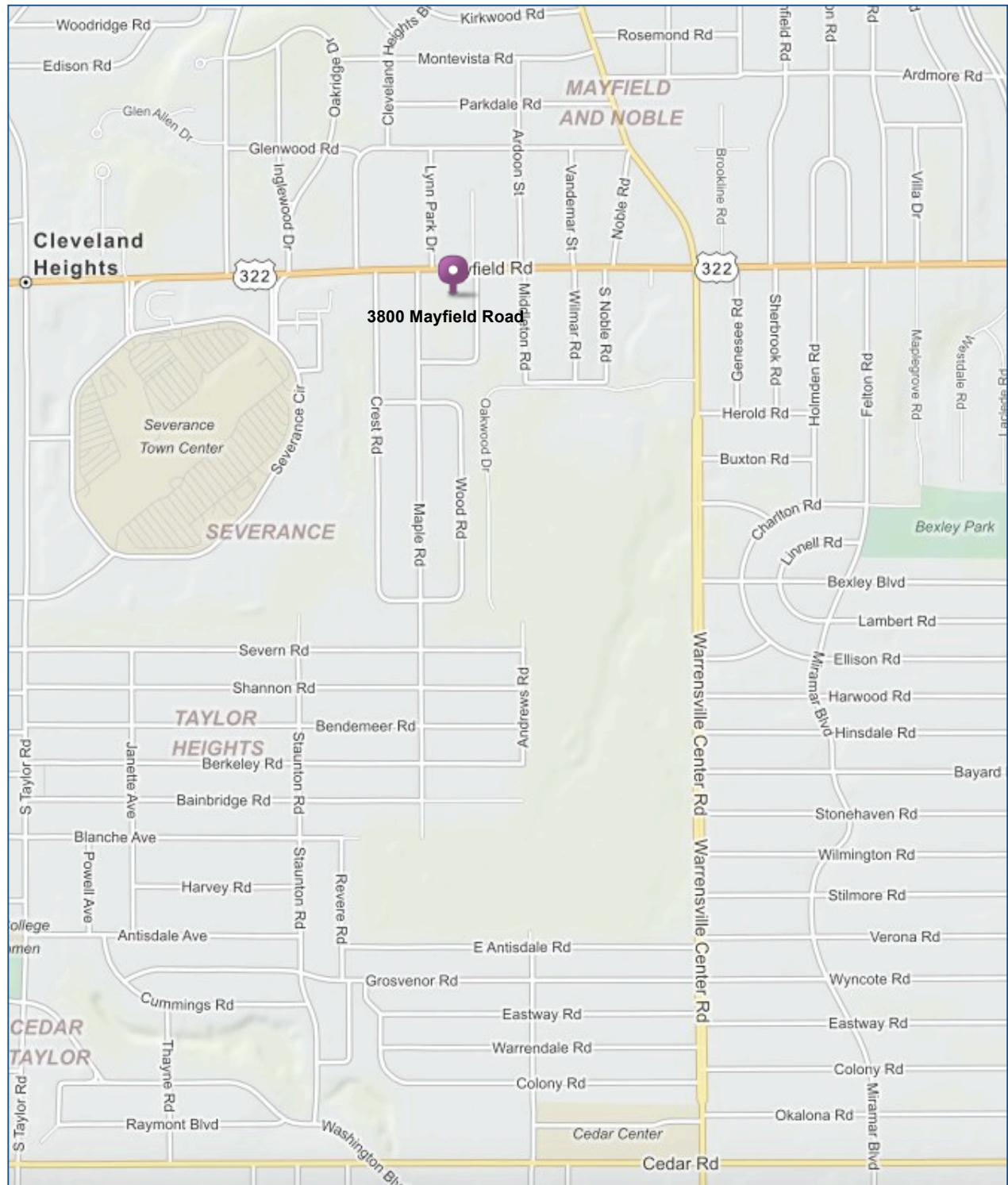


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Investment Property Portfolio

Location Map



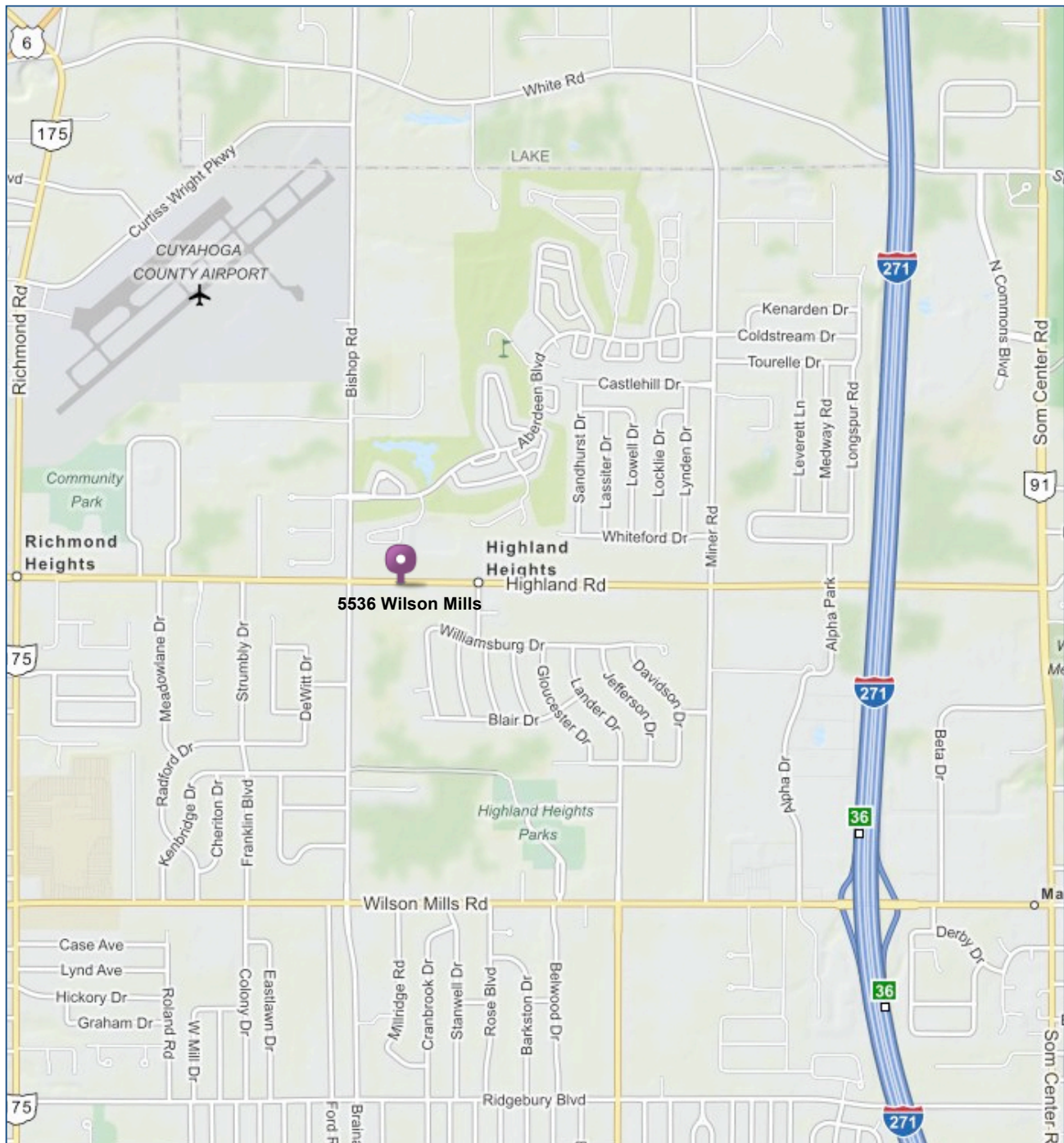
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Investment Property Portfolio

Market Information *South Euclid*



The City of South Euclid is a vibrant, safe and diverse community of neighbors and neighborhoods.

Born from the quarries that built Greater Cleveland's first sidewalks and streets, South Euclid today is home to Notre Dame College, University Suburban Health Center, Regina High School, Cedars On The Green Pediatric Health Center, Transdigm Corporation, AeroControllex Group and The Rochling Glastic Corporation.

A "College Town for all Ages," our historic community offers a wide range of housing to fit the needs of students, professionals and empty nesters with a diverse variety of housing ranging from century farmhouses and cozy bungalows to new homes for families and empty-nesters. Our central location in Greater Cleveland means that we are minutes from Cleveland's finest shopping and cultural districts, and quick access to freeways will take you to downtown Cleveland or out to the countryside, all within 20 minutes!

The above content was found on: www.cityofsoutheuclid.com

Investment Property Portfolio

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Market Information *University Heights*



A message from the Mayor - Welcome to University Heights!

Known as the City of Beautiful Homes, University Heights is a small, diverse yet cohesive community with a small town feel despite its central location within an urban setting. Our 4400 households of 13,500 residents are religiously and ethnically diverse. Our racial makeup is 73% white, 19% African American, 4% Asian, 2% Hispanic, and ten percent of us speak a language other than English. We value education with good public and private school options. Sixty-seven percent of us have a bachelors degree or higher. Fifty-eight percent of us are employed in management, professional and related occupations; twenty-five percent are employed in sales and office occupations; eleven percent are employed in service occupations. Our median household income is \$72,000.

Constructed mainly after 1940, our homes are elegant brick colonials that feature beautiful woodwork, oak floors, third floor guest suites, and manageable yards. *Cleveland Magazine* has perennially listed University Heights as a leading walkable community. We have also received numerous awards from the American Automobile Association for pedestrian safety. University Heights is home to John Carroll University, one of 28 Jesuit universities in the United States.

John Carroll is well-known for its graduate business and education programs. The university maintains over 60 acres of landscaped lawns and flower beds. Many residents stroll the campus and utilize its continuing education and recreational resources. The university has a significant economic impact on Northeast Ohio, listed at over \$172 million annually.

One of the best things about University Heights is the location. We are nearby the cultural offerings of University Circle and a twenty minute drive from downtown. We are close to Interstates 271 and 480, terrific shopping centers, and the Metroparks with multi-purpose walking and cycling paths.

We take pride in our small town community and celebrate with traditional events.

The Senior Adult Office hosts weekly lectures on Thursday afternoons at the University Heights library branch. Every summer begins with our Memorial Day parade which is the longest-running Memorial Day parade on the east side of Cleveland. Block parties are hosted annually by neighbors on various streets. The community pool at Purvis Park is hands-down the most popular gathering spot for residents on hot summer days. The Thursday evening summer concert series at Wiley School offers a relaxing venue for outdoor picnics and shoe-tapping fun. We are a friendly community of civic-minded people who are happy to call University Heights our home. Please join us!

Susan K. Infeld

Regards,

Mayor Susan K. Infeld (216) 932-7800 x 222 mayor@universityheights.com

The above content was found on: www.jcu.edu, www.universityheights.com

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Investment Property Portfolio

Market Information *Cleveland Heights*

Cleveland Heights - A Great Location!



Only 20 minutes to downtown Cleveland! You'll enjoy Cleveland's exciting business, shopping, sports and entertainment center: the Rock and Roll Hall of Fame and Museum, Great Lakes Science Center, Cleveland Browns football, Cleveland Indians baseball, Cleveland Cavaliers basketball, Tower City Center, Playhouse Square, Cleveland State University, the Warehouse District and more!

"Just up the hill" from University Circle! Cleveland Heights is just five minutes away from university Circle, Cleveland's cultural center, which includes Case Western Reserve University; Severance Hall, home of the world-class Cleveland Orchestra; Cleveland Museum of Art, Cleveland Botanical Garden; the Cleveland Clinic and University Hospitals. Also five minutes away are John Carroll University and Notre Dame College.

Easy access to the airport! You'll find easy access to I-71, I-90, I-271 and Hopkins International, Burke Lakefront and Cuyahoga County airports.

At a glance

Population: 46,121

Area: 8.14 square miles

Location:

- 20 minutes to downtown Cleveland
- 20 minutes to five major interstates
- 40 minutes to Cleveland Hopkins Airport
- Within minutes of University Circle
- Cleveland Heights City Hall is at 40 Severance Circle, Cleveland Heights, OH 44118. City Hall is open weekdays, 8:30 am-5:00 pm.

Housing:

- Over 13,000 single-family houses
- 5,470 rental units in 367 apartment buildings
- Exciting, new townhouse and condominium developments.

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Schools:

- The Cleveland Heights-University Heights City School District is committed to preparing all students for college and life by providing a challenging curriculum that connects students' lives and their future in a safe, supportive, and nurturing environment, ensuring value for residents and homeowners, and being an important part of what makes this community such a great place to call home.
- The Cleveland Heights-University Heights School District operates seven elementary schools (with all-day kindergartens), three middle schools, and one high school, which has been transformed into four small learning communities.
- There are also a number of parochial, private and Montessori schools in the city and the area. Nationally recognized private independent schools are within a few minutes drive of Cleveland Heights.

Parks & Recreation:

- Over 135 acres of beautiful parkland.
- State-of-the-art Community Center, featuring: year-round, Olympic-sized ice rink; gymnasium with two full-sized basketball courts; Fitness Center with extensive Nautilus equipment; four-lane indoor track; Senior Activity Center; child care facilities and meeting rooms
- Outdoor swimming pool at Cumberland Park
- Indoor swimming at Heights High School
- 18 lit outdoor tennis courts
- 2.3 mile bicycle and jogging path
- Sports leagues for all ages
- Cain Park Summer Arts Complex with theater, music, dance, etc.
- Skate park for skateboarders and rollerbladers
- Veterans Memorial
- Cleveland Heights Historical Center at Superior Schoolhouse

Cleveland Heights: So Much To Offer!

- Eleven unique commercial shopping districts
- Some of the best restaurants in the Cleveland area!
- Many places of worship
- Professional theater - Dobama, Ensemble, Cain Park
- Forty-six designated Historical landmarks
- Largest suburban public library system in Cuyahoga County.
- More than 800 businesses, from national and regional chains to independent businesses

The above content was found on: www.clevelandheights.com, www.cleveland.com

Investment Property Portfolio

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Market Information *Mayfield Heights*



About the City

Mayfield Heights, an eastern suburb of the City of Cleveland in Cuyahoga County, has a strong housing stock to meet the various needs of a wide selection of homeowners. The city has two parks to provide various activities for residents and offers transportation services and creative programs to meet the needs of our seniors. The city has a top tier corporate park, a school district that continues to receive "excellent" ratings and a nationally ranked hospital. The retail district offers an array of shopping and dining experiences along the Mayfield Road and SOM Center Road corridors.

The ample amenities in our city make it unnecessary to ever leave, but if you must venture out, it is good to know that Mayfield Heights is ideally situated neighboring a number of exquisite shopping and dining districts. Beachwood Mall and Legacy Village are located within five miles of our southwestern border. Cleveland's Little Italy restaurants and shops are within seven miles of our western border, Amish Country restaurants and shops are within twenty miles of our eastern border and downtown Cleveland with its lakefront, sporting venues, theater and art districts, and wide array of dining options is about twenty miles to the northwest.

Mayfield Heights is conveniently situated near Interstate 271 with quick access to Interstate 90 leading to downtown Cleveland and Interstate 480 leading to southern and western suburbs of Cleveland. Travel time to downtown Cleveland is approximately twenty-five minutes. Cleveland Hopkins International Airport is located approximately forty minutes away. Transportation for eligible Senior Adults is provided by the City of Mayfield Heights through STC.

Demographics (2010 Census) Population: 19,155 Area: 4.2 square miles
Total Housing Units: 10,538

Taxes Sales Tax: 7.75% Property Tax: The effective millage is 61.72%; the approximate tax on a \$100,000 house is \$2,160 per year. Income Tax: 1%

The above content was found on: www.mayfieldheights.org

Market Information *Bedford*



Bedford Heights - The Best Location for Relocation

There are a number of prominent Fortune 500 companies located in Bedford Heights (*Coca Cola, Lowes, Sherwin Williams, Federal Express, Illinois Tool Works (ITW), and Southeast Harley Davidson to name a few*), as well as nationally recognized companies who have their company's headquarters in our city (*Secure State, Sabre Healthcare, American Spring Wire, Olympic Steel, Edelman Plumbing, Loveman Steel and Waxman Industries to name a few*). Twenty-nine businesses relocated to Bedford Heights in 2012 and as of July 1, 2013 nineteen new companies have relocated to our city. Since 2002, 100 new homes have been constructed in Bedford Heights, 87 of which are in private developments. We believe that this enduring interest in our community is due in part to the infrastructure improvements that have taken place throughout city over the past several years, our city's financial stability as well as our direct proximity to Interstates 271 and 480. If you're looking to relocate give Mayor Fletcher Berger a call at (440) 786-3211.

About Bedford Heights

Thank you for the opportunity to share information about our city, Bedford Heights. For years, referred to as "The Crossroads to Better Living", we continue to identify with both the advantages of small town comforts and access to any place you would want to travel with convenience and ease.

Our strong industrial base made up of over 430 businesses also benefits from our prime location and easy access. Hosting the fifth largest suburban industrial tax base in Cuyahoga County helps keep a low tax demand on our homeowners who enjoy city services unparalleled in other communities.

Dedicated to the vision of Safety, Service, Community Bedford Heights is a great place to work and make your home. The best resource is of course the people of our community. We host the advantages of diverse cultures and age groups, yet we all pay a special part in this place in which we live. In response to challenges of our time, through special occasions and recreation, we have many opportunities to celebrate community coming together.

The above content was found on: www.bedfordheights.gov, www.cleveland.com

Investment Property Portfolio

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Market Information *Euclid*

Population: 2010 U.S. Census: 48,920

Area: 10.3 square miles (6,592 acres)

Industry: Manufacturing base includes 150 companies producing machinery, aerospace components, automotive parts, electrical components, welding equipment, and machined parts.

Highways: U.S. Routes 6 (Chardon Road) and 20 (Euclid Avenue); State Routes 2 (Lakeland Freeway), 175 (Richmond Road), 283 (Lake Shore Boulevard); Interstate 90 (Lakeland Freeway), providing access to Interstates 71, 77, and 271.

Hospitals: Euclid Hospital (Cleveland Clinic Health System)

Education: Euclid City Schools includes 1 High School, 2 Middle Schools, and 6 Elementary Schools, 3 Parochial Grade Schools, and 4 Charter Schools.

Libraries: Recognized in the most recent Hennen American Public Libraries Ranking as the third best library in the nation, for cities of comparable size.

Recreation Facilities: Memorial Park: 55 acres featuring lighted sports area (sand volleyball, baseball, soccer, tennis courts); park also includes picnic area, playground, pool, and enclosed ice arena.

Playgrounds/Recreation: 254 total recreation acres. Includes 18 playgrounds, 31 tennis courts (10 lighted), 9 basketball courts, 19 ball diamonds (6 lighted), 7 soccer fields.

Swimming Pools:

- 1 outdoor deep water-Memorial Park (75' x 150')

- 4 neighborhood shallow water (35' x 80')

- 1 children's interactive

Golf Course: 18 hole regulation course on 126 acres; 6,274 yards, par 70; 39 sand traps, 6 lakes, 2 practice greens, 1 lighted driving range; gas carts; Pro Shop, snack bar and pavilion; full service lounge

Lakefront Parks: Sims Park: 33.5 acres with 800' beachfront, playground, picnic area, amphitheater and disc golf. Clubhouse Park: 17.5 acres.

Cleveland Metroparks: Euclid Creek Reservation: 233 acres.

The above content was found on: www.cityofeuclid.com

Investment Property Portfolio

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Market Information – Willowick



The city is a residential community situated on the shores of Lake Erie in Lake County 15 miles east of downtown Cleveland, Ohio. The city's land use area is approximately 1.75 square miles. According to the 2000 U.S. Census the City has a population of 14,361 residents.

The community has an intrastate freeway system (S.R. 2) near its southern boundary and connects to Interstate 90 to the west. The City has approximately 77 miles of local roads, 83 miles of storm sewers and 64 miles of sanitary sewers traversing the city.

The majority of the 6,272+ housing units are 1- and 2-story single-family residential units. However, there are two high-rise apartment buildings and several low-rise apartment complexes located on the northern and southern edges of the City.

The City is a part of the Willoughby-Eastlake Public School District and has two public school buildings inside its boundaries: an Elementary School and a Middle School. A Parochial school, St. Mary Magdalene School, offers classes to students from first to eighth grade.

The City has two recreational park facilities (Dudley and Manry) with a variety of amenities including athletic fields and two swimming pools. These amenities have been added or significantly improved over the last five years to support a wide variety of programs for City residents. Another public park overlooking Lake Erie, which currently is leased to and managed by the Lake Metropark System, is situated next to City Hall.

The above content was found on: www.cityofwillowick.com, <http://www.panoramio.com>

Market Information – Highland Heights



Originally part of Mayfield Township, the City of Highland Heights was founded in 1920 and incorporated in 1967. It was the first city in Cuyahoga County to require new residential neighborhoods to have underground wiring and ornamental lamp posts. In July, 2007, the city was rated the 75th Best Place to Live (in the United States) by Money Magazine.

The City of Highland Heights is truly a community with “Pride & Promise.” In our city, you will find a comfortable and convenient balance of neighborhoods, green space and business parks—all with easy access to downtown Cleveland and other regional amenities. This balance distinguishes the City of Highland Heights as a prosperous, safe community to live, own a business, work, raise children and make lasting memories. Highland Heights is a city with neighborhood pride and a promising future.

Home and Tax Information

- Median home sales price is approximately \$310,000.
- City income tax rate is 2%, with 100% credit for residents.
- Business property tax rate is one of the lowest in the county at 2.59% of market value.
- Residential property tax rate of 2.53% of market value.
- The city is approximately 5.2 square miles and is the home to approximately 9,000 residents.
- Garbage and recycling collection programs are provided at no additional cost to residents.
- Highland Heights is located approximately 12 miles northeast of downtown Cleveland within minutes of Interstates 271 and 90 and Route 2. The City is adjacent to the Cuyahoga County Airport home of many private corporate fleets, and conveniently located 29 miles from the Cleveland Hopkins International Airport.
- Award winning Stonewater Golf Course is located within the city, and 2,112 acres of parks and trails within the Cleveland Metropark North Chagrin Reservation is just minutes away.
- Fine shopping and dining options are available both within the city and at Legacy Village and Beachwood Mall just a short drive away.

Safety Services

- The Highland Heights Police Department once again received national recognition from the Commission on Accreditation for Law Enforcement Agencies (CALEA).
- In order to receive this accreditation, the department must meet or exceed the required professional standards established by CALEA for policies and procedures.
- The Highland Heights Fire Department is a member of the Hillcrest Technical Rescue Team trained in specialty rescue.
- The department has received numerous awards including “Best EMS Provider in the State”, and the professionalism award from the nationally recognized Cleveland Clinic Health System.

Investment Property Portfolio

Education

The City of Highland Heights is located within the Mayfield City School District. The Mayfield City Schools and the communities within the district share a proud tradition of excellence. Mayfield Schools have consistently earned top ratings from the Ohio Dept. of Education. Most recently, the Mayfield City School District earned an "A" or 100% on the new Ohio Report Card, meeting 24 out of 24 indicators.

Other recent honors and achievements include:

- Mayfield High School was named to the National Advanced Placement District Honor Roll in 2012 and 2013 by the College Board.
- U.S. News & World Report listed Mayfield High School among the "nationally recognized" high schools.
- The Washington Post named Mayfield High School as one of "America's Most Challenging High Schools".
- The Class of 2012 had the highest SAT scores in Mayfield history.

The above content was found on: www.highlandhts.com/

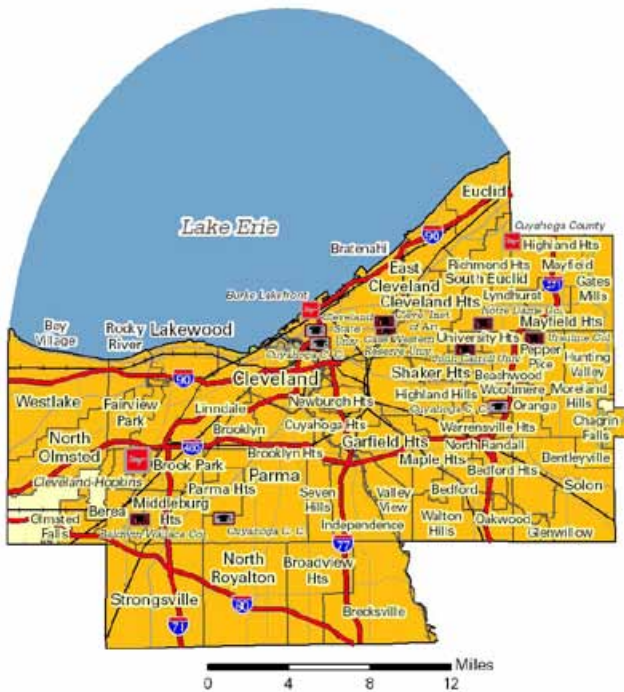
Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



Cuyahoga County

Established: Act - June 7, 1807
2012 Population: 1,265,111
Land Area: 458.3 square miles
County Seat: Cleveland City
Named for: Native American word meaning "crooked"



Taxes

Taxable value of real property	\$29,131,498,360
Residential	\$20,380,032,210
Agriculture	\$8,210,250
Industrial	\$1,277,341,490
Commercial	\$7,458,999,450
Mineral	\$6,914,960
Ohio income tax liability	\$1,004,041,618
Average per return	\$1,779.43

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

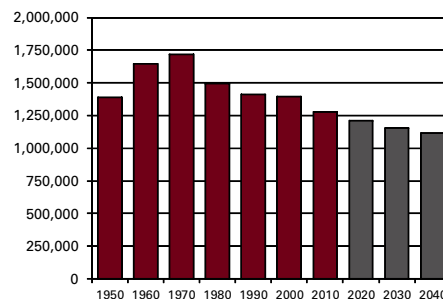
Est. 2011 Census 2010

Cleveland city	393,806	396,815
Parma city	80,968	81,601
Lakewood city	51,724	52,131
Euclid city	48,541	48,920
Cleveland Heights city	45,764	46,121
Strongsville city	44,400	44,750
Westlake city	32,479	32,729
North Olmsted city	32,463	32,718
North Royalton city	30,206	30,444
Garfield Heights city	28,625	28,849

UB: Unincorporated balance.

Total Population

Census	Estimated
1800	1800
1810	1,459
1820	6,328
1830	10,373
1840	26,506
1850	48,099
1860	78,033
1870	132,010
1880	196,943
1890	309,970
1900	439,120
1910	637,425
1920	943,495
1930	1,201,455
1940	1,217,250
1950	1,389,532
1960	1,647,895
1970	1,721,300
1980	1,498,400
1990	1,412,140
2000	1,393,978
2010	1,280,122
2012	1,265,111
2020	1,209,550
2030	1,154,210
2040	1,113,950



Investment Property Portfolio

Ohio County Profiles

Cuyahoga County

Population by Race	Number	Percent
ACS Total Population	1,285,279	100.0%
White	832,512	64.8%
African-American	379,068	29.5%
Native American	2,478	0.2%
Asian	33,649	2.6%
Pacific Islander	332	0.0%
Other	13,535	1.1%
Two or More Races	23,705	1.8%
Hispanic (may be of any race)	59,830	4.7%
Total Minority	490,868	38.2%

Educational Attainment	Number	Percent
Persons 25 years and over	878,327	100.0%
No high school diploma	116,666	13.3%
High school graduate	259,991	29.6%
Some college, no degree	190,781	21.7%
Associate degree	59,251	6.7%
Bachelor's degree	150,718	17.2%
Master's degree or higher	100,920	11.5%

Family Type by Employment Status	Number	Percent
Total Families	319,049	100.0%
Married couple, husband and wife in labor force	116,351	36.5%
Married couple, husband in labor force, wife not	39,801	12.5%
Married couple, wife in labor force, husband not	16,627	5.2%
Married couple, husband and wife not in labor force	36,976	11.6%
Male householder, in labor force	16,340	5.1%
Male householder, not in labor force	5,567	1.7%
Female householder, in labor force	62,366	19.5%
Female householder, not in labor force	25,021	7.8%

Household Income	Number	Percent
Total Households	538,944	100.0%
Less than \$10,000	54,974	10.2%
\$10,000 to \$19,999	72,470	13.4%
\$20,000 to \$29,999	63,562	11.8%
\$30,000 to \$39,999	58,048	10.8%
\$40,000 to \$49,999	52,110	9.7%
\$50,000 to \$59,999	42,284	7.8%
\$60,000 to \$74,999	50,216	9.3%
\$75,000 to \$99,999	57,534	10.7%
\$100,000 to \$149,999	53,793	10.0%
\$150,000 to \$199,999	16,911	3.1%
\$200,000 or more	17,042	3.2%
Median household income	\$43,603	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	1,285,279	100.0%
Under 5 years	75,390	5.9%
5 to 17 years	219,314	17.1%
18 to 24 years	112,248	8.7%
25 to 44 years	322,233	25.1%
45 to 64 years	357,616	27.8%
65 years and more	198,478	15.4%
Median Age	39.9	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	316,333	100.0%
Married-couple families with own children	80,190	25.3%
Male householder, no wife present, with own children	9,236	2.9%
Female householder, no husband present, with own children	50,196	15.9%
Families with no own children	176,711	55.9%

Poverty Status of Families By Family Type by Presence Of Related Children	Number	Percent
Total Families	316,333	100.0%
Family income above poverty level	275,176	87.0%
Family income below poverty level	41,157	13.0%
Married couple, with related children	5,062	12.3%
Male householder, no wife present, with related children	2,656	6.5%
Female householder, no husband present, with related children	24,649	59.9%
Families with no related children	8,790	21.4%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	1,260,508	100.0%
Below 50% of poverty level	101,025	8.0%
50% to 99% of poverty level	114,506	9.1%
100% to 149% of poverty level	112,853	9.0%
150% to 199% of poverty level	114,355	9.1%
200% of poverty level or more	817,769	64.9%

Geographical Mobility	Number	Percent
Population aged 1 year and older	1,271,697	100.0%
Same house as previous year	1,081,594	85.1%
Different house, same county	146,404	11.5%
Different county, same state	20,769	1.6%
Different state	17,285	1.4%
Abroad	5,645	0.4%

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Investment Property Portfolio

Ohio County Profiles

Cuyahoga County

Travel Time To Work

	Number	Percent
Workers 16 years and over	554,784	100.0%
Less than 15 minutes	134,902	24.3%
15 to 29 minutes	238,294	43.0%
30 to 44 minutes	126,359	22.8%
45 to 59 minutes	31,107	5.6%
60 minutes or more	24,122	4.3%
Mean travel time	23.7 minutes	

Housing Units

	Number	Percent
Total housing units	622,207	100.0%
Occupied housing units	537,203	86.3%
Owner occupied	330,799	61.6%
Renter occupied	206,404	38.4%
Vacant housing units	85,004	13.7%

Year Structure Built

	Number	Percent
Total housing units	622,207	100.0%
Built 2005 or later	8,702	1.4%
Built 2000 to 2004	16,159	2.6%
Built 1990 to 1999	32,668	5.3%
Built 1980 to 1989	32,840	5.3%
Built 1970 to 1979	61,263	9.8%
Built 1960 to 1969	83,183	13.4%
Built 1950 to 1959	128,053	20.6%
Built 1940 to 1949	64,631	10.4%
Built 1939 or earlier	194,708	31.3%
Median year built	1954	

Value for Specified Owner-Occupied Housing Units

	Number	Percent
Specified owner-occupied housing units	330,799	100.0%
Less than \$20,000	6,165	1.9%
\$20,000 to \$39,999	7,987	2.4%
\$40,000 to \$59,999	15,067	4.6%
\$60,000 to \$79,999	26,340	8.0%
\$80,000 to \$99,999	41,095	12.4%
\$100,000 to \$124,999	51,161	15.5%
\$125,000 to \$149,999	44,521	13.5%
\$150,000 to \$199,999	59,383	18.0%
\$200,000 to \$299,999	46,446	14.0%
\$300,000 to \$499,999	23,405	7.1%
\$500,000 to \$999,999	7,620	2.3%
\$1,000,000 or more	1,609	0.5%
Median value	\$134,900	

House Heating Fuel

	Number	Percent
Occupied housing units	537,203	100.0%
Utility gas	463,528	86.3%
Bottled, tank or LP gas	4,230	0.8%
Electricity	60,343	11.2%
Fuel oil, kerosene, etc	1,840	0.3%
Coal, coke or wood	876	0.2%
Solar energy or other fuel	4,077	0.8%
No fuel used	2,309	0.4%

Percentages may not sum to 100% due to rounding.

Gross Rent

	Number	Percent
Specified renter-occupied housing units	206,404	100.0%
Less than \$100	2,874	1.4%
\$100 to \$199	6,787	3.3%
\$200 to \$299	6,705	3.2%
\$300 to \$399	6,646	3.2%
\$400 to \$499	13,202	6.4%
\$500 to \$599	25,936	12.6%
\$600 to \$699	32,067	15.5%
\$700 to \$799	29,147	14.1%
\$800 to \$899	23,107	11.2%
\$900 to \$999	15,094	7.3%
\$1,000 to \$1,499	29,211	14.2%
\$1,500 or more	7,580	3.7%
No cash rent	8,048	3.9%
Median gross rent	\$716	
Median gross rent as a percentage of household income	31.4	

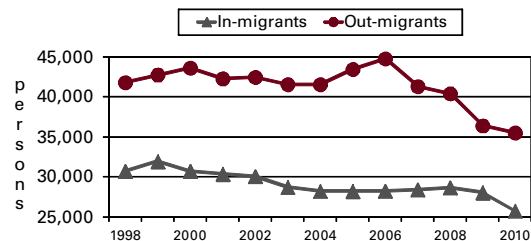
Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units

	Number	Percent
Specified owner-occupied housing units with a mortgage	224,359	100.0%
Less than \$400	1,673	0.7%
\$400 to \$599	5,984	2.7%
\$600 to \$799	15,382	6.9%
\$800 to \$999	24,759	11.0%
\$1,000 to \$1,249	42,558	19.0%
\$1,250 to \$1,499	39,490	17.6%
\$1,500 to \$1,999	50,014	22.3%
\$2,000 to \$2,999	32,018	14.3%
\$3,000 or more	12,481	5.6%
Median monthly owners cost	\$1,388	
Median monthly owners cost as a percentage of household income	24.7	

Vital Statistics

	Number	Rate
Births / rate per 1,000 women aged 15 to 44	15,041	60.7
Teen births / rate per 1,000 females 15-19	1,621	36.5
Deaths / rate per 100,000 population	13,349	1,042.8
Marriages / rate per 1,000 population	6,414	5.0
Divorces / rate per 1,000 population	4,036	3.2

Migration



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Investment Property Portfolio

Ohio County Profiles

Cuyahoga County

Agriculture

Land in farms (acres)	3,000
Number of farms	120
Average size (acres)	25
Total cash receipts	\$9,743,000
Per farm	\$81,192

Education

Public schools buildings	365
Students (Average Daily Membership)	175,337
Teachers (Full Time Equivalent)	12,347.1
Expenditures per student	\$13,052
Graduation rate	76.7
Non-public schools	134
Students	35,444
4-year public universities	1
Branches	0
2-year public colleges	1
Private universities and colleges	5
Public libraries (Main / Branches)	9 / 63

Transportation

Registered motor vehicles	1,049,911
Passenger cars	871,689
Noncommercial trucks	62,779
Total license revenue	\$25,900,720.54
Interstate highway miles	132.00
Turnpike miles	18.83
U.S. highway miles	107.12
State highway miles	232.49
County, township, and municipal road miles	4,326.86
Commercial airports	3

Voting

Number of registered voters	927,996
Voted in 2010 election	650,387
Percent turnout	70.1%

Health Care

Physicians (MDs & DOs)	6,727
Registered hospitals	22
Number of beds	7,576
Licensed nursing homes	99
Number of beds	12,076
Licensed residential care	67
Number of beds	5,937
Adults with employer-based insurance	60.3%
Children with employer-based insurance	60.3%

State Parks, Forests, Nature Preserves, And Wildlife Areas

Areas/Facilities	1
Acreage	13.47

Communications

Television stations	8
Radio stations	26
Daily newspapers	1
Circulation	243,299
Weekly newspapers	2
Circulation	21,200

Crime

Total crimes reported in Uniform Crime Report	41,058
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Finance

FDIC insured financial institutions (HQs)	8
Assets (000)	\$99,219,345
Branch offices	440
Institutions represented	30

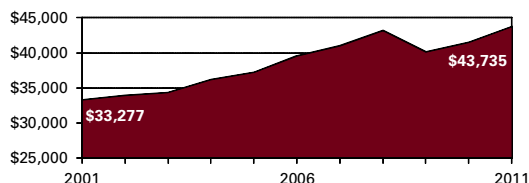
Transfer Payments

Total transfer payments	\$11,555,478,000
Payments to individuals	\$11,307,927,000
Retirement and disability	\$3,523,595,000
Medical payments	\$5,163,060,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$1,548,231,000
Unemployment benefits	\$483,360,000
Veterans benefits	\$179,623,000
Federal education and training assistance	\$351,482,000
Other payments to individuals	\$58,576,000
Total personal income	\$53,559,696,000
Dependency ratio	21.6%

Federal Expenditures

Direct expenditures or obligations	\$13,810,649,683
Retirement and disability	\$4,033,985,147
Other direct payments	\$4,132,675,956
Grant awards	\$3,457,687,619
Highway planning and construction	\$146,161,513
Temporary assistance to needy families	\$89,382,476
Medical assistance program	\$1,781,234,203
Procurement contract awards	\$907,539,899
Dept. of Defense	\$244,691,398
Salary and wages	\$1,278,761,062
Dept. of Defense	\$209,993,000
Other federal assistance	\$1,305,900,993
Direct loans	\$58,463,732
Guaranteed loans	\$912,012,001
Insurance	\$335,425,260

Per Capita Personal Income



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Investment Property Portfolio

Ohio County Profiles

Cuyahoga County

Civilian Labor Force

	2007	2008	2009	2010	2011
Civilian labor force	657,700	649,900	631,800	633,600	628,100
Employed	616,100	604,200	574,600	575,900	577,200
Unemployed	41,500	45,700	57,200	57,700	50,900
Unemployment rate	6.3	7.0	9.0	9.1	8.1

Establishments, Employment, and Wages by Sector: 2011

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	34,757	594,079	\$28,551,553,063	\$924
Goods-Producing	4,445	88,416	\$5,254,182,830	\$1,143
Natural Resources and Mining	34	515	\$25,061,879	\$935
Construction	2,285	19,122	\$1,040,019,327	\$1,046
Manufacturing	2,125	68,779	\$4,189,101,624	\$1,171
Service-Providing	30,313	505,663	\$23,297,370,233	\$886
Trade, Transportation and Utilities	8,112	114,698	\$4,695,594,674	\$787
Information	552	12,817	\$816,355,891	\$1,225
Financial Services	3,996	51,587	\$3,495,766,116	\$1,303
Professional and Business Services	6,953	104,068	\$6,219,387,698	\$1,149
Education and Health Services	4,097	142,383	\$6,166,287,208	\$833
Leisure and Hospitality	3,235	59,605	\$1,300,423,545	\$420
Other Services	3,225	20,229	\$596,146,373	\$567
Federal Government		16,717	\$1,206,134,243	\$1,388
State Government		4,388	\$265,456,247	\$1,163
Local Government		72,786	\$3,513,185,144	\$928

Private Sector total includes Unclassified establishments not shown.

Change Since 2006

Private Sector	-5.2%	-9.0%	1.2%	11.2%
Goods-Producing	-13.2%	-20.4%	-8.0%	15.6%
Natural Resources and Mining	-26.1%	-25.7%	11.1%	49.4%
Construction	-13.3%	-21.5%	-12.1%	12.1%
Manufacturing	-13.0%	-20.0%	-7.0%	16.2%
Service-Producing	-3.9%	-6.6%	3.6%	10.9%
Trade, Transportation and Utilities	-7.7%	-13.9%	-9.0%	5.6%
Information	-8.0%	-18.4%	-8.5%	12.2%
Financial Services	-8.9%	-21.3%	-12.1%	11.7%
Professional and Business Services	-2.4%	-4.7%	14.4%	19.9%
Education and Health Services	5.6%	9.1%	19.4%	9.5%
Leisure and Hospitality	0.2%	-7.8%	5.0%	14.1%
Other Services	-4.2%	-9.5%	-2.6%	7.8%
Federal Government		4.7%	12.7%	7.7%
State Government		-12.6%	3.0%	17.7%
Local Government		-7.0%	4.3%	12.1%

Business Numbers

	2008	2009	2010	2011	2012
Business starts	2,394	2,464	1,936	2,250	2,412
Active businesses	27,166	26,396	25,973	25,971	25,782

Residential

Construction

	2008	2009	2010	2011	2012
Total units	742	503	531	476	634
Total valuation (000)	\$134,600	\$97,172	\$112,848	\$102,489	\$128,860
Total single-unit bldgs	542	462	490	401	488
Average cost per unit	\$220,555	\$200,590	\$222,027	\$234,664	\$232,293
Total multi-unit bldg units	200	41	41	75	146
Average cost per unit	\$75,294	\$109,747	\$98,894	\$111,845	\$106,167

Major Employers

American Greetings Corp	Mfg
Case Western Reserve University	Serv
Cleveland Clinic Health System	Serv
Continental Airlines	Trans
Eaton Corp	Mfg
Ford Motor Co	Mfg
KeyCorp	Fin
Lincoln Electric Holding Inc	Mfg
Parker Hannifin Corp	Mfg
Progressive Corp	Ins
Sherwin-Williams Co	Mfg
University Hospitals Health System	Serv

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Property Records Cards

(see separate file for this information)