

# GENERAL BACKGROUND INFORMATION

*(As available @ 10/2016 - subject to change without notice)*

## Multi Family – 35 Apartment Units – For Sale –

111 Glamorgan Street  
Alliance OH, 44601  
Stark County



*Presented Exclusively 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](http://www.com.state.oh.us).

### **Representing the Sellers**

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

### **Representing Buyers**

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

### **Dual Agency**

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

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

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

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

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

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

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

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

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

### **Working With Other Brokerages**

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

### **Fair Housing Statement**

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

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

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

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

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

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

# 111 Glamorgan Street

## REGISTRATION

**111 Glamorgan Street**  
**Alliance, OH 44601**

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

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

## 111 Glamorgan Street

This property is owned by, CREPD, LLC. The existing owner, manager, and broker do not have complete historical operating data to pass along to potential purchasers.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described.

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 owner, manager, or broker and their 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 OWNER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY.**

**TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE BROKER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER.**

## GENERAL BACKGROUND INFORMATION

*(Included as of 10/2016)*

- **Market Information**
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- **Sample Income & Expense Statement**
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## Market Information

### Alliance, OH



#### Location

The City of Alliance is located primarily in the northeastern portion of Stark County, with a small area in the southwestern portion of Mahoning County, in Northeastern Ohio on the headwaters of the Mahoning River. The city is approximately 18 miles northeast of Canton, the Stark County seat, approximately 55 miles southeast of Cleveland, and approximately 79 miles northwest of Pittsburgh, Pennsylvania.

#### Transportation

The city is served by diversified transportation facilities, including five state and U.S. highways that provide easy access to Interstate Highways 76, 77, and 80 (the Ohio Turnpike). It is adjacent to areas served by Norfolk-Southern Corporation and Amtrak, which provides freight and passenger rail services through a station located in the city.

Passenger air service is available at the Akron-Canton Regional Airport located 25 miles west of the city, the Youngstown/Warren Regional Municipal Airport located 35 miles northeast of the city, and Cleveland Hopkins International Airport located 55 miles northwest of the city.

#### Business Incentives

The city offers a variety of incentives to those who wish to locate their business or industry in the city. With a new industrial park and many new businesses coming to our city, we look forward to a prosperous future. For information about the many incentives being offered to new business and industry, please call Director of Planning and Development Joe Mazzola at (330) 829-2265.

#### City Growth

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

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

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

# 111 Glamorgan Street

## **Business**

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

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

## **Education**

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

Also arriving on the educational scene, has been Stark State College, providing technical and career oriented programs that offer additional educational opportunities to our community. The Alliance City Schools have completed their renovation and rebuilding projects and continue providing excellence in public education including adult education, notably the Robert T. White School of Practical Nursing. The Alliance are community is also served by the Holy Cross Academy Schools (Regina Coeli and St. Josephs). The nearby Marlinton, Sebring, and West Branch Schools all provide the greater Alliance community with excellence in primary and secondary education for our citizens.

## **Historic Downtown**

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

## **East Side**

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

# 111 Glamorgan Street

## **West Side**

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

## **South Side**

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

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

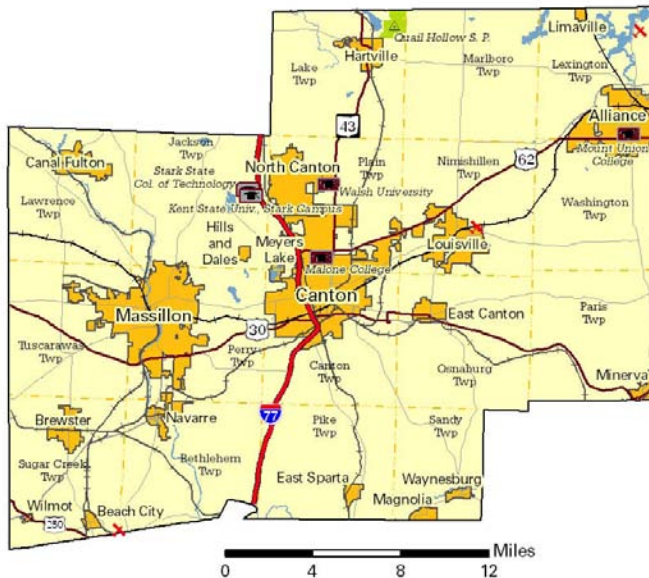
# Ohio County Profiles

Prepared by the Office of Research



## **Stark County**

<b>Established:</b>	Act - February 13, 1808
<b>2014 Population:</b>	375,736
<b>Land Area:</b>	576.2 square miles
<b>County Seat:</b>	Canton City
<b>Named for:</b>	General John Stark, Revolutionary War



## Taxes

Taxable value of real property	\$6,153,480,430
Residential	\$4,630,061,130
Agriculture	\$234,197,210
Industrial	\$239,565,110
Commercial	\$1,039,409,800
Mineral	\$10,247,180
Ohio income tax liability	\$252,659,945
Average per return	\$1,468.79

## Land Use/Land Cover

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

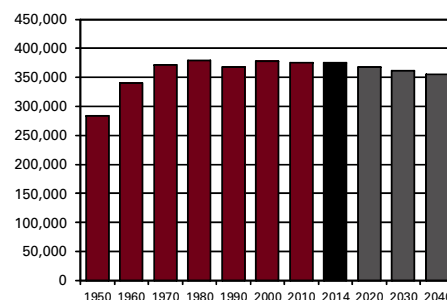
## Largest Places

<b>Largest Places</b>	<b>Est. 2014</b>	<b>Census 2010</b>
Canton city	72,297	73,017
Jackson twp UB	40,472	40,146
Plain twp UB	35,114	34,902
Massillon city	32,274	32,199
Perry twp UB	28,452	28,309
Lake twp UB	27,211	27,015
Alliance city (pt.)	22,039	22,282
North Canton city	17,490	17,486
Canton twp UB	12,717	12,675
Nimishillen twp	9,705	9,652

UB: Unincorporated balance.

## Total Population

Census			Estimated
1800		1790	179,648
1810	2,734	1820	177,218
1820	12,406	1830	221,784
1830	26,588	1840	234,887
1840	34,603	1850	283,194
1850	39,878	1860	340,345
1860	42,978	1870	372,210
1870	52,508	1880	378,823
1880	64,031	1890	367,585
1890	84,170	2000	378,098
1900	94,747	2010	375,586
			Projected
		2020	368,210
		2030	361,130
		2040	355,500



## Ohio County Profiles

Population by Race	Number	Percent
ACS Total Population	375,348	100.0%
White	333,437	88.8%
African-American	27,219	7.3%
Native American	706	0.2%
Asian	2,911	0.8%
Pacific Islander	31	0.0%
Other	1,041	0.3%
Two or More Races	10,003	2.7%
Hispanic (may be of any race)	6,295	1.7%
<b>Total Minority</b>	<b>46,769</b>	<b>12.5%</b>

Educational Attainment	Number	Percent
Persons 25 years and over	257,384	100.0%
No high school diploma	27,995	10.9%
High school graduate	100,941	39.2%
Some college, no degree	53,540	20.8%
Associate degree	20,507	8.0%
Bachelor's degree	36,272	14.1%
Master's degree or higher	18,129	7.0%

Family Type by Employment Status	Number	Percent
Total Families	99,208	100.0%
Married couple, husband and wife in labor force	38,519	38.8%
Married couple, husband in labor force, wife not	13,995	14.1%
Married couple, wife in labor force, husband not	6,338	6.4%
Married couple, husband and wife not in labor force	14,915	15.0%
Male householder, in labor force	5,517	5.6%
Male householder, not in labor force	1,577	1.6%
Female householder, in labor force	12,858	13.0%
Female householder, not in labor force	5,448	5.5%

Household Income	Number	Percent
Total Households	150,003	100.0%
Less than \$10,000	11,785	7.9%
\$10,000 to \$19,999	17,800	11.9%
\$20,000 to \$29,999	18,800	12.5%
\$30,000 to \$39,999	17,781	11.9%
\$40,000 to \$49,999	15,313	10.2%
\$50,000 to \$59,999	12,804	8.5%
\$60,000 to \$74,999	15,406	10.3%
\$75,000 to \$99,999	17,174	11.4%
\$100,000 to \$149,999	15,759	10.5%
\$150,000 to \$199,999	4,013	2.7%
\$200,000 or more	3,368	2.2%
<b>Median household income</b>	<b>\$45,641</b>	

Percentages may not sum to 100% due to rounding.

## Stark County

Population by Age	Number	Percent
ACS Total Population	375,348	100.0%
Under 5 years	21,242	5.7%
5 to 17 years	63,445	16.9%
18 to 24 years	33,277	8.9%
25 to 44 years	87,496	23.3%
45 to 64 years	107,711	28.7%
65 years and more	62,177	16.6%
<b>Median Age</b>	<b>41.5</b>	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	99,208	100.0%
Married-couple families with own children	25,761	26.0%
Male householder, no wife present, with own children	3,881	3.9%
Female householder, no husband present, with own children	10,627	10.7%
Families with no own children	58,939	59.4%

Poverty Status of Families By Family Type by Presence Of Related Children	Number	Percent
Total Families	99,208	100.0%
Family income above poverty level	88,332	89.0%
<u>Family income below poverty level</u>	<u>10,876</u>	<u>11.0%</u>
Married couple, with related children	2,206	20.3%
Male householder, no wife present, with related children	988	9.1%
Female householder, no husband present, with related children	5,462	50.2%
Families with no related children	2,220	20.4%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	366,200	100.0%
Below 50% of poverty level	23,696	6.5%
50% to 99% of poverty level	31,051	8.5%
100% to 124% of poverty level	16,978	4.6%
125% to 149% of poverty level	18,104	4.9%
150% to 184% of poverty level	25,210	6.9%
185% to 199% of poverty level	10,237	2.8%
200% of poverty level or more	240,924	65.8%

Geographical Mobility	Number	Percent
Population aged 1 year and older	371,117	100.0%
Same house as previous year	324,451	87.4%
Different house, same county	32,401	8.7%
Different county, same state	9,603	2.6%
Different state	3,898	1.1%
Abroad	764	0.2%

## Data Sheet

### **Glamorgan Apartments Alliance, Ohio 35 Units**

#### **The Property**

Zoning: Current zoning is B-2, Thoroughfare Commercial District.  
Lot size: 1.95 +/- acres  
Parcel Number: 112-427, 102-220, 110-050  
Location: The property is located in the northeast quadrant of the city in Alliance less than one mile north of the University of Mount Union and the city's primary commercial corridor.

#### **Building**

Type Buildings: 35 apartment units are in one three-store masonry building.  
Size: The site includes 319.50 feet frontage on the north side of Glamorgan Street. Total site area is 1.95 +/- acres  
Year Built: 1980, A substantial renovation was completed in 2008.  
Unit Mix: 6 efficiency / one bath, 382-432 square feet  
2 one-bedroom / one bath 570 square feet  
27 two-bedroom / one bath, 834-1,307 square feet.  
Unit Size: Gross apartment building area based on county record is 36,816 square feet.  
Shape: Basically rectangular  
Topography: Level  
Access: Access is by two double paved driveways off the north side of the street.

#### **Construction**

Exterior Walls: Brick veneer.  
Roof: Flat roof with membrane covering. Water runoff is handled by aluminum downspout system.  
Foundation: Assumed to be concrete footers with concrete slab.  
Windows: Wood frame casement with double panes and screens.  
Floors: Carpet in living rooms, bedrooms and halls with vinyl in kitchens, baths and laundry rooms. Common halls have vinyl floor coverings.

# 111 Glamorgan Street

Interior Walls:	Painted drywall. Common halls have carpet on strategic walls for sound control.
Ceilings:	Exposed metal deck.

## **Utilities**

Natural gas, electricity, water and sewer are available to the subject site.

Heating and A/C:	Heat and air conditioning are provided by individual electric heat pumps.
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Plumbing:	Each unit includes one kitchen, one bath, laundry connections and an electric water heater.
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Electrical:	Individual circuit breaker systems are in each unit.
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Appliances:	Most units include a refrigerator, electric range/oven, dishwasher, disposer and fan/hood. Most units also have washers and dryers.
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*\*All information to be verified by potential purchaser.*

# 111 Glamorgan Street

## Rent Roll

*As of 10/2016*

Customer	Unit	Unit Type (all 1 ba)	Rent
OCCUPIED	B1	2 BD	\$750
<b>VACANT</b>	<b>B2</b>	<b>2 BD</b>	<b>\$0</b>
OCCUPIED	B3	2 BD	\$800
<b>VACANT</b>	<b>B4</b>	<b>Studio</b>	<b>\$0</b>
<b>VACANT</b>	<b>B5</b>	<b>2 BD</b>	<b>\$0</b>
<b>VACANT</b>	<b>B6</b>	<b>2 BD</b>	<b>\$0</b>
OCCUPIED	B7	Studio	\$450
<b>VACANT</b>	<b>B8</b>	<b>2 BD</b>	<b>\$0</b>
OCCUPIED	B9	2 BD	\$800
OCCUPIED	B10	2 BD	\$750
OCCUPIED	B11	2 BD	\$900
OCCUPIED	101	2 BD	\$750
OCCUPIED	102	2 BD	\$850
OCCUPIED	103	2 BD	\$800
OCCUPIED	104	Studio	\$525
OCCUPIED	105	2 BD	\$850
OCCUPIED	106	2 BD	\$750
<b>VACANT</b>	<b>107</b>	<b>Studio</b>	<b>\$0</b>
OCCUPIED	108	1 BD	\$715
OCCUPIED	109	2 BD	\$870
OCCUPIED	110	2 BD	\$850
OCCUPIED	111	2 BD	\$750
OCCUPIED	112	2 BD	\$800
OCCUPIED	201	2 BD	\$700
OCCUPIED	202	2 BD	\$750
OCCUPIED	203	2 BD	\$900
OCCUPIED	204	Studio	\$450
<b>VACANT</b>	<b>205</b>	<b>2 BD</b>	<b>\$0</b>
OCCUPIED	206	2 BD	\$800
OCCUPIED	207	Studio	\$550
OCCUPIED	208	1 BD	\$650
OCCUPIED	209	2 BD	\$750
OCCUPIED	210	2 BD	\$800
OCCUPIED	211	2 BD	\$850
OCCUPIED	212	2 BD	\$850
<b>Total for Property</b>	<b>35</b>		<b>\$ 21,010</b>

## Unit Breakdown

# Each	Type	SF. (+/-)
6	Eff / 1 ba	382 - 432
2	1 bdr / 1 ba	570
27	2 bdr / 1 bah	834 - 1,307

*\*Information has not been verified and is subject to errors, omissions, inaccuracies and modification. Potential purchaser to field verify all information.*

## Sample Income & Expense Statement

*(after stabilization)*

<b>Income</b>	<b>Monthly</b>	<b>Annual</b>
Potential Gross Base Rent Income	\$25,285	\$303,420 <sup>1</sup>
Potential Gross Additional Income	\$146	\$1,750 <sup>2</sup>
Total Potential Gross Income	\$25,431	\$305,170
Less Vacancy and collection loss ( 8 % )	\$2,023	\$24,274
Potential Effective Gross Income	\$23,408	\$280,896

<b>Expenses</b>	<b>Monthly</b>	<b>Annual</b>
Real Estate Taxes	\$2,093	\$25,113 <sup>3</sup>
Insurance	\$767	\$9,203 <sup>4</sup>
Mgt. - 5 %	\$1,170	\$14,045 <sup>3</sup>
Gas	\$46	\$552 <sup>5</sup>
Electricity	\$4,561	\$54,732 <sup>5</sup>
Phone	\$200	\$2,400 <sup>6</sup>
Water/Sewer	\$992	\$11,904 <sup>5</sup>
Trash	\$225	\$2,700 <sup>2</sup>
Maint / Repair / Make Ready	\$1,667	\$20,000 <sup>2</sup>
Elevator	\$130	\$1,560 <sup>2</sup>
Landscaping / Snow Removal	\$1,067	\$12,800 <sup>2</sup>
Misc	\$200	\$1,200 <sup>2</sup>
Reserves for Replacement / Capital Expenses	\$729	\$8,750 <sup>2</sup>
Total Expenses	\$13,847	\$164,959

Net Operating Income (before debt service)	\$9,561	\$115,938
--	---------	-----------

1 - Based on Projected Stabilized Rent Roll

2 - Historical / actual data not avail. Projection based on Broker Estimate

3 - Projection based on BOR reduced valuation

4 - Estimated at \$0.20/sf

5 - Projection based on annualized 3 month average

6 - Elevators and Alarms per current service

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

## Offering Summary

### Summary

Price	\$1,050,000
Down Payment - 25%	\$262,500
Price Per Gross Building SF	\$28.52
Building Square Footage +/-	36,813
Number of Stories	3
Lot Size	1.86 acres +/-
Year Built / Substantial Rehab	?? / 2008

### Sample New Financing

Loan Amount	\$787,500
Loan Type	Proposed New
Interest Rate	4.50%
Amortization (years)	20
Term	5 Years
Loan To Value	75%

### Potential Operating Data - Year 1 (after stabilization)

Gross Potential Income	\$305,170
Net Effective Income	\$280,896
Expenses - Estimate	\$164,959
Net Operating Income - Estimate	\$115,938
Annual Debt Service	\$59,785
Cash Flow - Projected	\$56,152

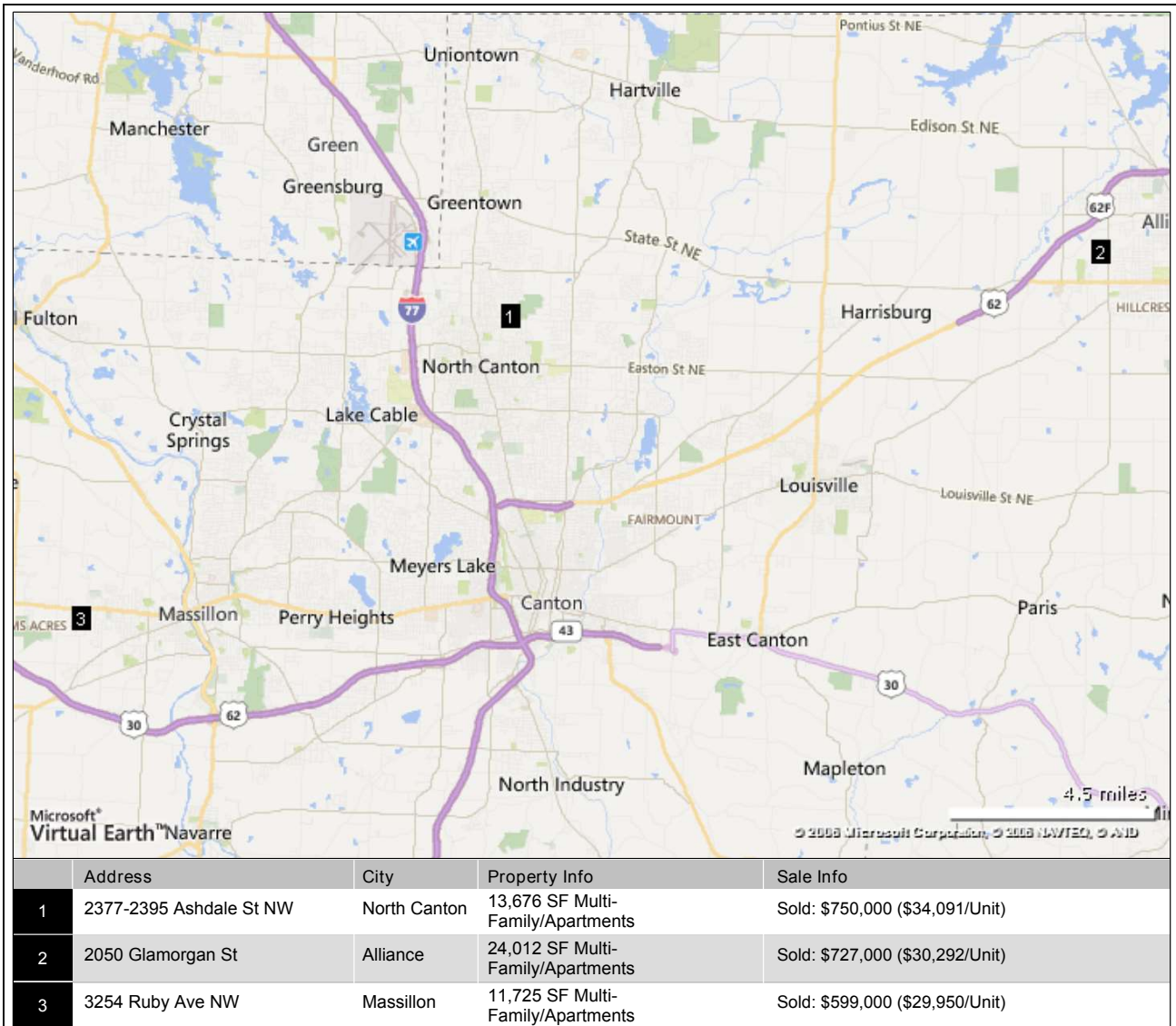
*\*Summary for illustration purposes only. Potential purchaser to develop own proforma.*

## Sample Financing Scenario




Loan Amount	\$787,500
Loan Type	Proposed New
Interest Rate	4.50%
Amortization (years)	20
Term	5 Years
Loan To Value	75%

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

## Comparable Sale Data



# 111 Glamorgan Street

<b>1</b>	<b>2377-2395 Ashdale St NW</b>	<b>SOLD</b>
<p>North Canton, OH 44720 Stark County</p> <p>Recorded Buyer: Candlelight Villas LTD 9437 Shepler Church Rd SW Navarre, OH 44662</p> <p>Recorded Seller: Ashdale Apts Of Nc Llc 2800 Chucunantah Rd Coconut Grove, FL 33133</p> <p>True Buyer: Wellspring Management Group LLC Trustee</p> <p>True Seller: Ashdale Apts Of Nc Llc</p>		
		
<p>Sale Date: 05/15/2015 (119 days on mkt) Bldg Type: Class C Multi-Family Apartments</p> <p>Sale Price: \$750,000 - Confirmed Year Built/Age: Built 1974 Age: 41</p> <p>Price/SF: \$54.84 GBA: 13,676 SF</p> <p>Price/Unit: \$34,091 # of Units: 22</p> <p>PrFrma Cap Rate: - Zoning: C</p> <p>Actual Cap Rate: 8.00% Sale Conditions: -</p> <p>GRM/GIM: -</p> <p>Parcel No: 05500978</p> <p>Financing: Down payment of \$300,000 (40.0%); \$450,000 from First Fed'l Cmnty Bk</p> <p>Comp ID: 3317037 - Research Status: Confirmed</p>		
<b>2</b>	<b>2050 Glamorgan St - Countryside Apartments</b>	<b>SOLD</b>
<p>Alliance, OH 44601 Stark County</p> <p>Recorded Buyer: Glamorgan, LLC 2214 S Goebbert Rd Arlington Heights, IL 60005</p> <p>Recorded Seller: Countryside Service Company, LLC 5306 Woodtrail Ave Canton, OH 44705 (330) 257-9165</p> <p>True Buyer: Glamorgan, LLC</p> <p>True Seller: Countryside Service Company, LLC</p>		
		
<p>Sale Date: 03/23/2015 (217 days on mkt) Bldg Type: Class C Multi-Family Apartments</p> <p>Sale Price: \$727,000 - Confirmed Year Built/Age: Built 1979 Age: 36</p> <p>Price/SF: \$30.28 GBA: 24,012 SF</p> <p>Price/Unit: \$30,292 # of Units: 24</p> <p>PrFrma Cap Rate: - Zoning: Multi-Family</p> <p>GRM/GIM: -</p> <p>Parcel No: 07700294, 07700295</p> <p>Financing: Down payment of \$145,400 (20.0%); \$581,600 from S&amp;t Bk</p> <p>Comp ID: 3268779 - Research Status: Confirmed</p>		
<b>3</b>	<b>3254 Ruby Ave NW - Brookfield View Apartments</b>	<b>SOLD</b>
<p>Massillon, OH 44647 Stark County</p> <p>Recorded Buyer: Shelar Properties IV LLC 3254 Ruby Ave NW Massillon, OH 44647</p> <p>Recorded Seller: Krk National Properties Llc 20509 Comfort Ct Ashburn, VA 20147</p> <p>True Buyer: Shelar Properties IV LLC</p> <p>True Seller: Dennis J. Wiseman</p>		
		
<p>Sale Date: 04/30/2015 (335 days on mkt) Bldg Type: Class C Multi-Family Apartments</p> <p>Sale Price: \$599,000 - Confirmed Year Built/Age: Built 1968 Age: 47</p> <p>Price/SF: \$51.09 GBA: 11,725 SF</p> <p>Price/Unit: \$29,950 # of Units: 20</p> <p>PrFrma Cap Rate: - Zoning: MF</p> <p>Actual Cap Rate: 13.59% Sale Conditions: -</p> <p>GRM/GIM: -</p> <p>Parcel No: 00613870</p> <p>Financing: Down payment of \$599,000 (100.0%)</p> <p>Comp ID: 3305913 - Research Status: Confirmed</p>		

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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## Comparable Rental Data

### Potters Creek Apartments / 2400 Brayton Avenue / Alliance, OH

Contact Info:	# Units	Unit Type	SF/Unit	Rent/Mo.	Rent/SF	Owner Pays
330-680-6397	151 Total	1BR 1b	850	\$659.00	\$0.78	W, S, T
		2Br 1b	1045	\$719.00	\$0.69	
		2Br 2b	1077-1130	\$749.00	.66 - .70	
		2Br 2b, den	1272	\$799.00	\$0.63	
		2Br 2b, den	1330	\$819.00	\$0.62	

**Comments:** Two-story apartment buildings.

Features: Garages w/ opener, garbage disposal, washer/dryer hookup, patio/balcony, dishwasher, fireplace w/gas logs

### Liberty Heights / 707-737 Mill St. E / Alliance, OH

Contact Info:	# Units	Unit Type	SF/Unit	Rent/Mo.	Rent/SF	Owner Pays
330-576-4588	144 Total	1BR 1b	632	\$610.00	\$0.97	H, W, G, S, T
		2Br 1b	816	\$680.00	\$0.83	
		2Br 1b with den	912	\$700.00	\$0.77	

**Comments:** Features covered lot, laundry facility, fitness center, playground, pool, patio/balcony, dishwasher

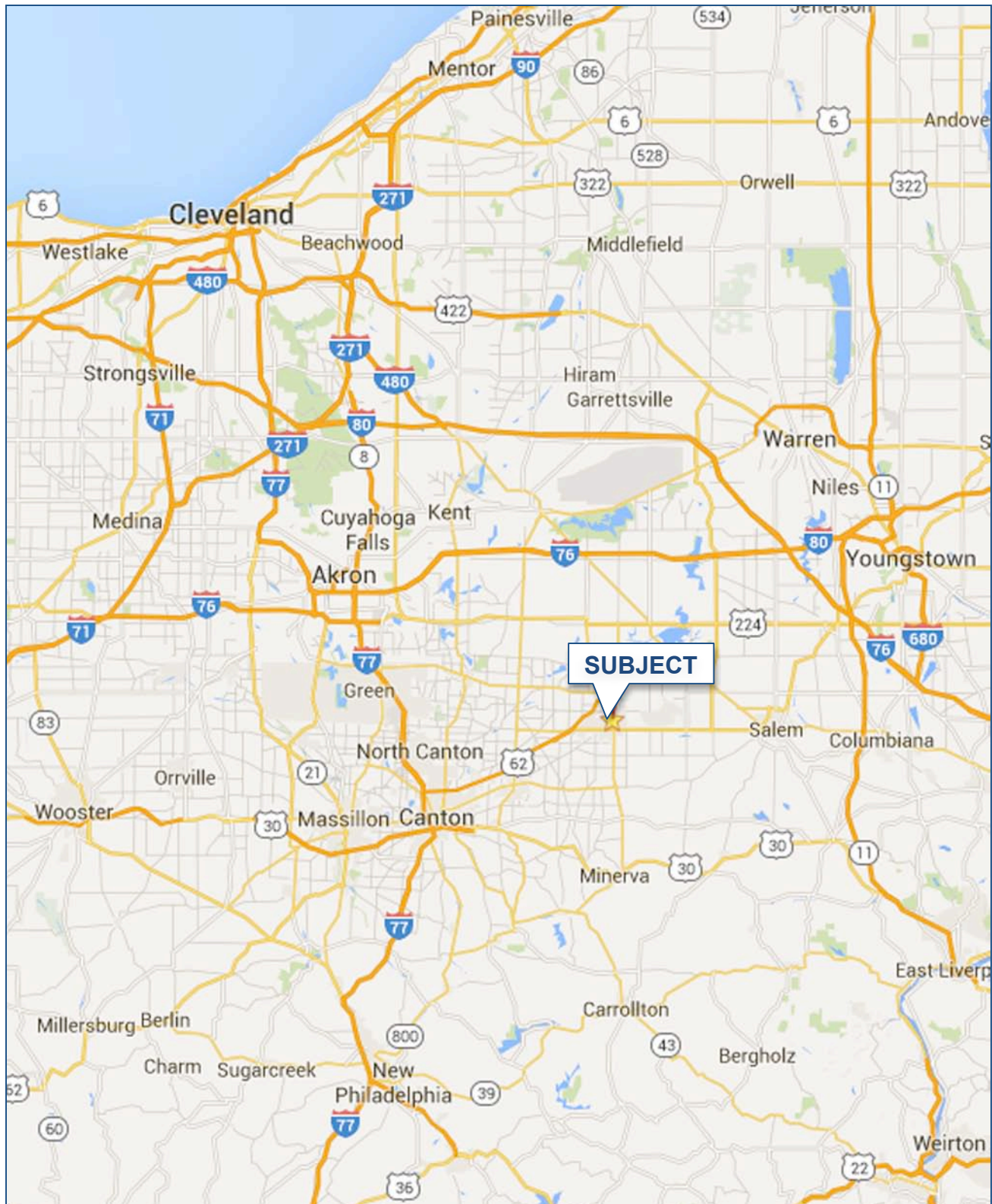
### Carnation Villas / 811 McCrea St. / Alliance OH

Contact Info:	# Units	Unit Type	SF/Unit	Rent/Mo.	Rent/SF	Owner Pays
234-360-1234	32	2Br 1b		690-725		H

**Comments:** Features single story living, washer/dryer hook-ups, private attached garages, newer community

111 Glamorgan Street

## Location Map



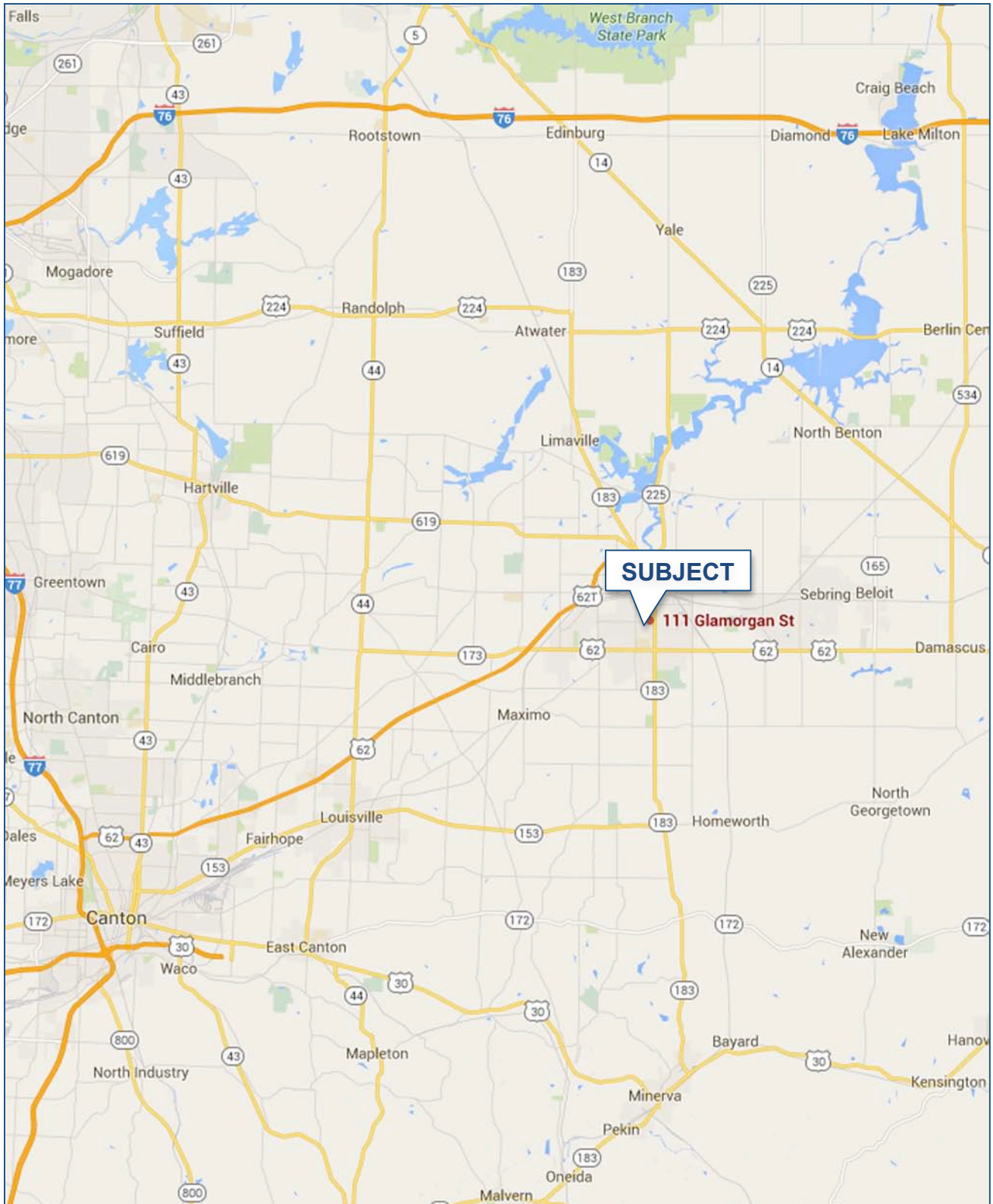
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# 111 Glamorgan Street

## Location Map



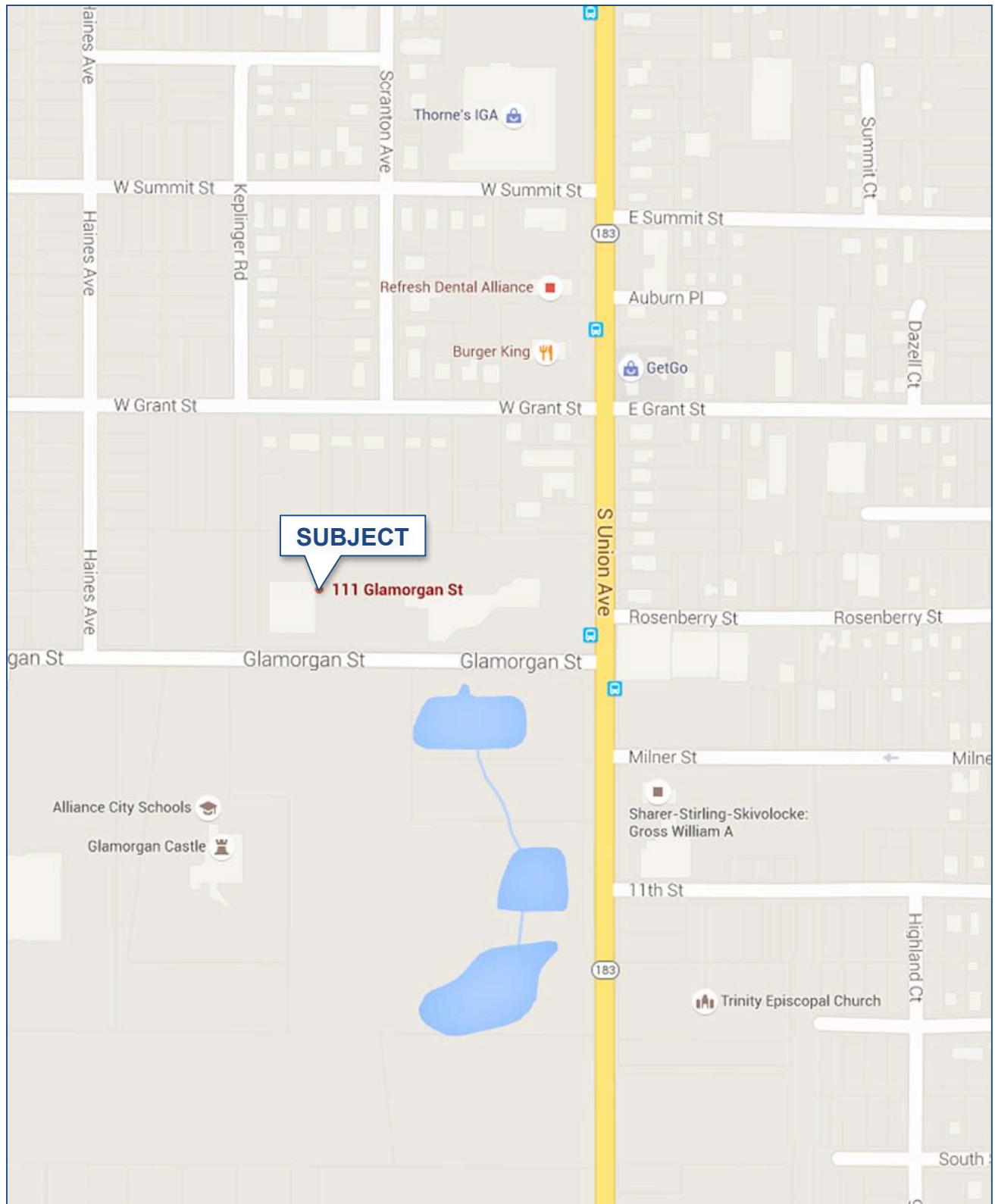
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# 111 Glamorgan Street

## Location Map



# 111 Glamorgan Street

## Tax Map



# 111 Glamorgan Street

## Tax Data

Parcel: 110050  
Owner: CREPD LLC AN OHIO LIMITED LIABILITY COMPANY  
Site Address: 111 GLAMORGAN ST ALLIANCE OH 44601-2944  
Map Routing Number: 01 041 27 3400  
Tax Map: ALL\_041.pdf



[+] Map this property.

## Tax Information - Data as of 2/18/2016 2:50:27 AM

Bill Number:	20158060689	Installment Number:	1
Taxable Land Value:	\$15,440	Taxable Building Value:	\$496,850
Owner Occupancy Discount:	NO	Homestead Reduction:	NO
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:		Tax Abatement:	NO
Owner Occupancy Qualified Value:		Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2015		

## Tax Billing - Data as of 2/18/2016 2:50:27 AM

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	20,389.14			
	Tax Reduction	-5,546.91			
	_ Net Tax:	14,842.23	14,842.23	.00	
	_ Total 1st Half:	14,842.23	14,842.23	.00	
2nd Half:	Real Estate Tax	20,389.14			
	Tax Reduction	-5,546.91			
	_ Net Tax:	14,842.23	.00	14,842.23	
	_ Total 2nd Half:	14,842.23	.00	14,842.23	
Total:		29,684.46	14,842.23	14,842.23	

## Tax Payments - Data as of 2/18/2016 2:50:27 AM

Payment Date	Payment Half	Payment Amount
02/02/2016	1	\$14,842.23

## Special Assessments - Data as of 2/18/2016 1:38:48 AM

No data found for this parcel.

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# 111 Glamorgan Street

## Tax Data

Parcel:	102220
Owner:	CREPD LLC AN OHIO LIMITED LIABILITY COMPANY
Site Address:	GLAMORGAN ST OH
Map Routing Number:	01 041 27 3300
Tax Map:	ALL_041.pdf



[+] Map this property.

## Tax Information - Data as of 2/18/2016 2:50:27 AM

Bill Number:	20158040169	Installment Number:	1
Taxable Land Value:	\$2,840	Taxable Building Value:	\$8,050
Owner Occupancy Discount:	NO	Homestead Reduction:	NO
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:		Tax Abatement:	NO
Owner Occupancy Qualified Value:		Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2015		

## Tax Billing - Data as of 2/18/2016 2:50:27 AM

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	433.42			
	Tax Reduction	-117.91			
	_ Net Tax:	315.51	.00	315.51	
	_ Total 1st Half:	315.51	.00	315.51	
2nd Half:	Real Estate Tax	433.42			
	Tax Reduction	-117.91			
	_ Net Tax:	315.51	.00	315.51	
	_ Total 2nd Half:	315.51	.00	315.51	
Total:		631.02	.00	631.02	

## Tax Payments - Data as of 2/18/2016 2:50:27 AM

No data found for this parcel.

## Special Assessments - Data as of 2/18/2016 1:38:48 AM

No data found for this parcel.

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# 111 Glamorgan Street

## Tax Data

Parcel:	112427
Owner:	CREPD LLC AN OHIO LIMITED LIABILITY COMPANY
Site Address:	GLAMORGAN ST OH
Map Routing Number:	01 041 27 3210
Tax Map:	ALL_041.pdf



[+] Map this property.

## Tax Information - Data as of 2/18/2016 2:50:27 AM

Bill Number:	20158060788	Installment Number:	1
Taxable Land Value:	\$670	Taxable Building Value:	\$1,960
Owner Occupancy Discount:	NO	Homestead Reduction:	NO
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:		Tax Abatement:	NO
Owner Occupancy Qualified Value:		Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2015		

## Tax Billing - Data as of 2/18/2016 2:50:27 AM

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half:	Real Estate Tax	104.67			
	Tax Reduction	-28.48			
	_ Net Tax:	76.19	.00	76.19	
	_ Total 1st Half:	76.19	.00	76.19	
2nd Half:	Real Estate Tax	104.67			
	Tax Reduction	-28.48			
	_ Net Tax:	76.19	.00	76.19	
	_ Total 2nd Half:	76.19	.00	76.19	
	Total:	152.38	.00	152.38	

## Tax Payments - Data as of 2/18/2016 2:50:27 AM

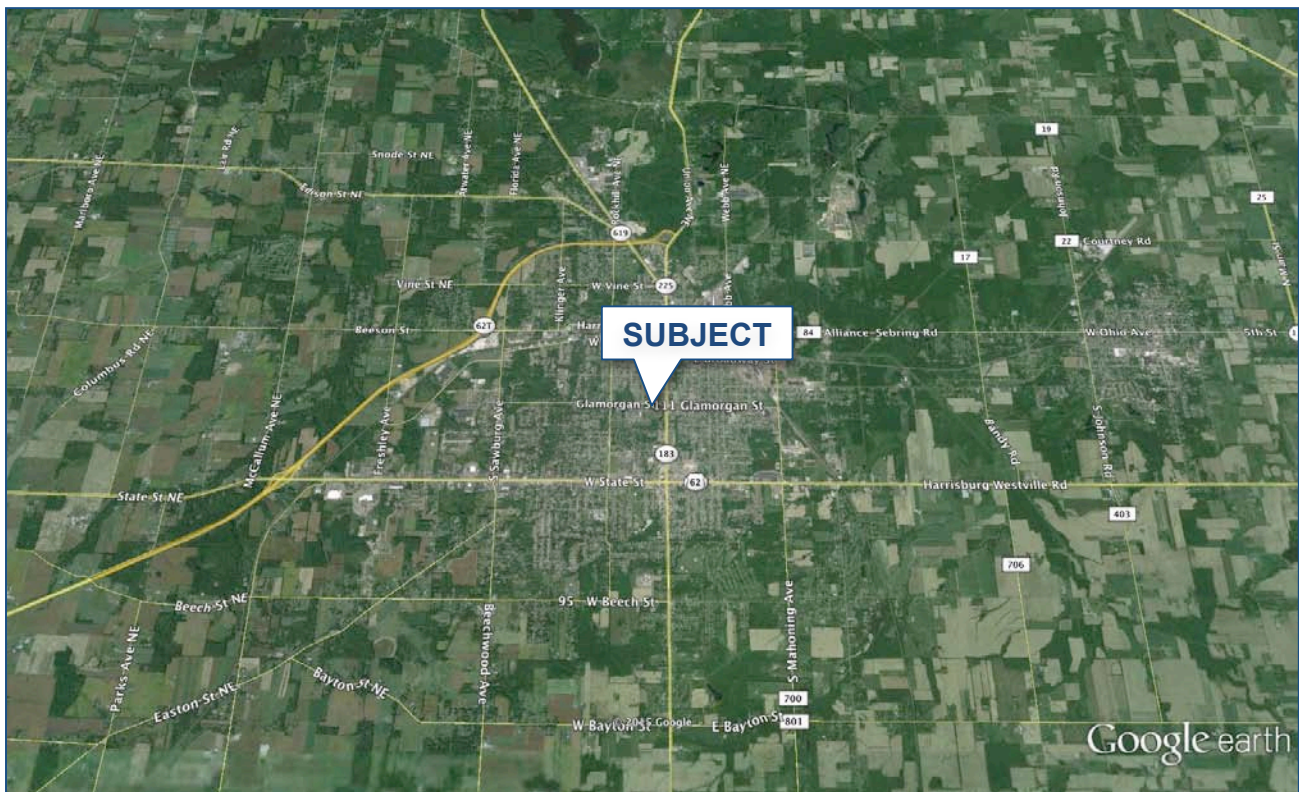
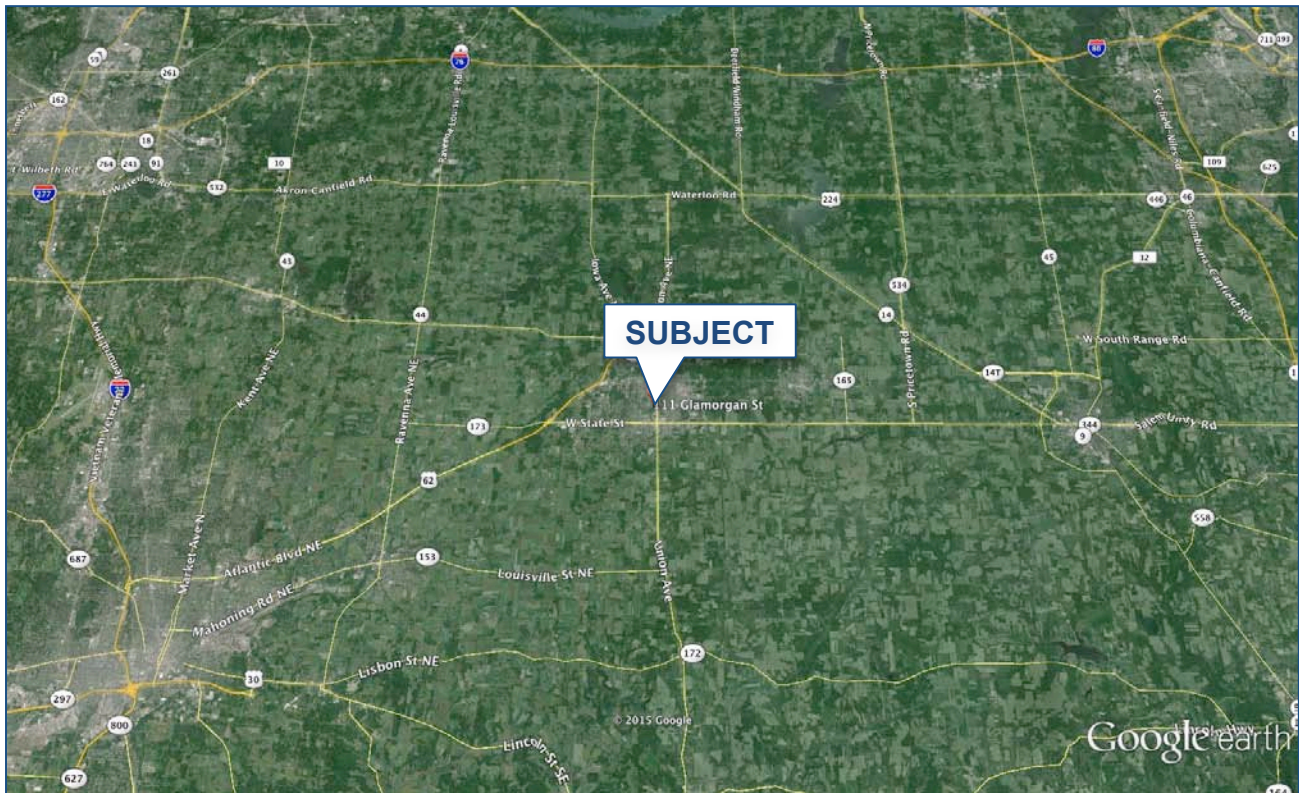
No data found for this parcel.

## Special Assessments - Data as of 2/18/2016 1:38:48 AM

No data found for this parcel.

# 111 Glamorgan Street

## Aerial Photos



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# 111 Glamorgan Street

## Aerial Photos



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# 111 Glamorgan Street

## Property Record Card - Alan Harold, Stark County Auditor

Generated 2/10/2016 6:13:07 PM

Subject Property	
Parcel	110050
Owner	CREPD LLC AN OHIO LIMITED LIABILITY COMPANY
Address	111 GLAMORGAN ST ALLIANCE OH 44601-2944
Mailing Address Line 1	CREPD LLC
Mailing Address Line 2	3 CASCADE PLZ CAS-61
Mailing Address Line 3	AKRON OH 44308
Legal Description	9344-9345-9346-9347-9348 WH
Last Inspected	10/30/2008
Property Class	COMMERCIAL
DTE Classification	402 - APARTMENTS, 20-39 UNITS
Tax District	00010 ALLIANCE CITY - ALLIANCE CSD
School District	7601 ALLIANCE CSD
Township	BUTLER TOWNSHIP
City	ALLIANCE CITY
Neighborhood	001-02-99-01
Map Routing Number	01 041 27 3400

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2015	\$44,100	\$15,440	\$1,419,500	\$496,850	\$1,463,600	\$512,290
2014	\$44,100	\$15,440	\$1,419,600	\$496,880	\$1,463,700	\$512,320
2013	\$44,100	\$15,440	\$1,419,600	\$496,880	\$1,463,700	\$512,320
2012	\$44,100	\$15,440	\$1,419,600	\$496,880	\$1,463,700	\$512,320
2011	\$53,100	\$18,590	\$1,685,900	\$590,080	\$1,739,000	\$608,670
2010	\$53,100	\$18,590	\$1,685,900	\$590,080	\$1,739,000	\$608,670
2009	\$53,100	\$18,590	\$1,685,900	\$590,080	\$1,739,000	\$608,670
2008	\$53,100		\$661,000		\$714,100	\$249,940

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
PARKING / YARD	0.55				AC	\$28,800.00	0	\$13,500
BUILDING SITE	1.00				AC	\$36,000.00	0	\$30,600

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
11/10/2015	013082	2015	3	NO	\$0	\$5,850
12/20/2006	16837	2006	3	YES	\$596,625	\$484,200
5/23/1996	5669	1996	3	YES	\$500,000	\$197,130

# 111 Glamorgan Street

## Details for Primary Building 7798572

Building Type	203 - APARTMENT, FLAT	Construction Type	21 - BRICK ON MASONRY	Full Baths	0
Year Built	1957	Quality Basement Finish	23 - PART/INFERIOR	Half Baths	6
Number Of Stories	2.00	Percent Complete	100	Basement	1 - FULL
Condition	1 - EXCELLENT	Heat Type	HEAT AND AC/GAS	Number Of Fireplaces	0
Living Area	24544	Central Air	NO	Family Room	NO
Quality Grade	100	Number Of Bedrooms	0	Primary Value	\$1,351,900

## Details for Secondary Building 7838588

Building Type	305 - ENTRANCE	Construction Type	21 - BRICK ON MASONRY	Full Baths	
Year Built		Quality Basement Finish	0 - NONE	Half Baths	
Number Of Stories	1.00	Percent Complete	100	Basement	1 - FULL
Condition	1 - EXCELLENT	Heat Type	NONE	Number Of Fireplaces	NOT AVAILABLE
Living Area	125	Central Air	NOT AVAILABLE	Family Room	NOT AVAILABLE
Quality Grade	80	Number Of Bedrooms		Primary Value	\$2,300

## Details for Secondary Building 7838589

Building Type	415 - PORCH, COVERED	Construction Type	21 - BRICK ON MASONRY	Full Baths	
Year Built		Quality Basement Finish	0 - NONE	Half Baths	
Number Of Stories	1.00	Percent Complete	100	Basement	0 - NONE
Condition	2 - GOOD	Heat Type	NONE	Number Of Fireplaces	NOT AVAILABLE
Living Area	160	Central Air	NOT AVAILABLE	Family Room	NOT AVAILABLE
Quality Grade	100	Number Of Bedrooms		Primary Value	\$1,700

## Details for Improvement 6384151

Building Type	405 - PAVING - ASPHALT	Adjustment Percent	0	Year Built	2008
Number Of Stories	NOT AVAILABLE	Value	58,700	Reason	-
Frontage	0.00	Common Walls	0	Condition	EXCELLENT
Depth	0	Construction Type	NOT AVAILABLE	Grade	100
Area (sqft)	35,000	Height	0	Value	58,700

## Details for Improvement 6384150

Building Type	312 - FENCING - WOOD	Adjustment Percent	0	Year Built	2008
Number Of Stories	1.0	Value	4,900	Reason	-
Frontage	0.00	Common Walls	0	Condition	EXCELLENT
Depth	0	Construction Type	WOOD FRAME	Grade	100
Area (sqft)	350	Height	5	Value	4,900

# 111 Glamorgan Street

## Property Record Card - Alan Harold, Stark County Auditor

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Subject Property	
Parcel	102220
Owner	CREPD LLC AN OHIO LIMITED LIABILITY COMPANY
Address	GLAMORGAN ST OH
Mailing Address Line 1	CREPD LLC
Mailing Address Line 2	3 CASCADE PLZ CAS-61
Mailing Address Line 3	AKRON OH 44308
Legal Description	9349 WH
Last Inspected	06/19/2009
Property Class	COMMERCIAL
DTE Classification	402 - APARTMENTS, 20-39 UNITS
Tax District	00010 ALLIANCE CITY - ALLIANCE CSD
School District	7601 ALLIANCE CSD
Township	BUTLER TOWNSHIP
City	ALLIANCE CITY
Neighborhood	001-02-99-01
Map Routing Number	01 041 27 3300

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2015	\$8,100	\$2,840	\$23,000	\$8,050	\$31,100	\$10,890
2014	\$8,100	\$2,840	\$23,000	\$8,050	\$31,100	\$10,890
2013	\$8,100	\$2,840	\$23,000	\$8,050	\$31,100	\$10,890
2012	\$8,100	\$2,840	\$23,000	\$8,050	\$31,100	\$10,890
2011	\$9,800	\$3,430	\$25,300	\$8,860	\$35,100	\$12,290
2010	\$9,800	\$3,430	\$25,300	\$8,860	\$35,100	\$12,290
2009	\$9,800	\$3,430	\$25,300	\$8,860	\$35,100	\$12,290
2008	\$9,700		\$7,000		\$16,700	\$5,850

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
PARKING / YARD				13,595	SF	\$ .70	0	\$8,100

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
11/10/2015	013082	2015	3	NO	\$0	\$5,850
12/20/2006	16837	2006	3	YES	\$596,625	\$6,730
5/23/1996	5669	1996	3	YES	\$500,000	\$4,550

Details for Improvement 6253355					
Building Type	405 - PAVING - ASPHALT	Adjustment Percent	0	Year Built	2008
Number Of Stories	NOT AVAILABLE	Value	23,000	Reason	-
Frontage	0.00	Common Walls	0	Condition	EXCELLENT
Depth	0	Construction Type	NOT AVAILABLE	Grade	100
Area (sqft)	13,595	Height	0	Value	23,000

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# 111 Glamorgan Street

## Property Record Card - Alan Harold, Stark County Auditor

Generated 2/16/2016 2:24:21 PM

Subject Property	
Parcel	112427
Owner	CREPD LLC AN OHIO LIMITED LIABILITY COMPANY
Address	GLAMORGAN ST OH
Mailing Address Line 1	CREPD LLC
Mailing Address Line 2	3 CASCADE PLZ CAS-61
Mailing Address Line 3	AKRON OH 44308
Legal Description	9350-12.75' ES
Last Inspected	06/19/2009
Property Class	COMMERCIAL
DTE Classification	402 - APARTMENTS, 20-39 UNITS
Tax District	00010 ALLIANCE CITY - ALLIANCE CSD
School District	7601 ALLIANCE CSD
Township	BUTLER TOWNSHIP
City	ALLIANCE CITY
Neighborhood	001-02-99-01
Map Routing Number	01 041 27 3210

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2015	\$1,900	\$670	\$5,600	\$1,960	\$7,500	\$2,630
2014	\$1,900	\$670	\$5,600	\$1,960	\$7,500	\$2,630
2013	\$1,900	\$670	\$5,600	\$1,960	\$7,500	\$2,630
2012	\$1,900	\$670	\$5,600	\$1,960	\$7,500	\$2,630
2011	\$2,300	\$810	\$6,100	\$2,140	\$8,400	\$2,950
2010	\$2,300	\$810	\$6,100	\$2,140	\$8,400	\$2,950
2009	\$2,300	\$810	\$6,100	\$2,140	\$8,400	\$2,950
2008	\$2,400		\$1,800		\$4,200	\$1,470

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
PARKING / YARD				3,255	SF	\$ .70	0	\$1,900

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
11/10/2015	013082	2015	3	NO	\$0	\$5,850
12/20/2006	16837	2006	3	YES	\$596,625	\$1,680
5/23/1996	5669	1996	3	YES	\$500,000	\$530

Details for Improvement 6257244					
Building Type	405 - PAVING - ASPHALT	Adjustment Percent	0	Year Built	2008
Number Of Stories	NOT AVAILABLE	Value	5,600	Reason	-
Frontage	0.00	Common Walls	0	Condition	EXCELLENT
Depth	0	Construction Type	NOT AVAILABLE	Grade	100
Area (sqft)	3,250	Height	0	Value	5,600