

GENERAL BACKGROUND INFORMATION

(As available on 7/2015 - subject to change without notice)

Reduced Price - \$188,000

Hoover's Storage

1047 W. Liberty Street

- Self Storage Facility Totaling 48 Units
- 1 – Single Family House
- 1 – Single Unit Apartment

**Real Property with Rental Income Located in Medina, OH 44256
Medina County**



Materials Presented by:

Ag REAL ESTATE GROUP, INC.

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

Ag Real Estate Group, Inc.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



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

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

Representing the Sellers

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

Representing Buyers

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

Dual Agency

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

Representing Both the Buyer & Seller

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

Working With Ag Real Estate Group, Inc.

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

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

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

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

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

Working With Other Brokerages

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

Fair Housing Statement

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

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

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date

1047 W. Liberty Street

REGISTRATION

1047 W. Liberty Street
Medina, OH 44256

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

1047 W. Liberty Street

This property is owned by, CREPD, LLC. The existing owner, manager, and broker do not have 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 7/2015)

- **Market Information**
- **Data Sheets**
- **Rent Roll**
- **Unit Layout Chart**
- **Sample Income & Expense Statement**
- **Offering Summary**
- **Sample Financing Scenario**
- **Location Maps**
- **Tax Map**
- **Aerial Photos**
- **Demographics**
- **Property Detail Report**

Market Information

About City of Medina

Founded in 1818 and incorporated as a village in 1835, the City of Medina enjoys a long and rich history that is evident in the restored Victorian architecture of its picturesque Public Square. A visit to Medina's historic Square is like taking a step back in time, a feeling that attracts tourists and residents to its unique shops, fine restaurants, and many special events. Time, however, has not stood still and this bustling city serves as the County Seat for one of the fastest growing and most prosperous counties in northeastern Ohio.



The City takes great pride in its downtown restoration of its historic Victorian-era buildings that now host quaint shops and popular restaurants. Central to this historic district is the Medina Public Square offering the charm and feel of a New England village green and serving as the site of summer band concerts, festivals and art shows. In addition to the uptown commercial district, the City of Medina features several additional attractive shopping venues.

This turn-of-the-century setting should not deceive one, for the City of Medina is home to a progressive city government which has expanded municipal services to match growth and provide for the future. It has a non-partisan Mayor and City Council form of government. Community leadership also thrives under the direction of the [Medina Area Chamber of Commerce](#) and [Main Street Medina](#).

Medina boasts an outstanding school system that ranks excellent with distinction in the Ohio Department of Education's Annual Report Card. The school district is made up of six elementary schools, two middle schools and one high school that underwent a major expansion. Within the City's boundaries, two excellent school systems offer academic and technology training that prepares young people for both college and the workforce: [Buckeye Local Schools](#) and the [Medina County Career Center](#). [St. Francis Xavier](#) and [Medina Christian Academy](#) offer private schooling for elementary and junior high students.

Advanced education is readily available locally and from numerous colleges and universities in the surrounding area that offer a full complement of certificate, undergraduate and graduate degrees. The [Medina County University Center](#) is only a quarter-mile south of the City and offers employers a well-trained workforce with opportunity for on-going career development.

In July 2009, Money Magazine recognized Medina as one of the Best Places to Live by ranking them 40th in their list of best small towns. Ohio Magazine followed by naming Medina the 2011 Best Hometown in Northeast Ohio. Come see why Ohioans and the rest of the nation are discovering why businesses and residents alike call Medina home.....for life!

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

Market Information

City of Medina - Business

Similar to Ohio being recognized as a State of Perfect Balance, the City of Medina offers the business owner a place to start and build their business and, yet, have a life outside of the work environment that is satisfying. Medina's location, diversity of businesses, its active Chamber, and quality of life offer a rich environment to grow your company and raise a family.

Team NEO, a non-profit that focuses upon building the economy of the 16 county region of northeast Ohio, recognized Medina as a finalist in 2009 and 2010 for their Economic Development Impact Awards in the category of Business Expansion. This recognition was a result of the hard work of the Mayor, the Administration, City Council, and several of the Boards and Commissions that have streamlined the process, increased the accountability of each department, and placed a priority upon serving the community.

Quality of Life

- Excellent Standard of Living
- Outstanding Educational System
- Nationally Recognized for its Low Crime Rate
- High Quality Health Care System
- Easy Commutes

Well Educated Workforce The residents of the northeast Ohio region are noted for their work ethic and the quality that it brings. The recent addition of the Medina County University Center to the award winning Medina County Vocational School, a school system ranked excellent by the State of Ohio, and the numerous 4 and 2-year colleges and universities that surround Medina bring the belief of life-long learning to the community and businesses. Our Workforce Development Center has partnered with the Economic Development Directors to provide grants to area businesses in order to continually develop their workforce to compete on the world market. Go [here](#) for more information on the educational system located in and around the City of Medina.

Home to Large National and Internationally Recognized Companies

- Owens-Corning
- 3M
- Sealy Mattress
- Valspar
- RPM

Rich Cultural and Recreational Activities

- World Renowned Cleveland Orchestra
- Excellent Museums
- Rock & Roll and Football Hall of Fames
- Cedar Point Amusement Park
- 2nd largest theatre district outside of New York

1047 W. Liberty Street

Expediting Process The city works hard to shorten the review process and get the construction phase moving. An active project preview meeting insures accountability and sets the timeline to meet your deadlines.

Low Tax Rates Through the work done by the State of Ohio, Medina can offer an extremely competitive tax rate.

Proximity to Major Markets Medina businesses are within a days drive of 60% of the nation's population.

Transportation

- Easy commutes to Cleveland Hopkins International Airport and Akron-Canton Regional
- Rail Availability Through the Wheeling and Lake Erie
- Several large trucking companies
- Lake Erie has the best heavy-lift capabilities on the Great Lakes

The above content was found on: www.medinaoh.org,

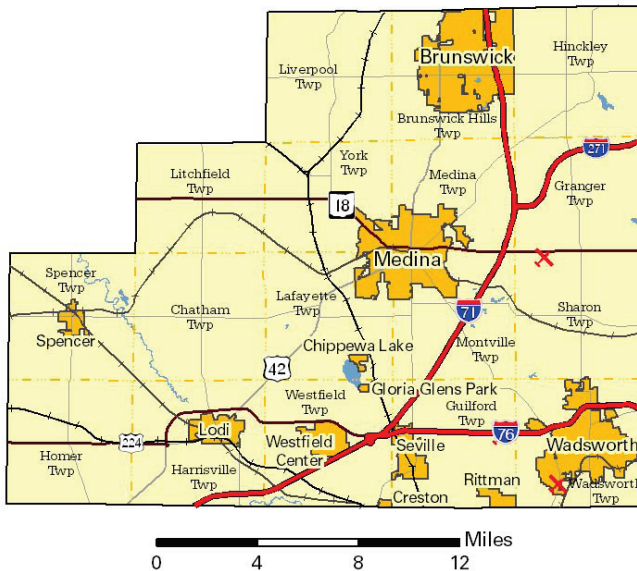
Ohio County Profiles

Prepared by the Office of Research



Medina County

Established: Act - February 18, 1812
2014 Population: 176,029
Land Area: 421.6 square miles
County Seat: Medina City
Named for: Arabian city where Mohammed is buried



Taxes

Taxable value of real property	\$4,320,811,150
Residential	\$3,337,141,060
Agriculture	\$268,775,720
Industrial	\$159,345,380
Commercial	\$554,840,820
Mineral	\$708,170
Ohio income tax liability	\$169,200,316
Average per return	\$1,992.73

Land Use/Land Cover

	Percent
Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	14.40%
Cropland	37.78%
Pasture	11.45%
Forest	34.98%
Open Water	0.67%
Wetlands (Wooded/Herbaceous)	0.69%
Bare/Mines	0.02%

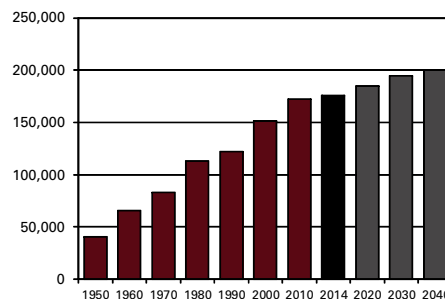
Largest Places

	Est. 2014	Census 2010
Brunswick city	34,604	34,274
Medina city	26,523	26,666
Wadsworth city	21,893	21,538
Montville twp	11,633	11,205
Brunswick Hills twp	10,254	9,879
Medina twp	8,879	8,545
Hinckley twp	7,925	7,644
Lafayette twp UB	5,772	5,576
Liverpool twp	5,308	5,127
Sharon twp	5,296	5,112

UB: Unincorporated balance.

Total Population

Census		Estimated
1800	1910	23,598
1810	1920	26,067
1820	1930	29,677
1830	1940	33,034
1840	1950	40,417
1850	1960	65,315
1860	1970	82,717
1870	1980	113,150
1880	1990	122,354
1890	2000	151,095
1900	2010	172,332
	2011	173,438
	2012	173,704
	2013	174,792
	2014	176,029
	Projected	
	2020	184,670
	2030	194,510
	2040	199,890



Data Sheet

STORAGE UNITS

Hoover's Storage
1047 W. Liberty St.
Medina OH 44256

The Property

Property:	Hoover's Storage
Address:	1047 W. Liberty St Medina, OH 44256
Zoning:	R-1 – Low Density Residential
Lot Size:	2.47 acres +/- (includes storage units, single family residence & land)
Parcel Number:	029-19A-10-020

Building

Number of Units:	48
Number of Buildings:	2 storage buildings
Number of Stories:	1
Year Built:	unknown
Building Square Footage:	6,000 SF +/- total - 2 buildings at 3,000 +/- SF each
Parking:	Concrete & Gravel

Construction

Walls:	Concrete Block / Metal Panel
Roof:	Metal Panel
Floor:	Concrete

Utilities

Water/Sewer:	NONE
Electric:	Ohio Edison
Gas:	NONE

HVAC

Heat:	NONE
Cooling:	NONE

**All information to be verified by potential purchaser.*

Data Sheet

SINGLE FAMILY RESIDENCE

**1047 W. Liberty St. (Single Family House)
Medina, OH 44256**

The Property

Property: Single Family Residence
Address: 1047 W. Liberty St.
Medina, OH 44256
Zoning: R-1 – Low Density Residential
Lot Size: 2.47 acres +/- (includes storage units, single family residence
& land)
Parcel Number: 029-19A-10-020

Building

Number of Units: 1
Number of Buildings: 1
Number of Bedrooms: 4
Number of Bathrooms: 2.5
Number of Stories: 2 plus basement
Year Built: circa 1973
Building Square Footage: 2,352 SF +/- plus 1,176 SF +/- basement
Parking: Surface

Construction

Roof: Asphalt Shingles
Exterior: Wood

Utilities

Water: City Water
Sewer: Septic
Electric: Ohio Edison
Gas: Columbia Gas

HVAC

Heat: Hot Water Boiler
Cooling: None

**All information to be verified by potential purchaser.*

***Above information excludes the structure that formerly housed a pool which has been filled in with dirt.*

Data Sheet

SECONDARY DWELLING (APARTMENT)

**1047 W. Liberty St.
Medina, OH 44256**

The Property

Property:	Secondary Dwelling
Address:	1047 W. Liberty St. Medina, OH 44256
Zoning:	R-1 – Low Density Residential
Lot Size:	2.47 acres +/- (includes storage units, single family residence & land)
Parcel Number:	029-19A-10-020

Building

Number of Units:	1
Number of Buildings:	1
Number of Bedrooms:	1
Number of Bathrooms:	2
Number of Stories:	2
Year Built:	unknown
Building Square Footage:	TBD

Construction

Exterior:	Wood
Roof:	Asphalt Shingles

Utilities

Water:	City Water
Sewer:	Septic
Electric:	Tenant Paid
Gas:	None

HVAC

Heat:	Electric
Cooling:	None

**All information to be verified by potential purchaser.*

1047 W. Liberty Street

Rent Roll

As of 7/17/15

Full Name	Unit	Unit Type	Total Rent Charge (includes sales tax)
VACANT	1	SSTOR 5x10	\$0.00
VACANT	2	SSTOR 5x10	\$0.00
OCCUPIED	3	SSTOR 5x10	\$37.36
VACANT	4	SSTOR 5x10	\$0.00
VACANT	5	SSTOR 10x15	\$0.00
VACANT	6	SSTOR 10x15	\$0.00
OCCUPIED	7	SSTOR 10x15	\$53.38
OCCUPIED	8	SSTOR 10x15	\$64.05
VACANT	9	SSTOR 10x15	\$0.00
OCCUPIED	10	SSTOR 10x15	\$64.05
VACANT	11	SSTOR 10x15	\$0.00
VACANT	12	SSTOR 10x15	\$0.00
VACANT	13	SSTOR 5x10	\$0.00
VACANT	14	SSTOR 5x10	\$0.00
OCCUPIED	15	SSTOR 5x10	\$37.36
VACANT	16	SSTOR 5x10	\$0.00
OCCUPIED	17	SSTOR 5x10	\$32.02
OCCUPIED	18	SSTOR 10x15	\$53.38
OCCUPIED	19	SSTOR 10x15	\$64.05
VACANT	20	SSTOR 10x15	\$0.00
VACANT	21	SSTOR 10x15	\$0.00
VACANT	22	SSTOR 10x15	\$0.00
VACANT	23	SSTOR 10x15	\$0.00
OCCUPIED	24	SSTOR 10x15	\$64.05
OCCUPIED	25	SSTOR 10x15	\$53.38
VACANT	26	SSTOR 10x10	\$0.00
OCCUPIED	27	SSTOR 10x10	\$53.38
OCCUPIED	28	SSTOR 10x10	\$64.05
VACANT	29	SSTOR 10x20	\$0.00
VACANT	30	SSTOR 10x20	\$0.00
VACANT	31	SSTOR 10x20	\$0.00
OCCUPIED	32	SSTOR 10x20	\$74.72
OCCUPIED	33	SSTOR 10x20	\$74.72
VACANT	34	SSTOR 10x20	\$0.00
OCCUPIED	35	SSTOR 10x20	\$74.72
OCCUPIED	37	SSTOR 10x10	\$42.70
OCCUPIED	38	SSTOR 10x10	\$42.70
VACANT	39	SSTOR 10x10	\$0.00
VACANT	40	SSTOR 10x10	\$0.00
OCCUPIED	41	SSTOR 10x10	\$42.70
OCCUPIED	42	SSTOR 10x10	\$42.70
VACANT	43	SSTOR 10x10	\$0.00
OCCUPIED	44	SSTOR 10x10	\$42.70
VACANT	45	SSTOR 10x10	\$0.00
OCCUPIED	46	SSTOR 10x10	\$42.70
OCCUPIED	47	SSTOR 10x10	\$48.04
VACANT	36 A	SSTOR 5 x 20	\$0.00
OCCUPIED	36 B	SSTOR 5 x 20	\$32.02
OCCUPIED	1047 R	1 bed	\$600.00 no sales tax
VACANT	SF HOUSE	SF House	\$0.00 no sales tax
50			\$1,800.93

Ag Real Estate Group, Inc.

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Hoover's Mini-storage

37	36B	36A	35	34	33	32	31	30	29	28
38										27
39	40	41	42	43	44	45	46	47		26

	12	11	10	9	8	7	6	5	4
13									3
14									2
15									1
16	18	19	20	21	22	23	24	25	
17									

5' x 10'	-8
5' x 20'	-2
10' x 10'	-15
10' x 15'	-16
10' x 20'	-7

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

Sample Income & Expense Statement

(after stabilization)

Income	Monthly Annual	
Gross Potential Rent Income (Storage)	\$2,370	\$28,440 ¹
Gross Potential Rent Income (Single Family Residence)	\$1,100	\$13,200 ¹
Gross Potential Rent Income (apartment)	\$600	\$7,200 ¹
Total Gross Potential Rent Income	\$4,070	\$48,840
Less Storage Vacancy (25%)	-\$593	-\$7,110
Less Residential Vacany (5%)	-\$85	-\$1,020
Net Effective Gross Income	\$3,393	\$40,710
Expenses	Monthly Annual	
Advertising	\$40	\$480 ¹
Utilities - Electric (common lights for storage units)	\$75	\$900 ¹
Insurance	\$208	\$2,500 ¹
Real Estate Taxes	\$658	\$7,896 ²
Utilities - Water	\$125	\$1,500 ¹
Maintenance & Repairs	\$85	\$1,020 ¹
Utilities - Telephone	\$30	\$360 ¹
Landscaping / Snow Removal	\$250	\$3,000 ¹
Administrative	\$50	\$600 ¹
Total Expenses	\$1,521	\$18,256
Net Operating Income (before debt service)	\$1,871	\$22,454

1- Historical / actual data not available based on Broker assumptions

2 - Based on 2014 tax year per Auditor

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

Offering Summary

Summary

Price	\$225,000
Down Payment - 30%	\$67,500
Price Per Gross Building SF	\$23.85
Number Of Storage Units	48
Number Of Residential Units	2
Building Square Footage (combined) +/-	9,432
Number of Stories	varies
Lot Size (combined) +/-	2.74 acres
Year Built	varies

Proposed New Financing

Loan Amount	\$157,500
Loan Type	Proposed New
Interest Rate	5.00%
Amortization (years)	25
Term	5 Years
Loan To Value	70%

Potential Operating Data - Year 1 (after stabilization)

Gross Potential Rent	\$48,840
Net Effective Rent	\$40,710
Expenses - Estimate	\$18,256
Net Operating Income	\$22,454
Annual Debt Service	\$11,049
Cash Flow	\$11,405

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

**Building square footage excludes structure that formerly housed pool

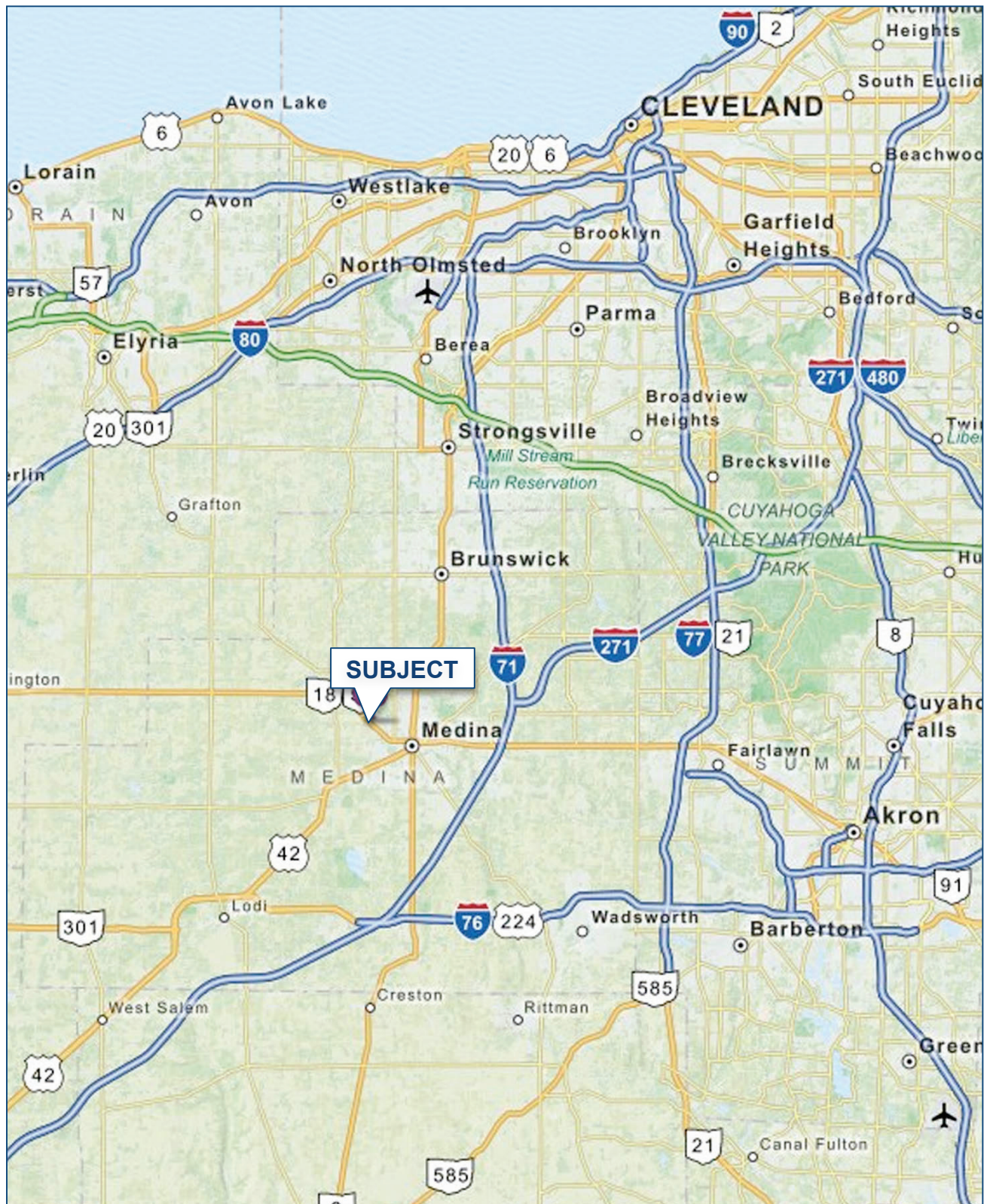
Sample Financing Scenario

Loan Amount	\$157,500
Loan Type	Proposed New
Interest Rate	5.00%
Amortization (years)	25
Term	5 Years
Loan To Value	70%

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

1047 W. Liberty Street

Location Map



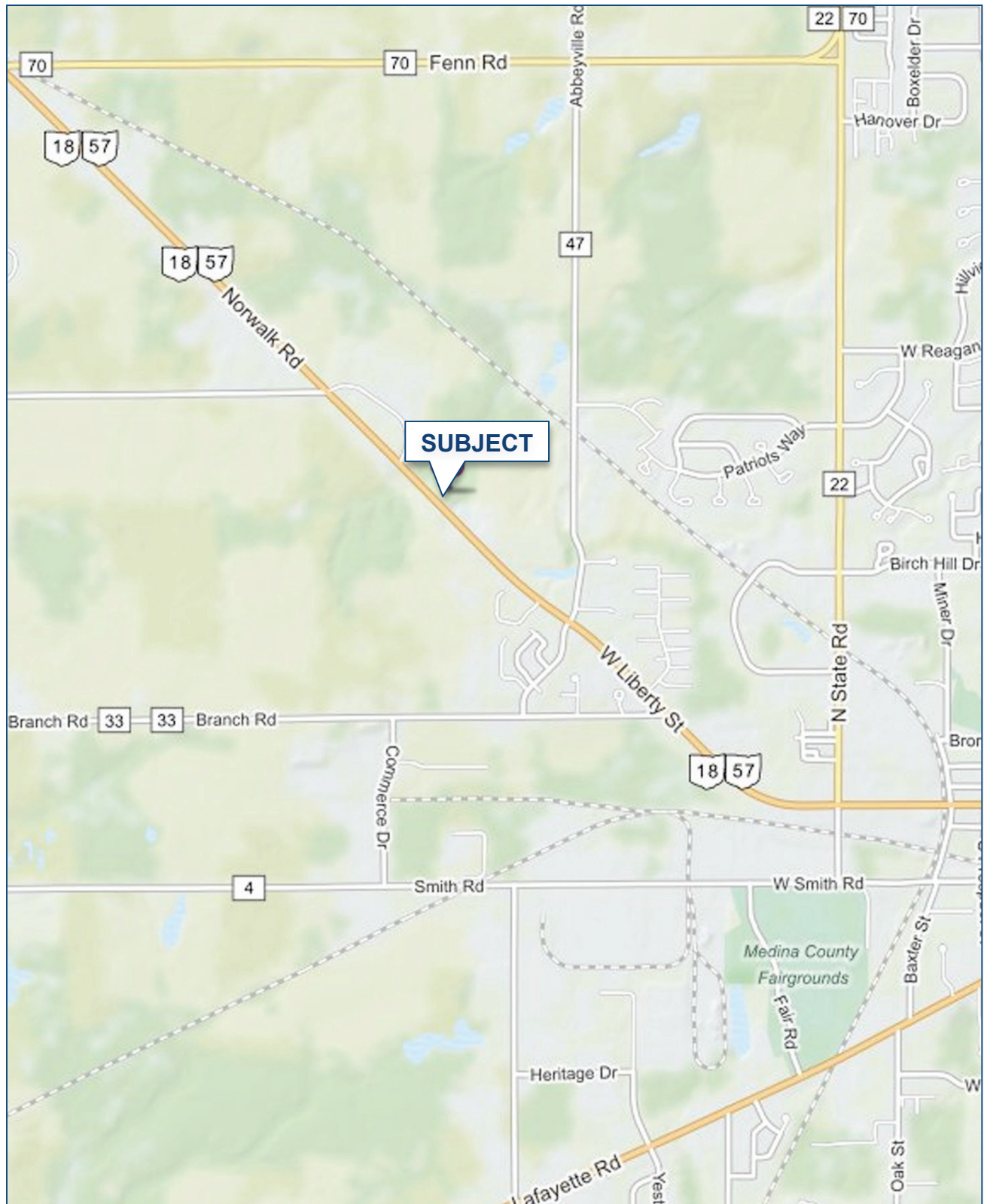
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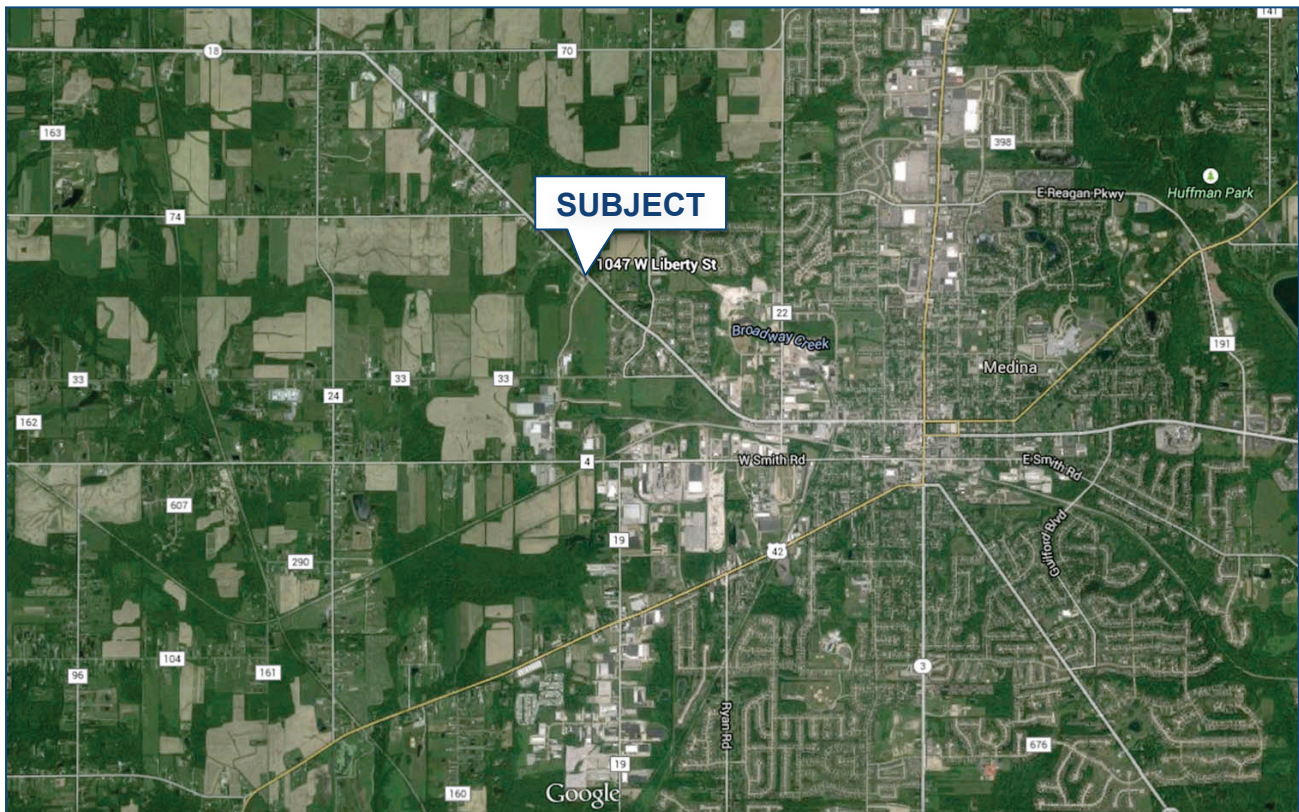
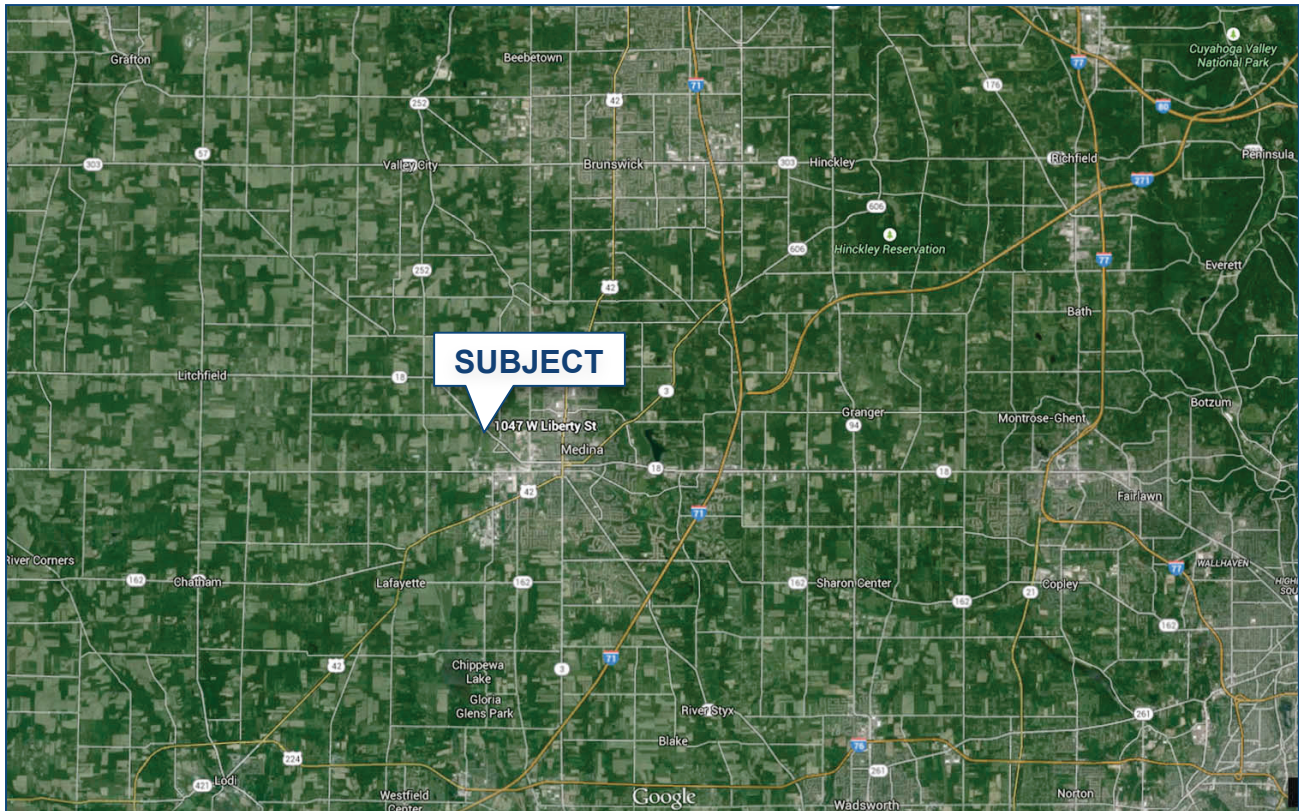
1047 W. Liberty Street

Tax Map



1047 W. Liberty Street

Aerial Photos

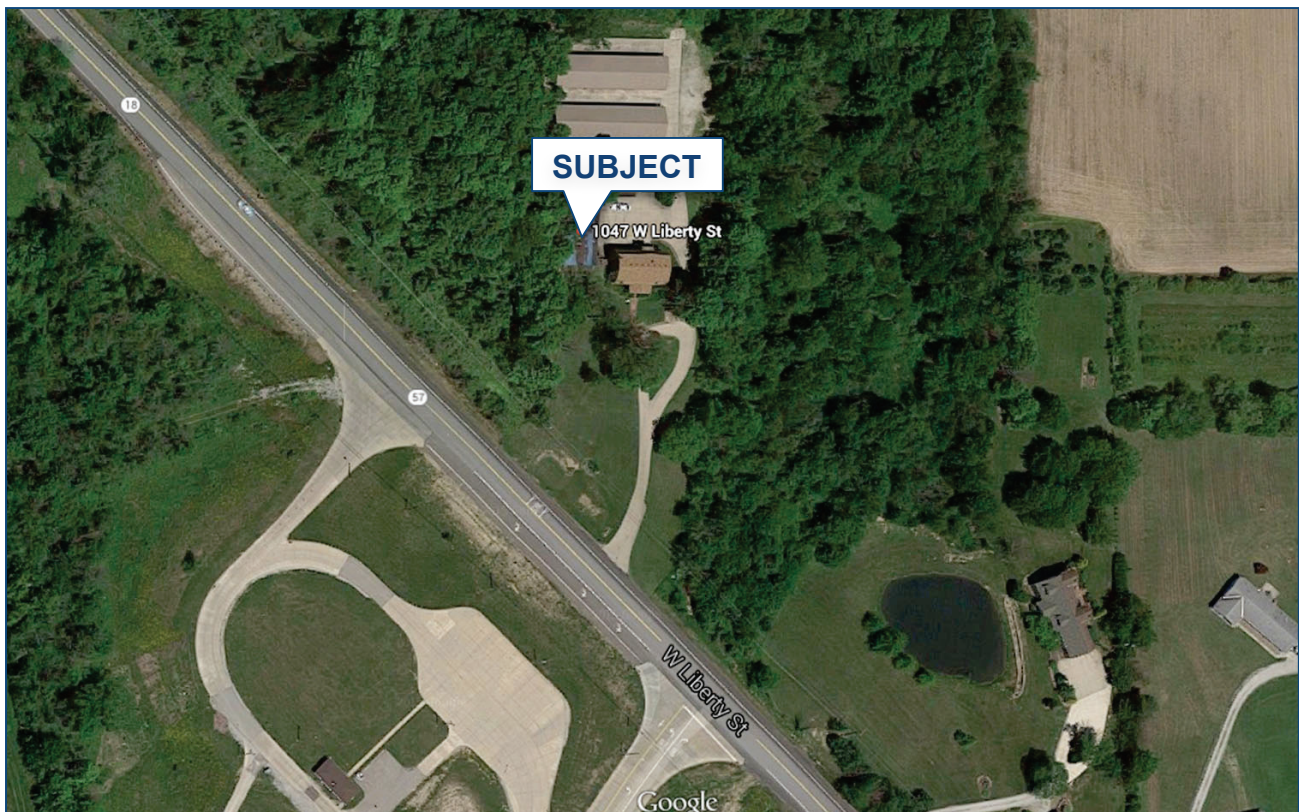


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1047 W. Liberty Street

Aerial Photos



Demographics

Demographic Summary Report

1047 W Liberty St, Medina, OH 44256									
Building Type: Specialty			Total Available: 0 SF						
Class: -			% Leased: 0%						
RBA: 9,432 SF			Rent/SF/Yr: -						
Typical Floor: 9,432 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2020 Projection		2,413		28,477		51,643			
2015 Estimate		2,348		27,896		50,457			
2010 Census		2,236		27,361		48,942			
Growth 2015 - 2020		2.77%		2.08%		2.35%			
Growth 2010 - 2015		5.01%		1.96%		3.10%			
2015 Population by Hispanic Origin		63		578		969			
2015 Population By Race		2,348		27,896		50,457			
White		2,164	92.16%	26,022	93.28%	47,748	94.63%		
Black		85	3.62%	982	3.52%	1,256	2.49%		
Am. Indian & Alaskan		8	0.34%	36	0.13%	69	0.14%		
Asian		23	0.98%	290	1.04%	579	1.15%		
Hawaiian & Pacific Island		0	0.00%	4	0.01%	6	0.01%		
Other		68	2.90%	563	2.02%	799	1.58%		
Households									
2020 Projection		804		11,298		19,640			
2015 Estimate		782		11,069		19,188			
2010 Census		748		10,873		18,626			
Growth 2015 - 2020		2.81%		2.07%		2.36%			
Growth 2010 - 2015		4.55%		1.80%		3.02%			
Owner Occupied		537	68.67%	7,698	69.55%	14,809	77.18%		
Renter Occupied		245	31.33%	3,371	30.45%	4,380	22.83%		
2015 Households by HH Income		783		11,068		19,189			
Income: <\$25,000		214	27.33%	2,301	20.79%	3,042	15.85%		
Income: \$25,000 - \$50,000		100	12.77%	2,449	22.13%	3,723	19.40%		
Income: \$50,000 - \$75,000		150	19.16%	2,195	19.83%	3,470	18.08%		
Income: \$75,000 - \$100,000		116	14.81%	1,323	11.95%	2,509	13.08%		
Income: \$100,000 - \$125,000		102	13.03%	1,116	10.08%	2,283	11.90%		
Income: \$125,000 - \$150,000		58	7.41%	671	6.06%	1,553	8.09%		
Income: \$150,000 - \$200,000		43	5.49%	641	5.79%	1,471	7.67%		
Income: \$200,000+		0	0.00%	372	3.36%	1,138	5.93%		
2015 Avg Household Income		\$68,780		\$74,623		\$88,876			
2015 Med Household Income		\$64,930		\$60,602		\$70,865			

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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7/17/2015

Page 1

Ag Real Estate Group, Inc.

3659 South Green Road, Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F

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Property Detail Report

1047 W Liberty St, Medina, OH 44256-1325, Medina County

Multiple Building Property Summary

Owner Information

Owner Name:	Crepd LLC	Tax Billing Zip:	43215
Tax Billing Address:	52 E Gay St	Tax Billing Zip+4:	3108
Tax Billing City & State:	Columbus, OH	Owner Occupied:	No

Location Information

School District Name:	Buckeye Local SD	Map Page/Grid:	27-D1
Subdivision:	York 02	Township:	Medina City
Zip Code:	44256	Flood Zone Date:	01/08/2008
Carrier Route:	R071	Flood Zone Panel:	39103C0145D
Census Tract:	4081.00	Flood Zone Code:	X

Tax Information

Parcel ID:	029-19A-10-020	Tax Appraisal Area:	29
% Improved:	62%	Lot Number:	6292
Tax Area:	29		
Legal Description:	LOT 6292 WH 2.4765A		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	\$144,200	\$144,200	\$140,000
Assessed Value - Land	\$54,380	\$54,380	\$54,380
Assessed Value - Improved	\$89,820	\$89,820	\$85,620
YOY Assessed Change (\$)	\$0	\$4,200	
YOY Assessed Change (%)	0%	3%	
Market Value - Total	\$412,000	\$412,000	\$400,000
Market Value - Land	\$155,360	\$155,360	\$155,360
Market Value - Improved	\$256,640	\$256,640	\$244,640

Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$7,520		
2013	\$7,813	\$293	3.9%
2014	\$7,896	\$83	1.06%

Characteristics

Universal Land Use:	Residential (NEC)	Half Baths:	1
Lot Area:	107,593	Fireplaces:	2
Lot Acres:	2.47	Water:	Type Unknown
Lot Shape:	A	Sewer:	Septic Tank
Building Sq Ft:	Tax: 9,432 MLS: 2,352	Heat Type:	Warm Air
Above Gnd Sq Ft:	3,432	Fuel Type:	Gas
Basement Sq Feet:	1,176	Patio Type:	Wood Deck
Stories:	2	Exterior:	Siding Sheathing
Condition:	Average	Year Built:	1973
Total Rooms:	10	Topography:	Rolling/Hilly
Bedrooms:	Tax: 5 MLS: 4	Electric Service Type:	Type Unknown
Total Baths:	Tax: 4 MLS: 3	Patio/Deck 1 Area:	80
Full Baths:	Tax: 3 MLS: 2		

Features

Feature Type	Unit	Size/Qty	Year Built	Value
Wood Deck	S	80	1973	\$740

Estimated Value

RealAVM™ (1):	\$244,474	Confidence Score (2):	72
RealAVM™ Range:	\$202,913 - \$286,035	Forecast Standard Deviation (3):	17
Value As Of:	07/10/2015		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number:	3727253	MLS Status Change Date:	07/08/2015
MLS Status:	Active	Days on Market:	15
MLS Listing Date:	07/03/2015	MLS Listing Agent:	322905-Eric M. Silver
MLS Current List Price:	\$225,000	MLS Listing Broker:	AG REAL ESTATE GROUP, INC.
MLS Orig. List Price:	\$225,000	MLS Area:	CITY OF MEDINA

MLS Listing #	3712062	3650583	3469337	814630	814625
MLS Status	Sold	Sold	Expired	Expired	Expired
MLS Listing Date	05/20/2015	09/03/2014	01/13/2014	03/20/1996	03/20/1996
MLS Listing Price	\$600	\$0	\$330,000	\$350,000	\$350,000

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Property Detail Report

MLS Orig Listing Price	\$600	\$0	\$330,000	\$350,000	\$350,000
MLS Listing Cancellation Date	06/22/2015	12/01/2014	05/12/2014	09/20/1996	09/20/1996
MLS Close Date	07/06/2015	02/25/2015			
MLS Listing Close Price	\$600	\$205,000			

Last Market Sale & Sales History

Recording Date	02/06/2015	03/24/2006	08/19/1988
Settle Date	02/05/2015		
Sale Price	\$205,000	\$400,000	\$195,000
Buyer Name	Crepd LLC	Digeroloma James W Jr & Nancy	Hoover Mark L & Noreen
Seller Name	Digeroloma James W Jr & Nancy S	Hoover Mark L	Ruby Jack R
Document Number	2384	8832	391030-9621
Document Type	Fiduciary Deed	Deed (Reg)	Deed (Reg)

Mortgage History

Mortgage Date	03/24/2006	09/09/2002	08/19/1988
Mortgage Amount	\$346,000	\$190,000	\$175,000
Mortgage Lender	Republic Bk	Firstmerit Bk Na	
Mortgage Code	Conventional	Conventional	Private Party Lender
Borrower Name	Digeroloma James W Jr	Hoover Mark L	Hoover Mark L
Borrower Name 2	Digeroloma Nancy	Hoover Noreen	Hoover Noreen

Building 1 of 4

Characteristics

Universal Land Use:	Residential (NEC)	Fireplaces:	1
Lot Area:	107,593	Water:	Type Unknown
Lot Acres:	2.47	Sewer:	Septic Tank
Lot Shape:	A	Heat Type:	Warm Air
Building Sq Ft:	1,080	Fuel Type:	Gas
Above Gnd Sq Ft:	1,080	Patio Type:	Wood Deck
Stories:	2	Exterior:	Siding Sheathing
Condition:	Average	Year Built:	1973
Total Rooms:	3	Topography:	Rolling/Hilly
Bedrooms:	2	Electric Service Type:	Type Unknown
Full Baths:	1	Patio/Deck 1 Area:	80

Features

Feature Type	Unit	Size/Qty	Year Built	Value
Wood Deck	S	80	1973	\$740

Building 2 of 4

Characteristics

Universal Land Use:	Residential (NEC)	Sewer:	Septic Tank
Lot Area:	107,593	Heat Type:	Warm Air
Lot Acres:	2.47	Fuel Type:	Gas
Lot Shape:	A	Porch:	Open Frame Porch
Building Sq Ft:	2,352	Patio Type:	Wood Deck
Above Gnd Sq Ft:	2,352	Exterior:	Siding Sheathing
Basement Type:	Full	Pool:	Pool
Basement Sq Feet:	1,176	Pool Size:	960
Stories:	2	Year Built:	1973
Condition:	Average	Topography:	Rolling/Hilly
Total Rooms:	7	Electric Service Type:	Type Unknown
Bedrooms:	3	No. of Porches:	2
Full Baths:	2	Porch 1 Area:	128
Half Baths:	1	Porch Type:	Open Frame Porch
Fireplaces:	1	Patio/Deck 1 Area:	72
Water:	Type Unknown	Patio/Deck 2 Area:	120

Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Wood Deck	S	72			1973	\$650
Open Frame Porch	S	128			1973	\$1,500
Enclosed Frame Porch	S	120			1973	\$2,080
Residential Pool In Ground	S	960	24	40	1995	\$15,900
Residential Shed - Small Util	S	44	4	11	1973	

Building 3 of 4

Property Detail Report

Characteristics

Universal Land Use:	Residential (NEC)	Water:	Type Unknown
Lot Area:	107,593	Sewer:	Septic Tank
Lot Acres:	2.47	Fuel Type:	Gas
Lot Shape:	A	Topography:	Rolling/Hilly
Building Sq Ft:	3,000	Electric Service Type:	Type Unknown
Condition:	Average		

Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Fencing - Chain Link	S	340			1984
Residential Shed - Small Util	S	70	5	14	1973

Building 4 of 4

Characteristics

Universal Land Use:	Residential (NEC)	Water:	Type Unknown
Lot Area:	107,593	Sewer:	Septic Tank
Lot Acres:	2.47	Fuel Type:	Gas
Lot Shape:	A	Topography:	Rolling/Hilly
Building Sq Ft:	3,000	Electric Service Type:	Type Unknown

Courtesy of Eric Zimmerman, NORTHEASTERN OHIO REAL ESTATE EXCHANGE

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail