

# GENERAL BACKGROUND INFORMATION

*(As available on 3/2013 - subject to change without notice)*

## **Wet Willy's Car Wash Automatic (1 bay) Self Service (5 bays)**

Real Property Located at 21813 Aurora Rd. in Bedford Heights, OH  
Cuyahoga County  
List Price — \$575,000



*Materials Presented by:*

## **Ag REAL ESTATE GROUP, INC.**

Eric M. Silver, President & Broker

Eric Zimmerman, Vice President

Ag Real Estate Group, Inc.

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# 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

21813 Aurora Rd.

**REGISTRATION**

**21813 Aurora Road**

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 90 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.

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Buyer (*print and sign*)                      Phone #              Date

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Buyer's Agent - Name and Phone #                      Date

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Ag Real Estate Group, Inc.                      Date

By: Eric M. Silver, President and Broker

## 21813 Aurora Rd.

This property owned by Wet Willy's Industrial Auto Wash, LLC is in foreclosure. As of March, 2013, parties to the foreclosure action have agreed to work cooperatively in seeking to complete a sale of the property without the need for a Sheriff Sale. For a sale to be completed, details and terms of the proposed sale will require approval of the Seller, its lender, and the SBA, which provided certain loan guarantees.

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 Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the quality, condition, suitability, and potential value of the property.

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

**TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH BROKER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSPECTION OR INVESTIGATION WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER. ANY AND ALL**

**CONTEMPLATED TRANSACTIONS WILL BE COMPLETED ONLY BY APPROVAL OF THE PARTIES NOTED ABOVE.**

## **GENERAL BACKGROUND INFORMATION**

*(Included as of 3/2013)*

- **Market Information**
- **Selected Property Photos**
- **Data Sheet**
- **Location Maps**
- **Aerial Photos**
- **Tax Map**
- **Equipment List**
- **Traffic Count Data**
- **Zoning Use Information**
- **Demographic Information**
- **Property Detail Report**
- **Confidentiality Agreement**

21813 Aurora Rd.

## Market Information

### ***THE CITY of BEDFORD HEIGHTS***

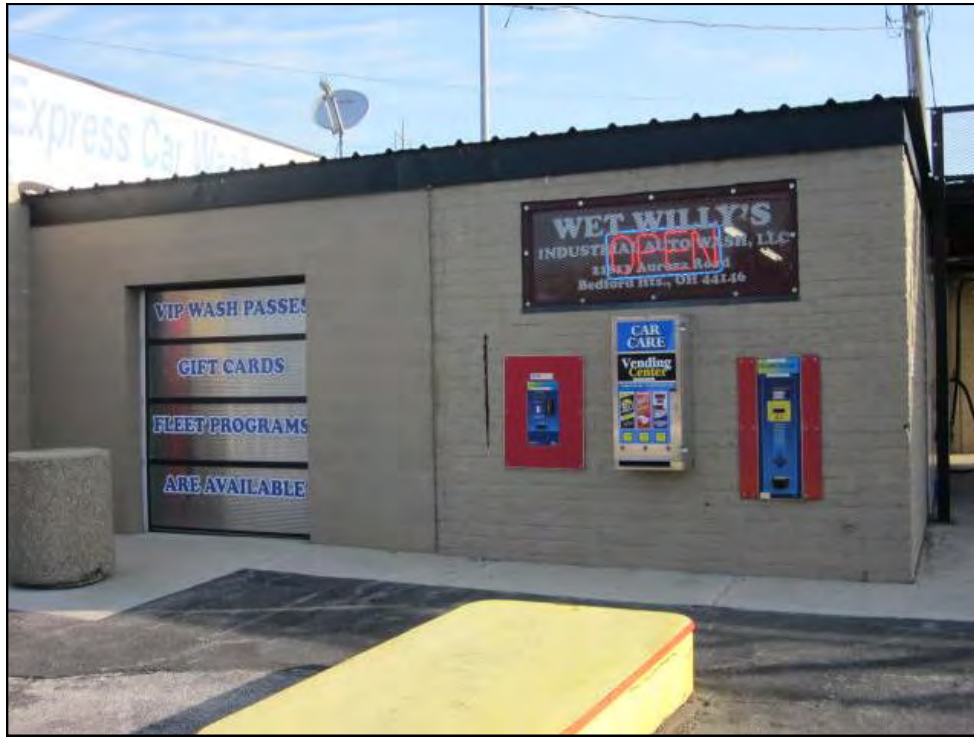


There are a number of prominent Fortune 500 companies located in Bedford Heights (Coca Cola, Lowes, Sherwin Williams, Federal Express, Illinois Tool Works (ITW), and Southeast Harley Davidson to name a few), as well as nationally recognized companies who have their company's headquarters in our city (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. 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.

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21813 Aurora Rd.

## Selected Property Photos





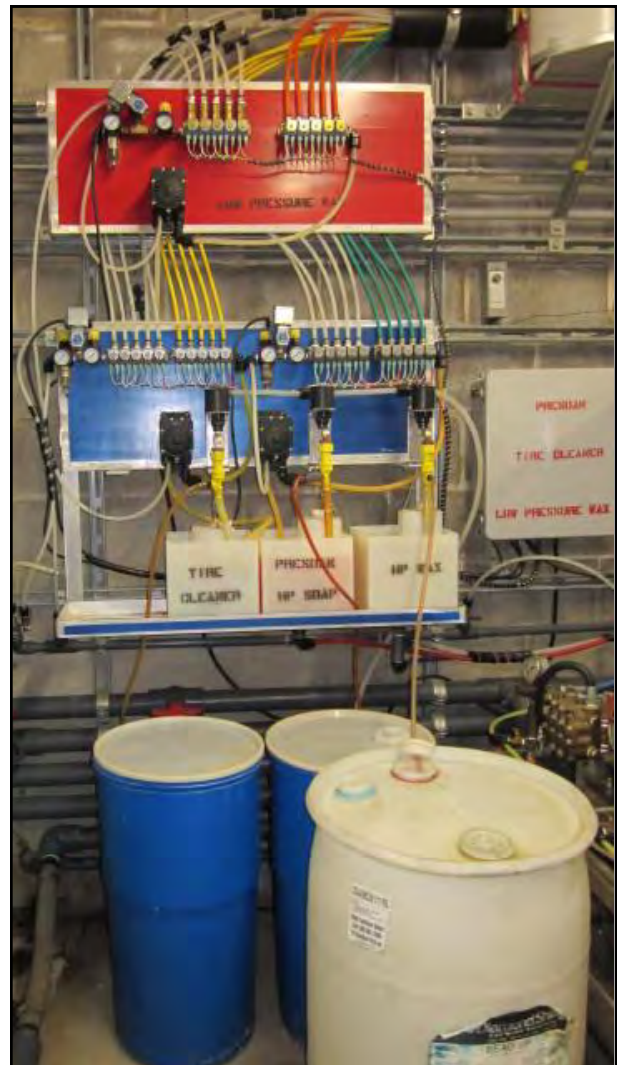
21813 Aurora Rd.

## Selected Property Photos



21813 Aurora Rd.

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## Selected Property Photos



21813 Aurora Rd.

## Selected Property Photos





# 21813 Aurora Rd.

## Data Sheet

**Wet Willy's Car Wash**  
**21813 Aurora Road**  
**Bedford Heights, OH 44146**

### The Property

Address: 21813 Aurora Road, Bedford Heights, OH 44146  
Zoning: I - Industrial  
Lot Size: 0.85 acres +/-  
Parcel Number: 791-08-100  
791-08-002

### Building\*

Number of Buildings: 1  
Year Built: circa 1982 w/ major renovation 2009 +/-  
Facility Square Footage: 3,355 +/- per property owner - to be field verified by purchaser  
Self-Service Bays: 5  
Fully Automatic Bays: 1  
Bays Not In Service: 1

### Construction

Exterior Wall: Brick and Masonry  
Framing: Brick and Masonry  
Foundation: Poured Concrete  
Roof: Sloped Metal

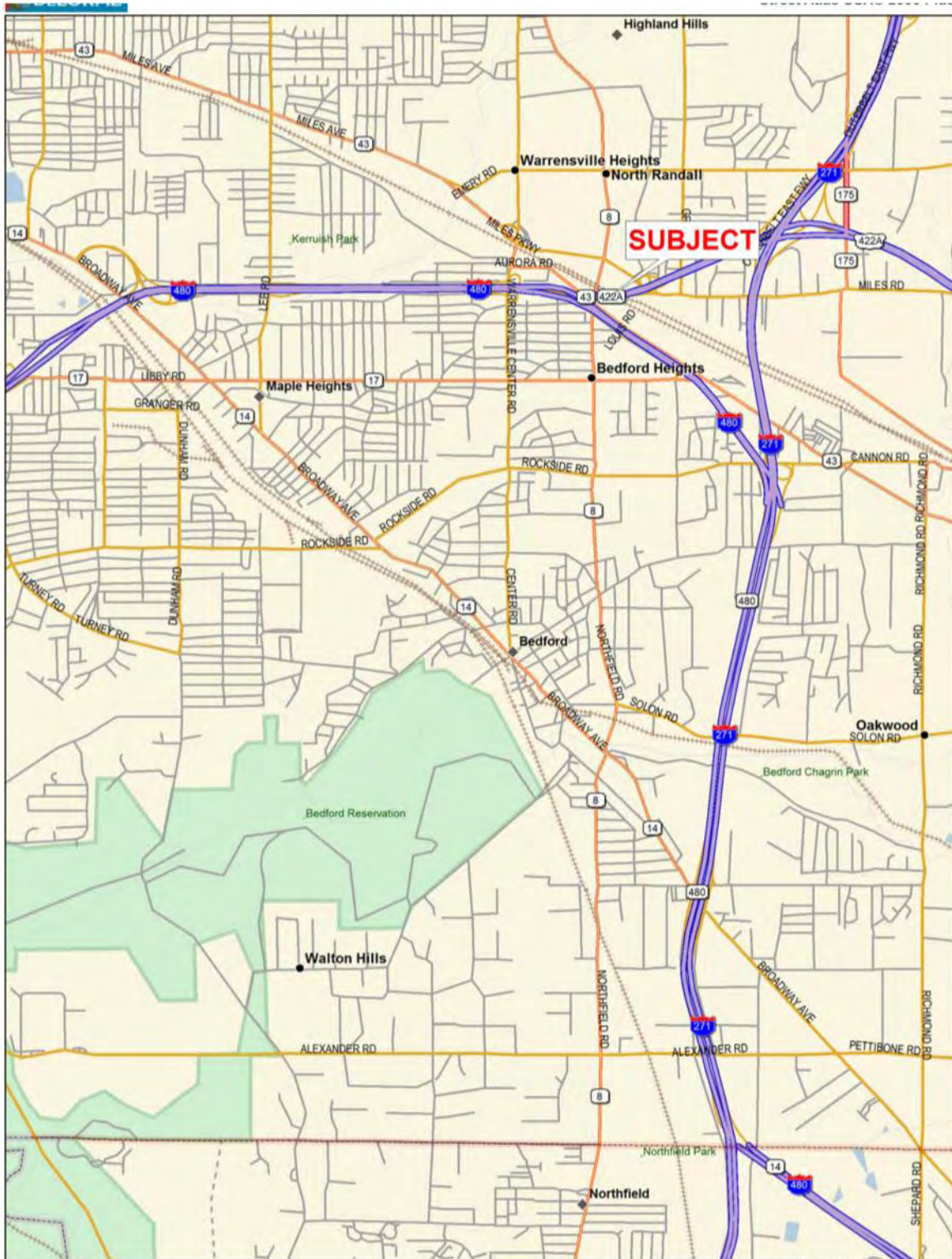
*\*All information to be verified by potential purchaser. Data listed above obtained from sources that are believed to be reliable but have not been verified by Seller or Broker.*

# Location Map

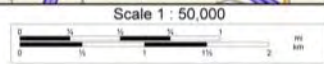


# 21813 Aurora Rd.

## Location Map



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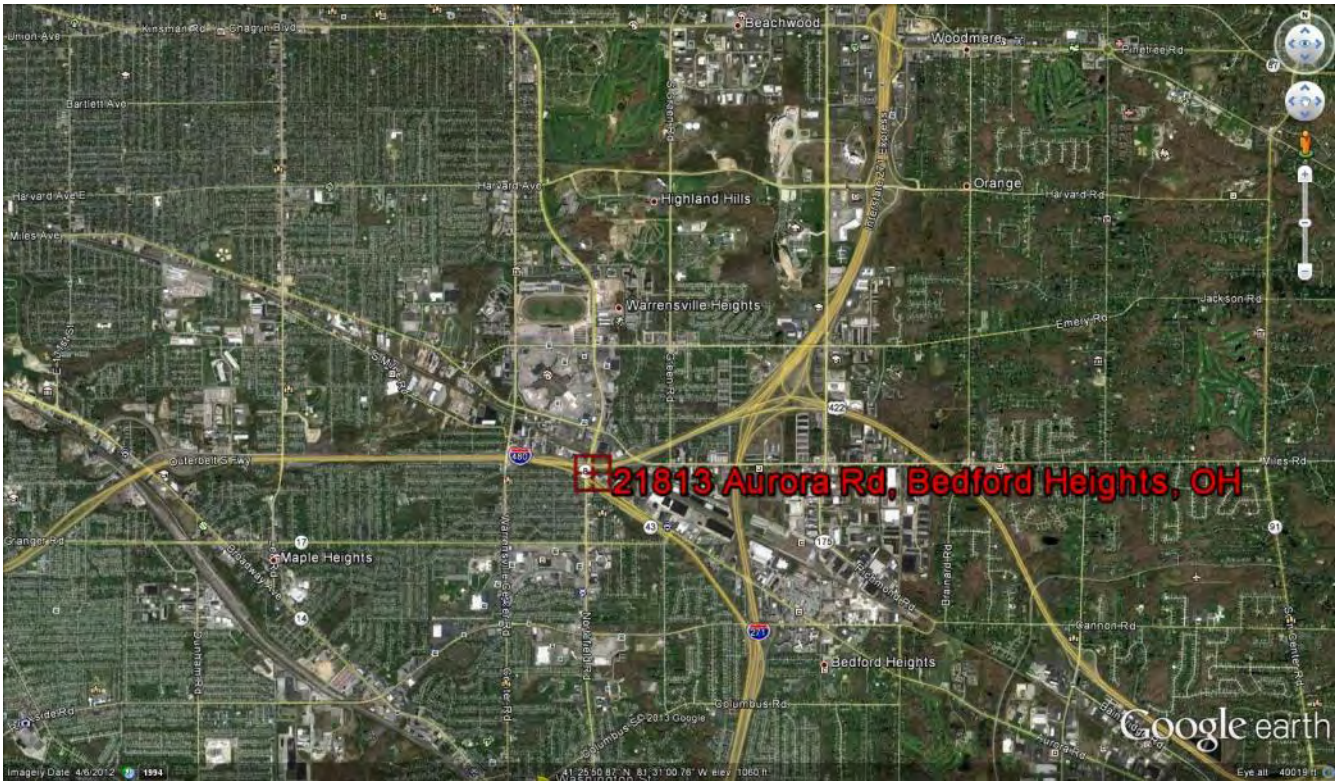
# 21813 Aurora Rd.

## Location Map



21813 Aurora Rd.

## Aerial Photos



21813 Aurora Rd.

## Tax Map



US Feet

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*\*Parcel lines per County Records, are approximate*

# Tax Map



21813 Aurora Rd.

## Equipment List

Partial equipment information as provided by Seller  
Subject to errors, omissions, and other changes without notice  
Buyer is encouraged to inspect and take own inventory of equipment  
*(data has not been verified by Broker)*

### In-Bay Automatic

Coleman Water Wizard 2.0 Touchfree  
Car Wash fully optioned including:

- 2 step presoak
- Upgraded Triple Foam System
- Low Pressure Wax
- Wheel Scrub
- High Pressure Undercarriage
- Foamy Tire Cleaner
- Auto Height/Contour system
- Integrated Door Control
- Polycarbonate Air Doors

### Self Service Bays

Stainless Steel Heavy Duty High  
Security Meter Boxes  
12 function selector switch  
In bay Vacuum (Central Vac System)  
In bay Blow Dry  
Tri Foam Polish System  
Low Pressure Wax  
Pay in the bay with Cash, Coin or  
Credit Cards

### Equipment Room

Water Treatment Systems include:  
Twin Tank Water Softener  
Reverse Osmosis (Spot Free Rinse)  
RO Recovery System

Modulating High Efficiency Floor  
Heat/Hot Water Boiler  
Independent Trough Heat System  
Zoned Floor Heat system  
Unitec Wash Pay Credit Card & Site  
Management System w/Remote access  
via Smart Phone  
Satellite Internet Service

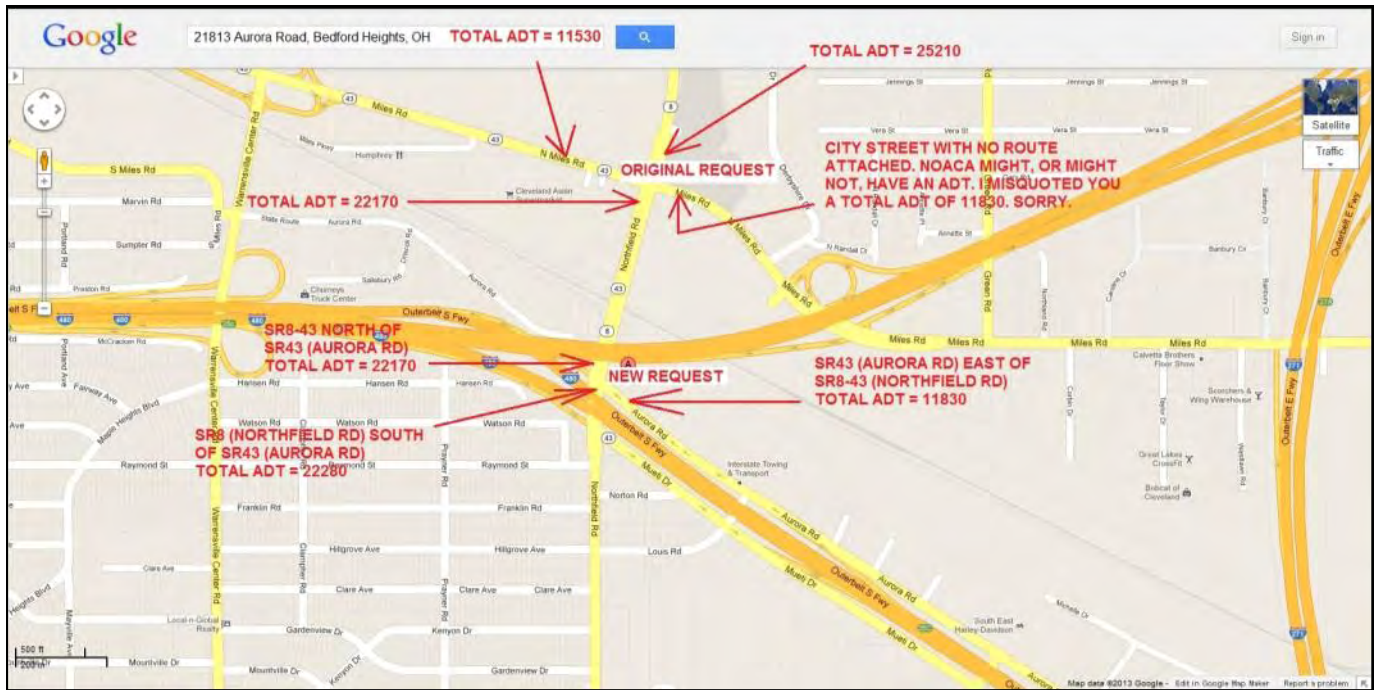
### Other

3 Column Electronic Vendor  
Unitec Wash Change Bill Changer  
Unitec Wash Pay Receipt Printer  
Digital Surveillance System  
Employee Restroom



# 21813 Aurora Rd.

## Traffic Count Information



\* Information provided by Ohio Department of Transportation

## Zoning Use Information

### 1159.01 PRINCIPAL PERMITTED USES.

The following principal uses shall be permitted, subject to all pertinent and applicable provisions of this Zoning Code.

- (a) Manufacturing. The manufacturing, compounding, processing, packaging and assembling of products such as:
- (1) Aircraft, automobiles, trucks and trailers; motors, bodies, parts and supplies;
  - (2) Awnings, blinds, shades, brushes and brooms;
  - (3) Building materials; sash, doors, insulation, wallboards, partitions and prefabricated house panels; bottling works;
  - (4) Cameras, clocks, jewelry, cutlery and kitchen utensils;
  - (5) Chemicals; blending and packaging of disinfectants, insecticides, fungicides, ink, soaps, detergents and related household and industrial chemical compounds, but not including the preparation of basic acids and other chemicals;
  - (6) Clay and ceramic products; pottery and small glazed tiles, structural tile, brick and pipe;
  - (7) Clothing and leather goods; food and drink preparation; creameries; ice manufacturing;
  - (8) Cosmetics and toiletries; compounding of pharmaceutical products;
  - (9) Electrical equipment and supplies; miscellaneous manufacturing and assembly;
  - (10) Furniture, boxes, crates, patterns and similar small metal products;
  - (11) Glass products made from previously manufactured glass;
  - (12) Hardware and hand tools; dies and similar small metal products;
  - (13) Instruments and equipment for athletic, engineering, medical and musical purposes;
  - (14) Machinery and light equipment such as air conditioning, firearms, refrigerators, stoves, heaters, wash machines; heavy equipment such as agricultural, constructional, electrical and mining;
  - (15) Machine tools such as metal lathes, presses, stamping machines and woodworking machines;
  - (16) Metal alloys; miscellaneous products; brass, bronze, pewter, tin and lead;
  - (17) Metal processes; cleaning, enameling, galvanizing, japanning, lacquering, heat treatment and rustproofing;
  - (18) Metal products; miscellaneous fabrication and assembly; cabinets, doors, fencing, furniture and small castings;
  - (19) Milling; flour, feed and grain;
  - (20) Paper products; shipping containers, boxes, crates and newsprint;
  - (21) Plastic products; kitchen ware, buttons and wallboards;
  - (22) Porcelain products; kitchen and bathroom equipment;
  - (23) Rubber products; gloves, footwear, bathing caps, tires, tubes and hose.
- (b) Warehousing Establishments. For the storage of merchandise and materials.
- (c) Storage. Limited to the following establishments and products only: coal and gases; maximum 1,000 gallon tank in an open yard.
- (d) Automobile Service Stations and Automobile Filling Stations. Subject to the

## Zoning Use Information

provisions of Chapter 1171.

(e) Heliports and Helistops. Subject to the provisions of Chapter 1173.

(f) Laboratories. Experimental, film or testing laboratories, provided no operation is conducted or equipment used which would create hazards or noxious or offensive conditions.

(g) Other Uses. Any other use which is determined by the Board of Zoning Appeals to be of the same general character as the above permitted uses, but expressly prohibiting truck terminals and those prohibited uses in Section 1159.05. (Ord. 72-13. Passed 7-11-72.)

(h) Automotive Services. Automobiles and truck repair including repair garages, body and fender shops, provided that none of these are within fifty feet from any residential district.

(Ord. 85-7. Passed 3-5-85.)

(i) Offices. Business and professional offices of any kind.

(Ord. 90-67. Passed 6-19-90.)

(j) Indoor Recreational Facilities: Provided all activities are to be conducted within a wholly enclosed building. (Ord. 93-118. Passed 8-17-93.)

### **1159.02 CONDITIONAL USES.**

The following uses shall be permitted only if expressly authorized by the Board of Zoning Appeals and subject to a special permit setting forth the conditions upon which the Board granted the same:

(a) Asphalt manufacture or refining;

(b) Oilcloth or linoleum manufacture;

(c) Quarry or stone mill;

(d) Wool pulling or scouring;

(e) Building material supply and storage yards, including concrete mixing; and yards for public utility materials, equipment and vehicles, provided that all such uses are conducted either:

(1) Wholly within a completely enclosed building or buildings, except for storage of vehicles, which building or buildings shall be distant at least 100 feet from any residential district, unless such building has no openings other than stationary windows and required fire exits within such distance, but not within fifty feet of any residential district in any case; or

(2) When conducted within an area completely enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six feet high, but not within 200 feet of any residential district; provided that all storage yards related to the uses in this subsection shall be enclosed. (Ord. 72-13. Passed 7-11-72.)

(f) The Zoning Board of Appeals is prohibited from granting conditional use permits for eating and drinking places in the I Industrial District as such eating and drinking places preempt industrial land and are inappropriate in the I Industrial District. (Ord. 93-47. Passed 4-20-93.)

(g) Used car sales if operated in conjunction with a car leasing office or car repair garage, provided that limits as to number of cars, periods and places of display, advertising signs and gimmicks, and all other pertinent matters are set by the Zoning Board of Appeals

## Zoning Use Information

after due consideration of the circumstances and any State permit requirements. Should such sales be operated on a lot contiguous to a residential district or an existing residence, a solid wall or a uniformly painted solid board fence not less than six feet high shall be constructed along the contiguous property line. (Ord. 95-026. Passed 3-7-95.)

### **1159.03 ACCESSORY USES.**

(a) Generally. Accessory uses and structures, not otherwise prohibited, customarily accessory and incidental to any of the foregoing principal permitted uses or conditional uses shall be permitted.

(b) Outdoor Advertising. Outdoor advertising shall be limited to in-place signs pertaining to and advertising exclusively the use on the premises, or to merchandise sold or stored or services rendered on such premises, and shall be subject to the provisions of Chapter 1179.

(c) Retail sales to the public shall be permitted from industrial and warehouse establishments upon the following conditions:


(1) No more than twenty percent (20%) of the floor space of the industrial or warehouse structure shall be devoted to retail sales to the public.

(2) The sale of goods or items to the public through retail sales shall be goods solely manufactured or normally warehoused in the primary part of the building.


(3) No additional separate signs for the retail portion of the operation shall be permitted and, under no circumstances, shall the maximum sign area permitted under the Zoning Code be exceeded or increased to permit on site advertisement of the retail sales portion of the business.

(4) All other restrictions and requirements for businesses in the Industrial District shall be applicable to the portion of the business used for retail sales. (Ord. 83-76. Passed 9-20-83.)

## Demographic Information



Multifamily For Sale
Cleveland, Ohio
Search
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### Demographics for 21813 Aurora Road, Bedford Heights, OH 44146

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	4,347	35,451	90,740
2011 Female Population	5,408	42,507	107,027
% 2011 Male Population	44.56%	45.47%	45.88%
% 2011 Female Population	55.44%	54.53%	54.12%
2011 Total Adult Population	7,230	60,451	151,189
2011 Total Daytime Population	12,824	95,323	226,381
2011 Total Daytime Work Population	7,301	53,920	121,945
2011 Median Age Total Population	23	27	27
2011 Median Age Adult Population	35	37	39
2011 Age 0-5	316	2,355	6,682
2011 Age 6-13	506	3,383	9,575
2011 Age 14-17	1,704	11,789	30,322
2011 Age 18-20	1,346	9,207	22,763
2011 Age 21-24	1,206	10,020	23,888
2011 Age 25-29	504	4,058	9,204
2011 Age 30-34	494	4,089	9,513
2011 Age 35-39	520	4,110	10,285
2011 Age 40-44	538	4,216	10,723
2011 Age 45-49	554	4,415	11,882
2011 Age 50-54	542	4,502	11,964
2011 Age 55-59	453	3,979	10,237
2011 Age 60-64	297	3,144	8,094
2011 Age 65-69	212	2,498	6,366
2011 Age 70-74	188	2,085	5,503
2011 Age 75-79	177	1,709	4,541
2011 Age 80-84	109	1,262	3,348
2011 Age 85+	89	1,160	2,878
% 2011 Age 0-5	3.24%	3.02%	3.38%
% 2011 Age 6-13	5.19%	4.34%	4.84%
% 2011 Age 14-17	17.47%	15.10%	15.33%
% 2011 Age 18-20	13.80%	11.81%	11.51%
% 2011 Age 21-24	12.36%	12.85%	12.08%
% 2011 Age 25-29	5.17%	5.21%	4.65%
% 2011 Age 30-34	5.06%	5.25%	4.81%
% 2011 Age 35-39	5.33%	5.27%	5.20%
% 2011 Age 40-44	5.52%	5.41%	5.42%
% 2011 Age 45-49	5.68%	5.66%	6.01%
% 2011 Age 50-54	5.56%	5.77%	6.05%
% 2011 Age 55-59	4.64%	5.10%	5.18%
% 2011 Age 60-64	3.04%	4.03%	4.09%
% 2011 Age 65-69	2.17%	3.20%	3.22%
% 2011 Age 70-74	1.93%	2.67%	2.78%
% 2011 Age 75-79	1.81%	2.19%	2.30%
% 2011 Age 80-84	1.12%	1.62%	1.69%
% 2011 Age 85+	0.91%	1.49%	1.46%
2011 White Population	1,100	17,880	74,321
2011 Black Population	8,349	57,110	115,194
2011 Asian/Hawaiian/Pacific Islander	65	734	3,353
2011 American Indian/Alaska Native	18	162	307
2011 Other Population (Incl 2+ Races)	223	2,071	4,592
2011 Hispanic Population	181	1,325	3,253
2011 Non-Hispanic Population	9,575	76,633	194,514
% 2011 White Population	11.28%	22.94%	37.58%
% 2011 Black Population	85.59%	73.26%	58.25%
% 2011 Asian/Hawaiian/Pacific Islander	0.67%	0.94%	1.70%
% 2011 American Indian/Alaska Native	0.18%	0.21%	0.16%
% 2011 Other Population (Incl 2+ Races)	2.29%	2.66%	2.32%
% 2011 Hispanic Population	1.86%	1.70%	1.64%
% 2011 Non-Hispanic Population	98.14%	98.30%	98.36%
2000 Non-Hispanic White	2,081	29,119	97,445
2000 Non-Hispanic Black	8,359	53,347	117,039
2000 Non-Hispanic Amer Indian/Alaska Native	19	113	281
2000 Non-Hispanic Asian	70	859	2,909
2000 Non-Hispanic Hawaiian/Pacific Islander	11	16	21
2000 Non-Hispanic Some Other Race	1	93	196
2000 Non-Hispanic Two or More Races	108	1,465	2,752
% 2000 Non-Hispanic White	19.54%	34.25%	44.16%
% 2000 Non-Hispanic Black	78.50%	62.75%	53.04%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.18%	0.13%	0.13%
% 2000 Non-Hispanic Asian	0.68%	1.01%	1.32%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.10%	0.02%	0.01%
% 2000 Non-Hispanic Some Other Race	0.01%	0.11%	0.09%
% 2000 Non-Hispanic Two or More Races	1.01%	1.72%	1.25%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	9,756	77,958	197,767
2011 Total Households	4,252	34,141	82,241
Population Change 1990-2011	-1,425	-11,520	-35,554
Household Change 1990-2011	-344	-2,049	-6,885
% Population Change 1990-2011	-12.74%	-13.26%	-15.24%
% Household Change 1990-2011	-7.48%	-5.66%	-7.73%
Population Change 2000-2011	-1,003	-8,089	-25,012
Household Change 2000-2011	-234	-1,749	-6,294
% Population Change 2000-2011	-9.32%	-9.40%	-11.23%

## Demographic Information

	-5.22%	-4.87%	-7.11%
<b>Housing</b>			
2000 Total Housing Units	4,878	38,036	94,239
2000 Occupied Housing Units	4,528	35,817	89,395
2000 Owner Occupied Housing Units	2,546	23,713	61,594
2000 Renter Occupied Housing Units	1,982	12,104	26,801
2000 Vacant Housing Units	350	2,219	5,844
% 2000 Occupied Housing Units	92.82%	94.17%	93.80%
% 2000 Owner Occupied Housing Units	52.19%	62.34%	65.36%
% 2000 Renter Occupied Housing Units	40.63%	31.82%	28.44%
% 2000 Vacant Housing Units	7.18%	5.83%	6.20%
<b>Income</b>			
2011 Median Household Income	\$39,986	\$41,174	\$44,972
2011 Per Capita Income	\$18,004	\$22,161	\$27,937
2011 Average Household Income	\$41,309	\$50,603	\$67,181
2011 Household Income < \$10,000	448	2,408	6,250
2011 Household Income \$10,000-\$14,999	261	2,258	4,995
2011 Household Income \$15,000-\$19,999	359	2,497	5,609
2011 Household Income \$20,000-\$24,999	265	2,528	5,272
2011 Household Income \$25,000-\$29,999	305	2,254	4,878
2011 Household Income \$30,000-\$34,999	303	2,515	5,337
2011 Household Income \$35,000-\$39,999	186	2,115	4,542
2011 Household Income \$40,000-\$44,999	154	2,110	4,260
2011 Household Income \$45,000-\$49,999	274	2,233	4,168
2011 Household Income \$50,000-\$59,999	429	3,104	6,189
2011 Household Income \$60,000-\$74,999	334	3,100	7,064
2011 Household Income \$75,000-\$99,999	435	3,201	8,080
2011 Household Income \$100,000-\$124,999	369	2,058	5,260
2011 Household Income \$125,000-\$149,999	97	835	2,960
2011 Household Income \$150,000-\$199,999	4	652	2,934
2011 Household Income \$200,000-\$249,999	n/a	86	1,191
2011 Household Income \$250,000-\$499,999	10	186	3,035
2011 Household Income \$500,000+	n/a	2	216
2011 Household Income \$200,000+	10	274	4,443
% 2011 Household Income < \$10,000	10.53%	7.05%	7.60%
% 2011 Household Income \$10,000-\$14,999	6.14%	6.61%	6.07%
% 2011 Household Income \$15,000-\$19,999	8.44%	7.31%	6.82%
% 2011 Household Income \$20,000-\$24,999	6.23%	7.40%	6.41%
% 2011 Household Income \$25,000-\$29,999	7.17%	6.60%	5.93%
% 2011 Household Income \$30,000-\$34,999	7.12%	7.37%	6.49%
% 2011 Household Income \$35,000-\$39,999	4.37%	6.19%	5.52%
% 2011 Household Income \$40,000-\$44,999	3.62%	6.18%	5.18%
% 2011 Household Income \$45,000-\$49,999	6.44%	6.54%	5.07%
% 2011 Household Income \$50,000-\$59,999	10.09%	9.09%	7.53%
% 2011 Household Income \$60,000-\$74,999	7.85%	9.08%	8.59%
% 2011 Household Income \$75,000-\$99,999	10.23%	9.38%	9.82%
% 2011 Household Income \$100,000-\$124,999	9.15%	6.03%	6.40%
% 2011 Household Income \$125,000-\$149,999	2.28%	2.45%	3.60%
% 2011 Household Income \$150,000-\$199,999	0.09%	1.91%	3.57%
% 2011 Household Income \$200,000-\$249,999	0.00%	0.25%	1.45%
% 2011 Household Income \$250,000-\$499,999	0.24%	0.54%	3.69%
% 2011 Household Income \$500,000+	0.00%	0.01%	0.26%
% 2011 Household Income \$200,000+	0.24%	0.80%	5.40%
<b>Retail Sales Volume</b>			
2011 Children/Infants Clothing Stores	\$990,575	\$9,693,451	\$30,175,573
2011 Jewelry Stores	\$747,727	\$7,164,289	\$21,713,131
2011 Mens Clothing Stores	\$1,496,622	\$14,912,787	\$45,231,516
2011 Shoe Stores	\$1,398,671	\$13,957,595	\$42,957,834
2011 Womens Clothing Stores	\$2,771,528	\$27,604,542	\$80,955,306
2011 Automobile Dealers	\$21,241,904	\$188,236,290	\$536,052,298
2011 Automotive Parts/Acc/Repair Stores	\$2,399,031	\$22,551,424	\$66,566,471
2011 Other Motor Vehicle Dealers	\$688,710	\$6,793,069	\$20,806,851
2011 Tire Dealers	\$637,983	\$5,946,386	\$17,438,868
2011 Hardware Stores	\$303,575	\$3,120,397	\$12,736,549
2011 Home Centers	\$2,300,776	\$21,045,871	\$61,835,921
2011 Nursery/Garden Centers	\$677,671	\$6,172,037	\$18,130,592
2011 Outdoor Power Equipment Stores	\$327,818	\$2,532,983	\$6,452,950
2011 Paint/Wallpaper Stores	\$94,048	\$813,901	\$2,228,507
2011 Appliance/TV/Other Electronics Stores	\$1,671,335	\$16,720,982	\$51,102,960
2011 Camera/Photographic Supplies Stores	\$305,763	\$2,903,755	\$8,678,157
2011 Computer/Software Stores	\$964,852	\$9,096,293	\$26,258,500
2011 Beer/Wine/Liquor Stores	\$1,073,567	\$10,586,833	\$33,052,878
2011 Convenience/Specialty Food Stores	\$2,804,336	\$21,229,105	\$65,163,009
2011 Restaurant Expenditures	\$11,237,107	\$97,768,613	\$330,067,927
2011 Supermarkets/Other Grocery excl Conv	\$13,481,383	\$127,350,182	\$378,194,079
2011 Furniture Stores	\$1,883,030	\$17,844,471	\$52,831,455
2011 Home Furnishings Stores	\$1,069,945	\$10,854,703	\$34,558,855
2011 Gen Merch/Appliance/Furniture Stores	\$16,495,339	\$158,860,652	\$474,396,866
2011 Gasoline Stations w/ Convenience Stores	\$10,540,540	\$101,143,794	\$310,277,342
2011 Other Gasoline Stations	\$7,736,200	\$79,914,680	\$245,114,325
2011 Department Stores excl Leased Depts	\$18,166,674	\$175,581,634	\$525,499,821
2011 General Merchandise Stores	\$14,612,311	\$141,016,179	\$421,565,412
2011 Other Health/Personal Care Stores	\$1,362,212	\$12,207,561	\$34,855,631
2011 Pharmacies/Drug Stores	\$6,552,769	\$61,470,375	\$181,029,758
2011 Pet/Pet Supplies Stores	\$948,764	\$9,097,727	\$26,714,037
2011 Book/Periodical/Music Stores	\$228,614	\$2,150,980	\$9,084,951
2011 Hobby/Toy/Game Stores	\$665,754	\$4,781,930	\$10,869,195
2011 Musical Instrument/Supplies Stores	\$178,295	\$1,639,141	\$4,770,522
2011 Sewing/Needlework/Piece Goods Stores	\$50,702	\$577,502	\$1,764,318
2011 Sporting Goods Stores	\$510,007	\$7,420,659	\$29,556,258
2011 Video Tape Stores - Retail	\$149,661	\$1,430,070	\$4,264,726

# Property Detail Report

## Property Detail Report

Subject Property

**21813 Aurora Rd  
Bedford Heights, OH 44146  
Bentleyville - Cuyahoga County**



**Owner Info:**

Owner Name : <b>Wet Willys Industrial Auto Wash Llc</b>	Tax Billing Zip+4 : <b>0578</b>
Tax Billing Address : <b>Po Box 23578</b>	County Use Code : <b>Car Wash</b>
Tax Billing City & State : <b>Chagrin Falls OH</b>	State Use : <b>Car Wash</b>
Tax Billing Zip : <b>44023</b>	Universal Land Use : <b>Carwash</b>

**Location Info:**

School District : <b>Bedford City</b>	Census Tract : <b>1331.03</b>
Subdivision : <b>Bedford</b>	Zoning : <b>I</b>

**Tax Info:**

Tax ID : <b>791-08-100</b>	Total Assessment : <b>\$89,250</b>
Tax Year : <b>2011</b>	% Improv : <b>52%</b>
Annual Tax : <b>\$7,966</b>	Tax Area : <b>600</b>
Annual Tax w/ Delinquencies : <b>\$7,966</b>	Tax Appraisal Area : <b>600</b>
Assessment Year : <b>2011</b>	Legal Description : <b>7</b>
Land Assessment : <b>\$42,980</b>	Lot Number : <b>7</b>
Improved Assessment : <b>\$46,270</b>	

**Characteristics:**

Lot Frontage : <b>109.5</b>	Lot Acres : <b>.77</b>
Patio Type : <b>Deck/Terrace</b>	Roof Type : <b>Flat</b>
Roof Material : <b>Composition Shingle</b>	Total Living Area (Includes : <b>4,212</b> Finished Basement)
Approximate SqFt : <b>4,212</b>	Roof Shape : <b>Flat</b>
Stories : <b>1</b>	Exterior : <b>Brick</b>
Floor Cover : <b>Type Unknown</b>	Foundation : <b>Concrete</b>
Year Built : <b>1982</b>	Topography : <b>Flat/Level</b>
# of Buildings : <b>1</b>	Water : <b>Public</b>
Sewer : <b>Public Service</b>	

**Last Market Sale:**

Owner Name : **Wet Willys Industrial Auto Wash Llc**

**Sales History:**

Recording Date : **07/28/2000**  
 Nominal : **Y**  
 Buyer Name : **Salemi & Redi-Wash Family Lp Ps**  
 Buyer Name 2 : **Is**  
 Seller Name : **Weben Venda Wash Systems Inc**  
 Document No : **7280354**  
 Document Type : **Warranty Deed**

**Features:**

Extra Features

# Property Detail Report

## Property Detail Report

Subject Property

**Aurora Rd  
Bedford Heights, OH 44146  
Bentleyville - Cuyahoga County**



Preforeclosure

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**Owner Info:**

Owner Name : **Wet Willys Industrial Auto Wash Lic**

Tax Billing Zip+4 : **9384**

Tax Billing Address : **16461 Messenger Rd**  
Tax Billing City & State : **Chagrin Falls OH**  
Tax Billing Zip : **44023**

County Use Code : **Car Wash**  
State Use : **Car Wash**  
Universal Land Use : **Carwash**

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**Location Info:**

School District : **Bedford City**  
Subdivision : **Bedford**

Census Tract : **1331.03**  
Zoning : **I**

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**Tax Info:**

Tax ID : **791-08-002**  
Tax Year : **2011**  
Annual Tax : **\$156**  
Annual Tax w/ Delinquencies : **\$156**

Total Assessment : **\$1,750**  
Tax Area : **600**  
Tax Appraisal Area : **600**  
Legal Description : **7 Nec Northfield Rd Est 82ff**  
Lot Number : **7**

Assessment Year : **2011**  
Land Assessment : **\$1,750**

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**Characteristics:**

Lot Frontage : **111.8**  
Topography : **Flat/Level**  
Sewer : **Public Service**

Lot Acres : **.0845**  
Water : **Public**

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Courtesy of Eric Zimmerman  
NEOHREX

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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 Report

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Car Wash Stalls :		6			1982	
Paving :	21,000				1982	
Car Wash Drive Thur :	880				2009	

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Courtesy of Eric Zimmerman  
NEOHREX

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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.

## 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 21813 Aurora Road, Bedford Heights, OH ("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.
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 24 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.

# 21813 Aurora Rd.

Acknowledged and agreed this \_\_\_\_ day of \_\_\_\_\_, 2013 by:

SIGNATURE: \_\_\_\_\_  
Registered Potential Purchaser  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_