

GENERAL BACKGROUND INFORMATION

(As available @ 7/2026 - subject to change without notice)

Receiver Directs Immediate Sale

PINE POINTE APARTMENTS IN AKRON, OH

501 CARPENTER ST, 515 CARPENTER ST
78- 86 W YORK ST & 516-530 FREDERICK ST



Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, President & Broker

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Pine Pointe Apartments - Akron, OH

GENERAL BACKGROUND INFORMATION

(Included as of 7/2026)

- Property Photos
- Aerial Photos
- Location Maps
- Data Sheet
- Demographics
- Tax Parcel
- Property Ward Information
- Zoning Maps / Neighborhoods Map
- Property / Auditor Information
- Market Information / County Profile
- Selected Sale Comparables & Selected Rent Comparables
- Consumer Guide to Agency Relationships / Registration
- Rent Roll

Pine Pointe Apartments - Akron, OH

Property Photos



*** Note: Photos may not represent existing conditions*

Pine Pointe Apartments - Akron, OH

Property Photos



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Pine Pointe Apartments - Akron, OH



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Pine Point Apartments - Akron, OH

Aerial Photos



**** Note: Property Outline for illustration only; See Parcel Map for Lot Lines**

Pine Pointe Apartments - Akron, OH

Location Map



Pine Pointe Apartments - Akron, OH

Data Sheet

The Property

Zoning: Multi-Family
Building Class: C
Lot Size in Acres: 0.49, 0.47, 0.47, 0.10, 0.46
Lot Shape: Irregular
Street Frontage: Yes
Parcel Numbers:

Pine Pointe Apartments

6744561 / 501 CARPENTER ST
6757498 / 515 CARPENTER ST
6757497 / 78- 86 W YORK ST
6757496 / 516-530 FREDERICK ST
6744566 / 516 & 530 FREDERICK AVE

Building

Number of Buildings: 40 Units
Number of Stories: 1 & 2
Building Details:

	Building Sizes in SF	Lot Size in Acres
501 CARPENTER ST	20,688	0.47
515 CARPENTER ST	20,521	0.47
78- 86 W YORK ST	21,314	0.49
516-530 FREDERICK ST	4,288	0.10
516 & 530 FREDERICK AVE	20,000	0.46
TOTALS:	86,811	1.99

Year Built: 1957- Approximately
Parcel Shape: Irregular

Utilities

Water: Yes
Sewer: Yes
Electric: Yes
Gas: Yes

HVAC

HVAC: Gas Forced Air; A/C Some units w/TTW A/C

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

Demographic Overview

501-515 Carpenter St

Population (1 mi)

13,581

Avg. HH Size (1 mi)

2.4

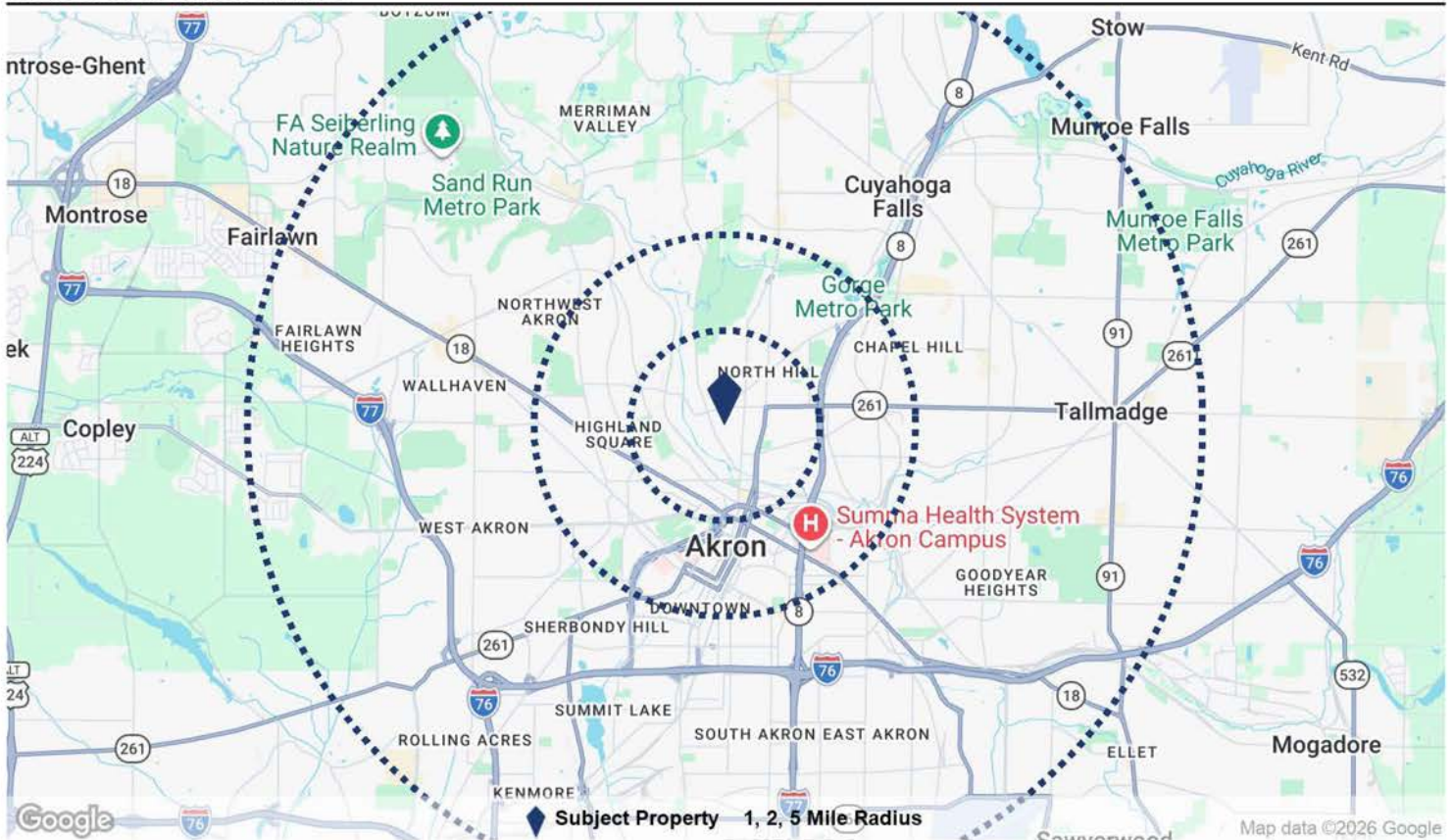
Avg. Age (1 mi)

38

Med. HH Inc. (1 mi)

\$39,946

DEMOGRAPHIC RADIUS RINGS

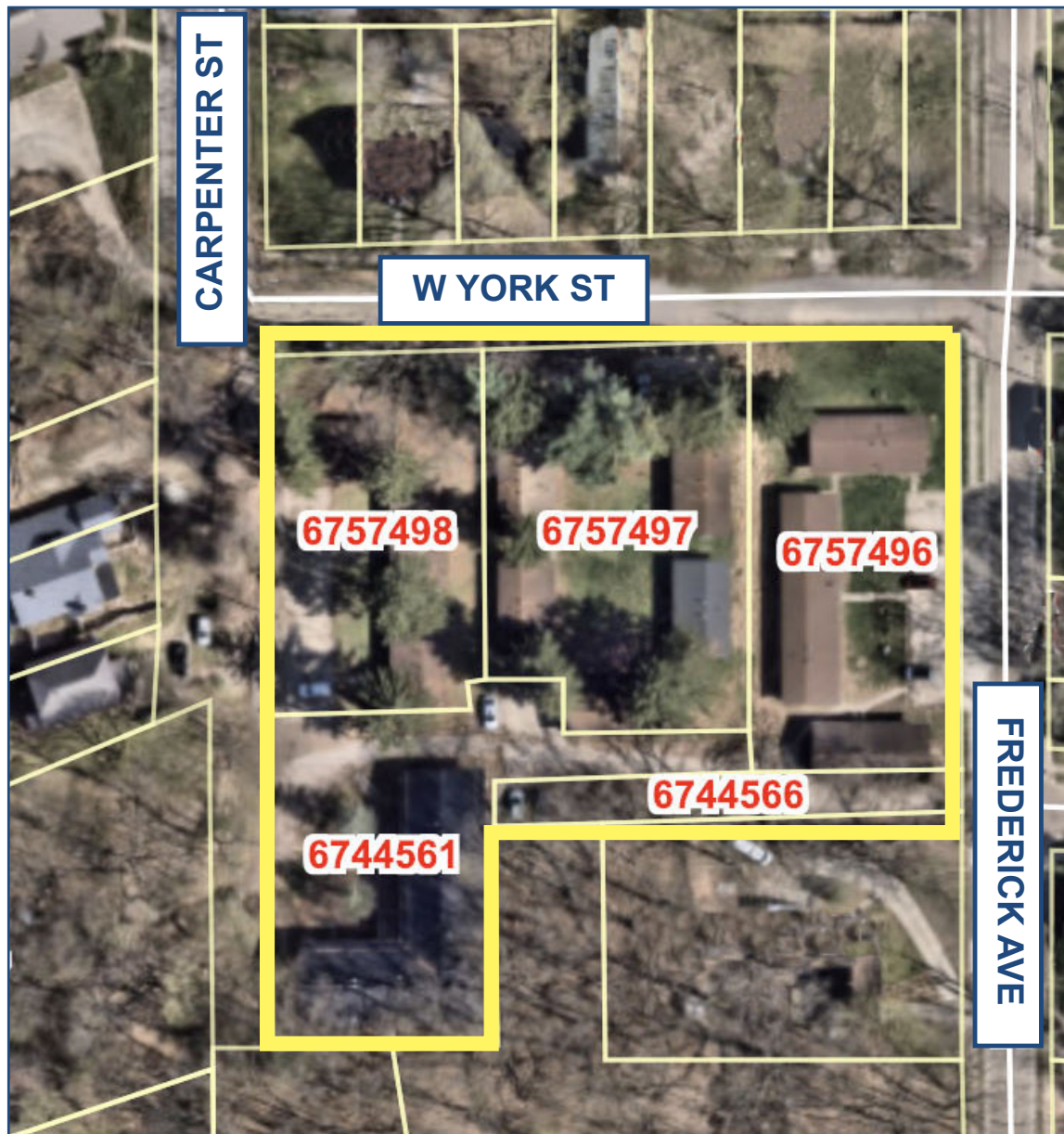


DEMOGRAPHIC SUMMARY

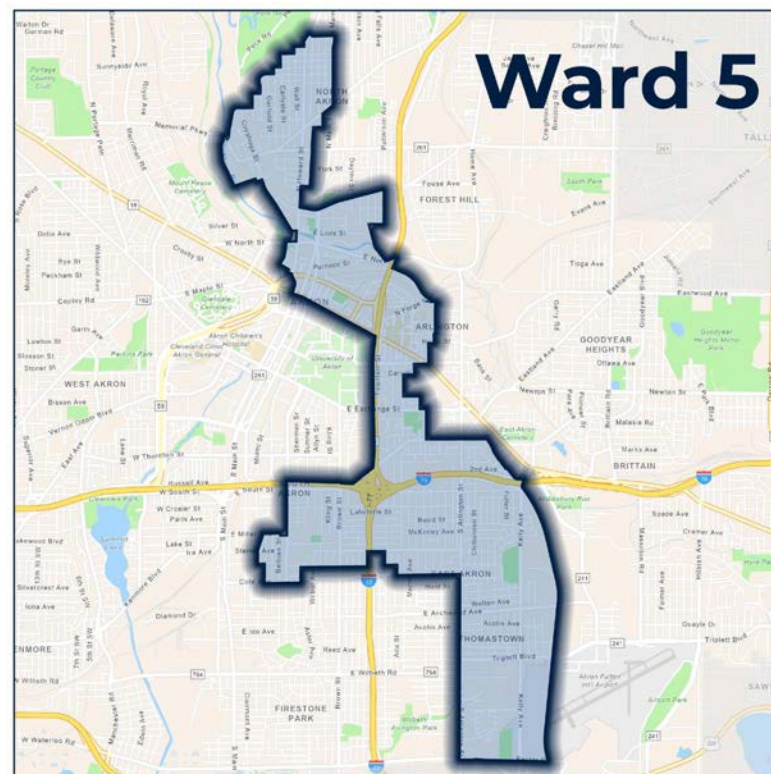
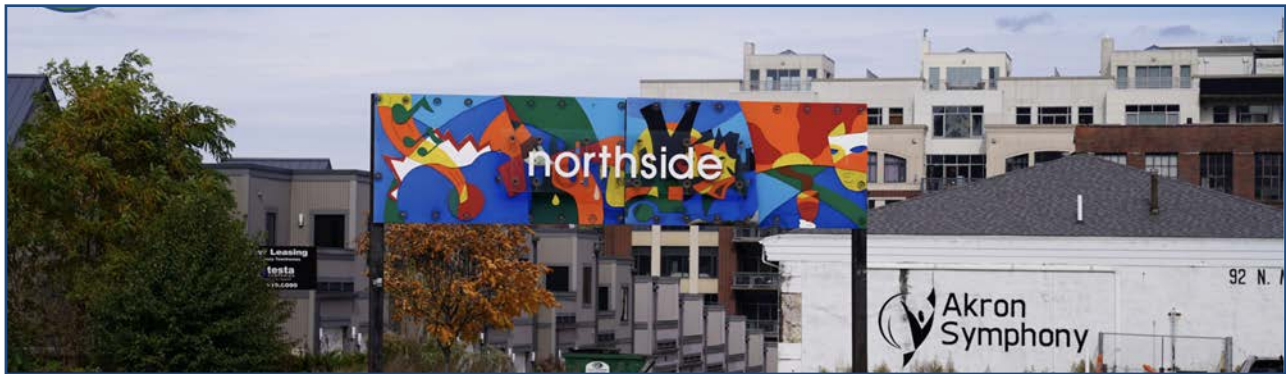
Population	1 Mile	2 Mile	5 Mile
2025 Population	13,581	46,751	237,264
2030 Population	13,651	46,980	237,607
Pop Growth 2025-2030	0.5%	0.5%	0.1%
2025 Average Age	38	38	40
Households			
2025 Households	5,173	19,188	104,027
2030 Households	5,202	19,293	104,131
Household Growth 2025-2030	0.6%	0.6%	0.1%
Median Household Income	\$39,946	\$42,918	\$52,937
Average Household Size	2.4	2.1	2.2
Average HH Vehicles	1	1	2
Housing			
Median Home Value	\$119,372	\$137,891	\$151,732
Median Year Built	1948	1948	1955

Pine Pointe Apartments - Akron, OH

Tax Parcel- 5 Parcels



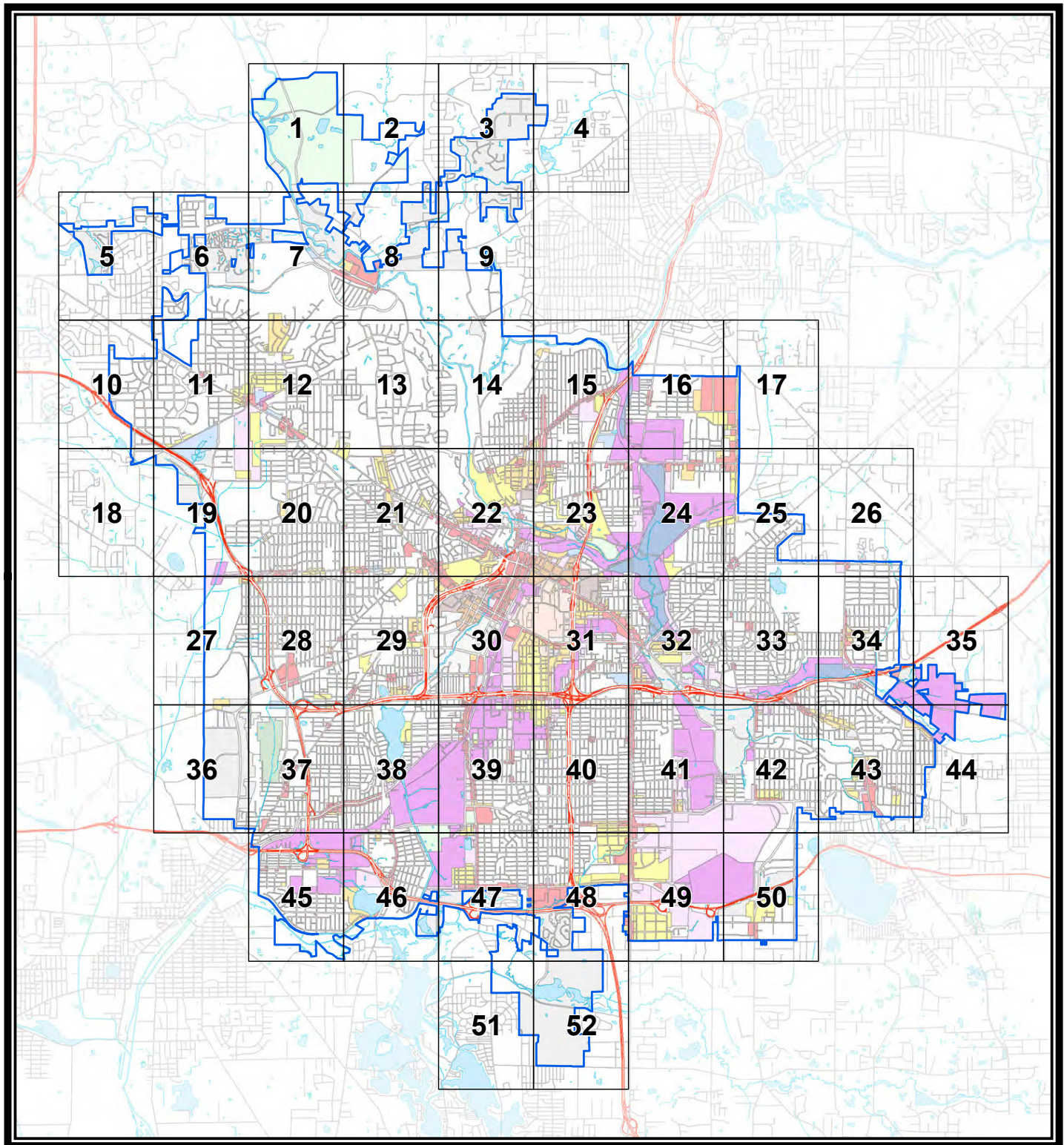
Pine Pointe Apartments - Akron, OH



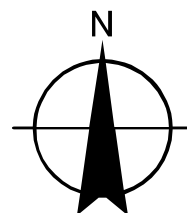
Ward 5 is one of the longest and most diverse wards in the city stretching from Exeter Rd. on its southern boundary all the way up near Cascade Valley Park North. This ward includes parts of multiple neighborhoods including East Akron, University Park, Middlebury, North Hill, and Cascade Valley. Ward 5 boasts multiple parks including Joy Park, Mason Park, and Grace Park. It's also home to Summa Health System's Akron campus and the Stark State Akron campus. You can grab something to eat at Akron's beloved Luigi's restaurant and do some shopping at the Northside Marketplace. Or check out a local landmark at the First Presbyterian Church located on E. Market St, which now houses the non-profit organization The Well CDC and their inviting café, Compass Coffee. Whether you're looking for fun, nature, food, or shopping, there's something for everyone in Ward 5! Come check us out!

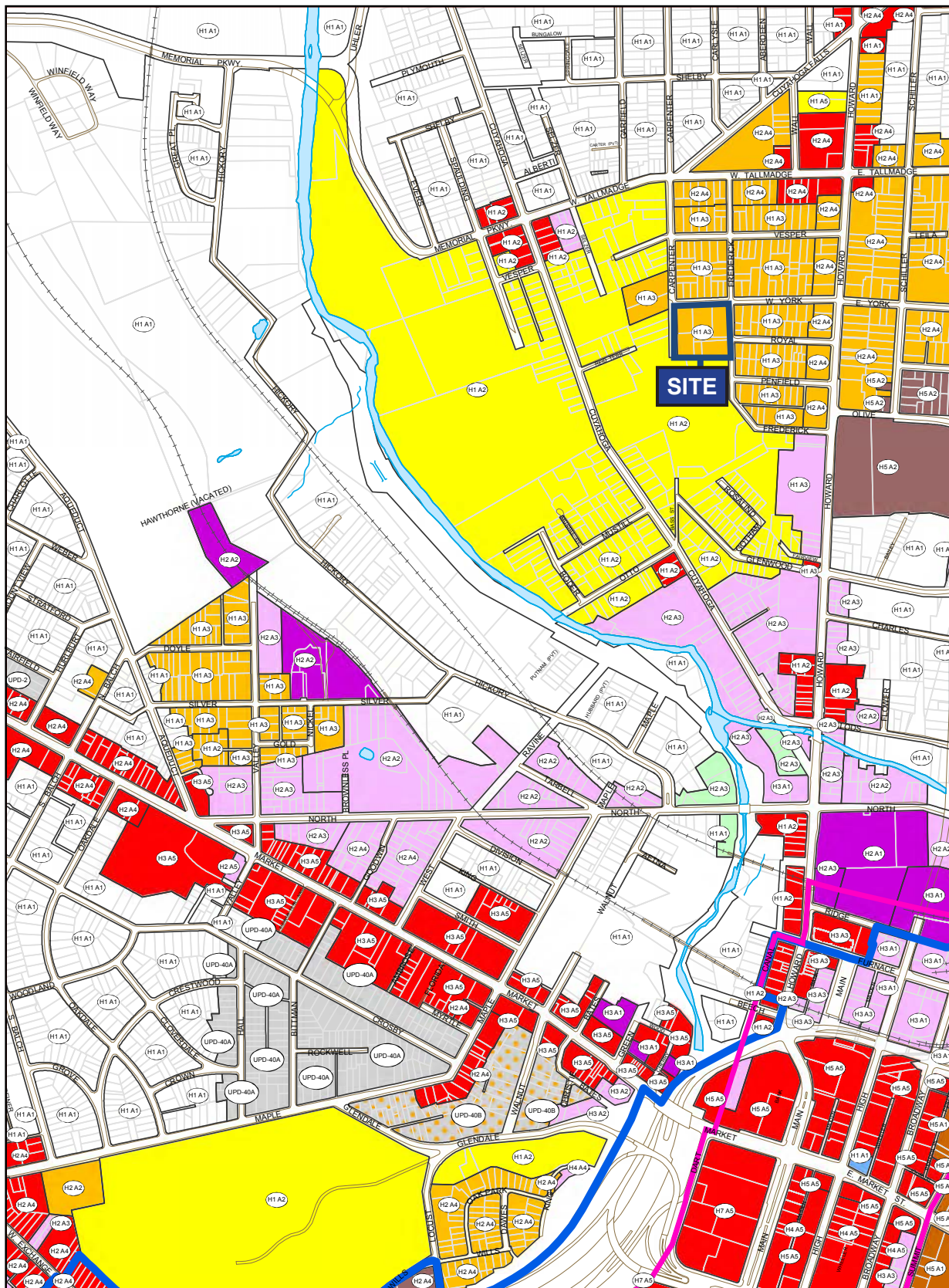
The above content was found on: <https://www.akronohio.gov/>

ORDINANCE No. 8169
AS AMENDED AND SUPPLEMENTED
ZONING MAP
AKRON, OHIO



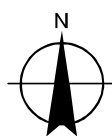
PASSED BY THE COUNCIL AUGUST 15, 1922
REVISED TO MARCH 21, 2013





- Zoning Districts**
- Flood Plain District**
 - UFP Flood Plain
 - Residence Districts**
 - U-1 Single Family
 - U-1 Two Family
 - U-2 Apartment House
 - UD University
 - UHD Institutional
 - Business Districts**
 - UB Biomedical
 - ULB Limited Business
 - UG Government
 - U-3 Retail Business
 - U-4 Commercial
 - Industry Districts**
 - U-5 Ordinary Industry
 - U-6 Heavy Industry
 - Planned Development Districts**
 - UPD
 - Opportunity Park Urban Ren. Dist.**
 - UPD-R89
- Other Features**
- Downtown
 - Biomedical Incentive Zone
 - Railroad
 - Water
 - Parcels
 - Jurisdictional Boundary

0 300 600 1,200 1,800 2,400 Feet
1" : 600'

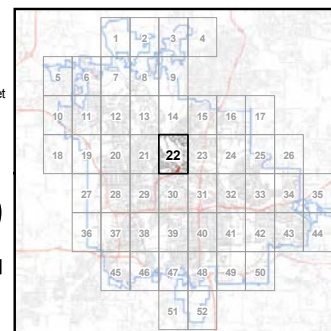


City of Akron, Ohio

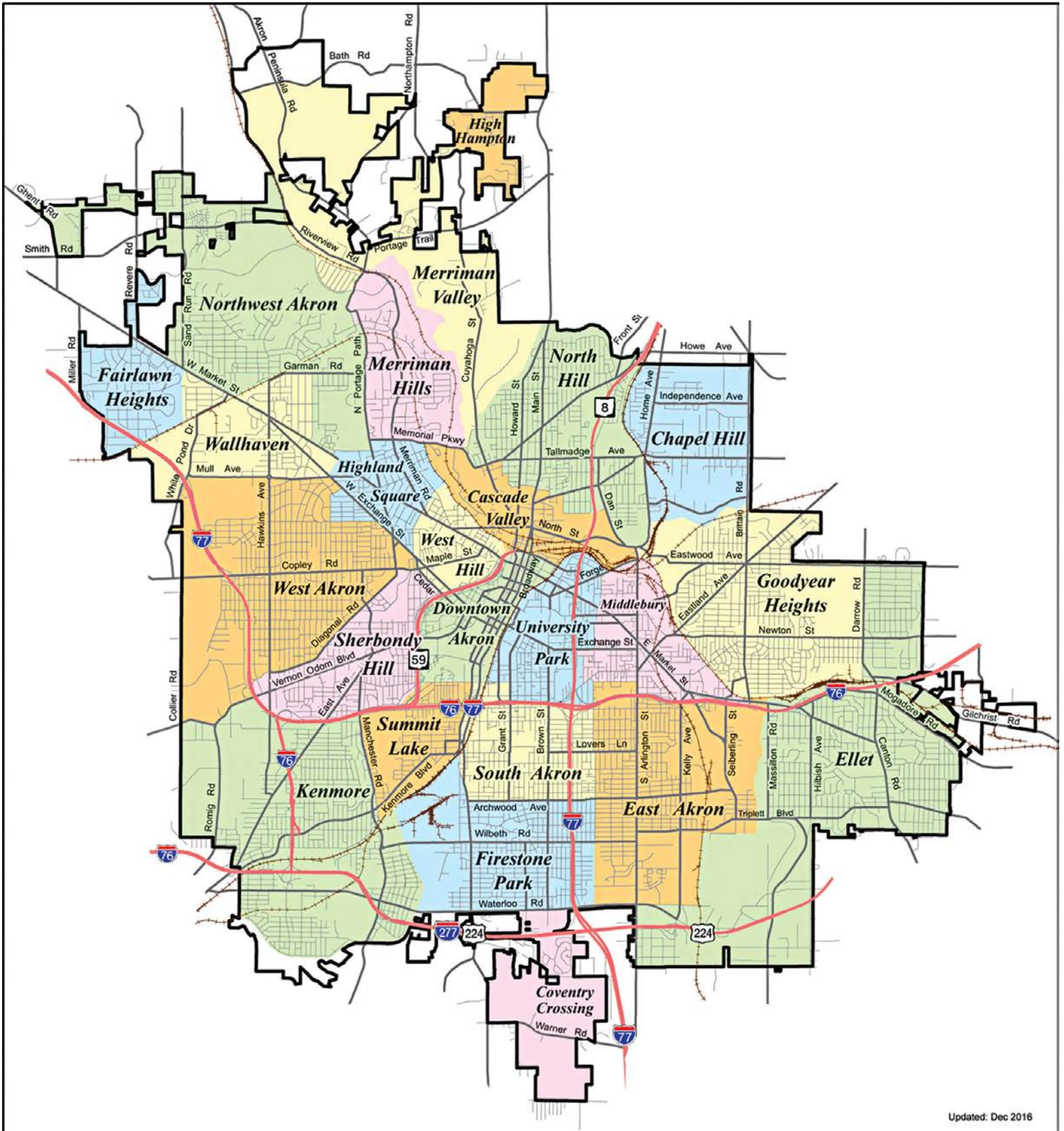
ZONING MAP

As Amended and Updated
June 11, 2019

22



Akron Neighborhoods Map



Pine Pointe Apartments - Akron, OH

Property / Auditor Information

Printable page

PARID: 6757497
LIVIN PINE POINTE LLC

ROUTE: 010147508003001
78 W YORK ST

SPECIAL MESSAGES

BASIC INFORMATION

Alternate ID	010147508003001
Site Address	78 - 86 W YORK ST , , AKRON 44310-
Description 1	TR 6 LOT 11 S OF YORK ST 128.5 FT FRT
Description 2	
Description 3	
Taxing District	67 - AKRON CITY-AKRON CSD
Inter-County	00530
# of Cards	5
Lister No., Date	552, 11-SEP-24
Vacant/Abandon	
Special Flag	
Land Use Code	520 - R - TWO FAMILY DWELLING, PLATTED LOT
Class	R - RESIDENTIAL
Neighborhood	30100291 -

OWNER(S)

Owner 1	Owner 2
LIVIN PINE POINTE LLC	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	09/14/2022
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	A - Acres	21,314	.4893	30,000.00

RESIDENTIAL

10F5

Tax Year	2025
Card	1
Stories	1

Exterior Wall	6 - ALUMINUM/VINYL
Style	02 - TWO FAMILY
Square Feet	902
GFLA	902

Year Built	1957
Effective Year	
Year Remodeled	
Complete %	

Physical Condition	-
Grade	040
CDU	AV - AVERAGE

Total Rooms	4
Bedrooms	2
Family Rooms	
Attic	1 - NO
Basement	0 - NONE
Recreation Room Sq Ft	
Finished Basement	
Full Baths	2
Half Baths	
Total Fixtures	8
Heat	2 - CENTRAL
Heating Fuel Type	2 - GAS
System	1 - FORCED AIR
Prefab Fireplace	
Basement Garage	-
WBFP Stacks	
Fireplace Opening	
Unfinished Area Sq Ft	
Cost & Design Factor	

Cost Ladder

Adjusted Base	\$117,990
Plumbing	4500
Heating	0
Basement	-18150
Attic Value	0
Other Features	0
Dwelling Subtotal	\$104,340
Dwelling RCN	\$41,740
Additions RCN	\$0
% Good	60%
% Good Override	
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	268
Economic Depr. Reason	72-B.O.R. VALUES SET BY BOR
Total RCNLD	\$67,120

Dwelling Factor	170%
Dwelling Value	114,100

Note 1
Note 2

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						902			\$0
2	0						902			\$0
3	0						902			\$0
4	0						902			\$0
5	0						902			\$0

NOTICE: 2026 APPRAISAL VALUES

APPRAISED VALUE (100%)

Year	2025
Appraised Land	\$30,000
Appraised Building	\$570,000
Appraised Total	\$600,000
CAUV	\$0

ASSESSED VALUE (35%)

Assessed Land	\$10,500.00
Assessed Building	\$199,500.00
Assessed Total	\$210,000.00
CAUV	\$0.00

NOTICE: 2026 APPRAISAL VALUES

SALES SUMMARY

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
APR-12-2024	\$1,795,000	39353	LIVIN PROPERTIES INC	LIVIN PINE POINTE LLC	D-Multiple Parcel Sale/Valid	5
SEP-12-2022	\$1,550,000	16145	DAVIS REALTY HOLDINGS LLC	LIVIN PROPERTIES INC	Q-MULTIPLE PARCEL SALE NOT VALID	5
APR-05-2018		5161	DAVIS REI LLC	DAVIS REALTY HOLDINGS LLC	-	10
AUG-04-2011	\$336,500	10126	IB PROPERTY HOLDINGS LLC	DAVIS REI LLC	D-Multiple Parcel Sale/Valid	5
JUN-10-2009		8607	MADISON INVESTMENT PROPERTIES LLC	IB PROPERTY HOLDINGS LLC	-	7

JAN-30-2007	\$1,400,000	1579	RICHARD HAWKINS LLC	MADISON INVESTMENT PROPERTIES LLC	B-INVESTMENT COMPANY	6
JUL-10-2006	\$1,547,000	14319	GROSS FAMILY LIMITED	RICHARD HAWKINS LLC	D-Multiple Parcel Sale/Valid	8
JAN-13-1997		491	GROSS SCOTT B TRUSTEE ETAL	GROSS FAMILY LIMITED -		91
JAN-05-1996	\$0		JANIS CATHERINE TR ETAL	GROSS SCOTT B TR ETAL	-	0
JAN-05-1996	\$0		ATLAS DIVERSIFIED SERVICES	CASTLE HOMES INC ETAL	-	0
AUG-22-1989	\$53,857	13706	SARLSON BEATRICE	GOODVIEW HOMES #1 - INC & ATLAS DIVERSIFIE		0

SUMMARY INFORMATION

Mailing Name	LIVIN PINE POINTE LLC
Mailing Address	3448 HUNTERS CROSSING
	STOW OH 44224
Bank Code	05851
Bank Name	BAYVIEW LOAN SERVICING LLC
Treasurer Code	-
Current Year Refund	
Prior Year Refund	
Money in Escrow	\$.00
Money in Pretax	
CAUV	N
Forest	N - \$0
Stub	67001948
Certified Year	
Delinquent Contract	
Bankruptcy	
Foreclosure	

TAXES DUE

Tax Year	2025
Prior Due	\$.00
First Half Due	\$.00
1st Half Due Date	02/27/2026
Second Half Due	\$6,774.79
2nd Half Due Date	
Total Due	\$6,774.79

SPECIAL ASSESSMENT

Year	Project	Name	Begin	End	1st Half	2nd Half	Fee	Total
2025	386667	M23 STREET CLEANING	2025	2025	\$64.90	\$64.89	\$5.20	\$134.99
2025	386767	M20 STREET LIGHTING	2025	2025	\$35.08	\$35.08	\$2.80	\$72.96

GENERAL NOTES

Comments

BTA REFUND TAX YR 2006 APPLIED TO DELQ NO CHECK ISSUED BOR 11-0039 DTE/BOR APPROVED 1/7/2013 14FC0721 CHK LISTING BOR 18-0457 BOR 23-1989

PARCEL NOTES

14FC0721 CHG TO RES
BOR 18-0457 INCR VAL \$170,000
BOR 23-1989 INC \$600,000 PER SALE
BOR 11-0039 DECREASE VAL TO \$100,800

Printable page

PARID: 6744561
LIVIN PINE POINTE LLC

ROUTE: 010147508005000
501 CARPENTER ST

SPECIAL MESSAGES

BASIC INFORMATION

Alternate ID	010147508005000
Site Address	501 CARPENTER ST , , AKRON 44310-
Description 1	SV-TR 6 LOT 11 E OF CARPENTER ST &
Description 2	
Description 3	
Taxing District	67 - AKRON CITY-AKRON CSD
Inter-County	00530
# of Cards	1
Lister No., Date	552, 11-SEP-24
Vacant/Abandon	
Special Flag	
Land Use Code	401 - C - APARTMENTS 4-19 RENTAL UNITS
Class	C - COMMERCIAL
Neighborhood	30100406 -

OWNER(S)

Owner 1	Owner 2
LIVIN PINE POINTE LLC	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	09/14/2022
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	S - SqFt	20,688	.4749	103,000.00

COMMERCIAL

Tax Year	2025
Card Number	1
Building Number	1
Year Built	1959

Effective Year Built
Structure Code 211 - APARTMENTS - GARDEN

Improvement Name
Class -
Grade 160
Square Feet 7,584

Base RCN \$945,160
Percent Good 52.23%
Percent Complete %
Total RCNLD \$493,610
Building Factor 1
Cost Value \$493,610
ADJ BOR ADJ--10

Units 1
Identical 1
Notes

Other Improvements
Other Imp Value

NOTICE: 2026 APPRAISAL VALUES

OTHER FEATURE DETAILS

Card	Int/Ext Line	Code	Area	Measurement 1	Measurement 2	Identical Units	RCN
1	1	PR1		1008	1	1	\$19,360
1	1	BA1		955	1	1	\$19,670

SUMMARY OF INTERIOR/EXTERIOR DATA

Card	Line Number	Section	From Floor	To Floor	Area
1	1	01	01	01	3,792
1	2	01	02	02	3,792

INTERIOR/EXTERIOR DETAILS

10F2

Card 1
Line Number 1
Section 01
From Floor 01
To Floor 01
Area 3,792
Use Group 011-APARTMENT
Year Built 1959
Class
Physical Condition 4

Function	3
Contruction Type	2 - FIRE RESISTENT
Wall Height	10
External Wall	01 - BRICK VENEER
MS Class	
MS QualityType	
Heat	1 - HOT AIR
Air	0 - NONE
Plumbing	2 - NORMAL
Units	
Base RCN	\$506,930
% Complete	%
Depreciation	53
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	99
Economic Depr. Reason	72 - B.O.R. VALUES SET BY BOR
Final Cost Value	\$265,990

APPRAISED VALUE (100%)

Year	2025
Appraised Land	\$103,000
Appraised Building	\$497,000
Appraised Total	\$600,000
CAUV	\$0

ASSESSED VALUE (35%)

Assessed Land	\$36,050.00
Assessed Building	\$173,950.00
Assessed Total	\$210,000.00
CAUV	\$0.00

NOTICE: 2026 APPRAISAL VALUES

SALES SUMMARY

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
APR-12-2024	\$1,795,000	39353	LIVIN PROPERTIES INC	LIVIN PINE POINTE LLC	D-Multiple Parcel Sale/Valid	5
SEP-12-2022	\$1,550,000	16145	DAVIS REALTY HOLDINGS LLC	LIVIN PROPERTIES INC	Q-MULTIPLE PARCEL SALE NOT VALID	5
APR-05-2018		5161	DAVIS REI LLC	DAVIS REALTY HOLDINGS LLC	-	10
AUG-04-2011	\$336,500	10126	IB PROPERTY HOLDINGS LLC	DAVIS REI LLC	D-Multiple Parcel Sale/Valid	5
JUN-10-2009		8607	MADISON INVESTMENT PROPERTIES LLC	IB PROPERTY HOLDINGS LLC	-	7

JAN-30-2007	\$1,400,000	1579	RICHARD HAWKINS LLC	MADISON INVESTMENT PROPERTIES LLC	B-INVESTMENT COMPANY	6
JUL-10-2006	\$1,547,000	14319	GROSS FAMILY LIMITED	RICHARD HAWKINS LLC	D-Multiple Parcel Sale/Valid	8
JAN-13-1997		491	GROSS SCOTT B TR ETAL	GROSS FAMILY LIMITED -		91
JAN-05-1996	\$0		JANIS CATHERINE	JANIS CATHERINE & LILLIAN	-	2
JAN-05-1996	\$0		JANIS JOHN & GROSS VICTOR S	JANIS CATHERINE	-	2

SUMMARY INFORMATION

Mailing Name	LIVIN PINE POINTE LLC
Mailing Address	3448 HUNTERS CROSSING
	STOW OH 44224
Bank Code	05851
Bank Name	BAYVIEW LOAN SERVICING LLC
Treasurer Code	-
Current Year Refund	
Prior Year Refund	
Money in Escrow	\$.00
Money in Pretax	\$.00
CAUV	N
Forest	N - \$0
Stub	67070178
Certified Year	
Delinquent Contract	
Bankruptcy	
Foreclosure	

TAXES DUE

Tax Year	2025
Prior Due	\$.00
First Half Due	\$.00
1st Half Due Date	02/27/2026
Second Half Due	\$9,756.73
2nd Half Due Date	
Total Due	\$9,756.73

GENERAL NOTES

Comments

BOR 06-552 APPEAL BTA 2007-H-1149 (CLOSED)
 BTA REFUND ISSUED TAX YR 2006 APPLIED TO DELQ
 NO CHECK ISSUED
 BOR 11-0039
 DTE/BOR APPROVED 1/7/2013

2011 BOR CREDIT APPLIED 1/4/13 \$7356.50

BOR 18-0457

06BOR552&552A BOR INCREASE TO \$614,260

BOR 23-1989

PARCEL NOTES

BOR 18-0457 INCR VAL \$275,000

BOR 23-1989 INC \$600,000 PER SALE

BOR 11-0039 DECREASE VAL TO \$257,600

Printable page

PARID: 6757498
LIVIN PINE POINTE LLC

ROUTE: 010147508004000
515 CARPENTER ST

SPECIAL MESSAGES

BASIC INFORMATION

Alternate ID	010147508004000
Site Address	515 CARPENTER ST , , AKRON 44310-
Description 1	TR 6 LOT 11 S OF YORK ST 125 FT FRT
Description 2	
Description 3	
Taxing District	67 - AKRON CITY-AKRON CSD
Inter-County	00530
# of Cards	3
Lister No., Date	552, 11-SEP-24
Vacant/Abandon	
Special Flag	
Land Use Code	520 - R - TWO FAMILY DWELLING, PLATTED LOT
Class	R - RESIDENTIAL
Neighborhood	30100291 -

OWNER(S)

Owner 1	Owner 2
LIVIN PINE POINTE LLC	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	09/14/2022
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	A - Acres	20,521	.4711	15,630.00

RESIDENTIAL

10F3

Tax Year	2025
Card	1
Stories	1

Exterior Wall	6 - ALUMINUM/VINYL
Style	02 - TWO FAMILY
Square Feet	902
GFLA	902

Year Built	1957
Effective Year	
Year Remodeled	
Complete %	

Physical Condition	-
Grade	040
CDU	AV - AVERAGE

Total Rooms	4
Bedrooms	2
Family Rooms	
Attic	1 - NO
Basement	0 - NONE
Recreation Room Sq Ft	
Finished Basement	
Full Baths	2
Half Baths	
Total Fixtures	8
Heat	2 - CENTRAL
Heating Fuel Type	2 - GAS
System	1 - FORCED AIR
Prefab Fireplace	
Basement Garage	-
WBFP Stacks	
Fireplace Opening	
Unfinished Area Sq Ft	
Cost & Design Factor	

Cost Ladder

Adjusted Base	\$117,990
Plumbing	4500
Heating	0
Basement	-18150
Attic Value	0
Other Features	0
Dwelling Subtotal	\$104,340
Dwelling RCN	\$41,740
Additions RCN	\$0
% Good	60%
% Good Override	
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	125
Economic Depr. Reason	72-B.O.R. VALUES SET BY BOR
Total RCNLD	\$31,310

Dwelling Factor	170%
Dwelling Value	53,230

Note 1

Note 2

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						902			\$0
2	0						902			\$0
3	0						902			\$0

NOTICE: 2026 APPRAISAL VALUES**APPRAISED VALUE (100%)**

Year	2025
Appraised Land	\$15,630
Appraised Building	\$159,370
Appraised Total	\$175,000

CAUV \$0

ASSESSED VALUE (35%)

Assessed Land	\$5,470.00
Assessed Building	\$55,780.00
Assessed Total	\$61,250.00
CAUV	\$0.00

NOTICE: 2026 APPRAISAL VALUES**SALES SUMMARY**

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
APR-12-2024	\$1,795,000	39353	LIVIN PROPERTIES INC	LIVIN PINE POINTE LLC	D-Multiple Parcel Sale/Valid	5
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JAN-30-2007	\$1,400,000	1579	RICHARD HAWKINS LLC	MADISON INVESTMENT PROPERTIES LLC	B-INVESTMENT COMPANY	6

JUL-10-2006	\$1,547,000	14319	GROSS FAMILY LIMITED	RICHARD HAWKINS LLC D-Multiple Parcel Sale/Valid	8
JAN-13-1997		491	GROSS SCOTT B TRUSTEE ETAL	GROSS FAMILY LIMITED -	91
AUG-22-1989	\$43,620	13707	SARLSON BEATRICE	ATLAS DIVERSIFIED SERVICES -	0

SUMMARY INFORMATION

Mailing Name	LIVIN PINE POINTE LLC
Mailing Address	3448 HUNTERS CROSSING
	STOW OH 44224
Bank Code	05851
Bank Name	BAYVIEW LOAN SERVICING LLC
Treasurer Code	-
Current Year Refund	
Prior Year Refund	
Money in Escrow	\$.00
Money in Pretax	\$.00
CAUV	N
Forest	N - \$0
Stub	67043162
Certified Year	
Delinquent Contract	
Bankruptcy	
Foreclosure	

TAXES DUE

Tax Year	2025
Prior Due	\$.00
First Half Due	\$.00
1st Half Due Date	02/27/2026
Second Half Due	\$2,026.56
2nd Half Due Date	
Total Due	\$2,026.56

SPECIAL ASSESSMENT

Year	Project	Name	Begin	End	1st Half	2nd Half	Fee	Total
2025	386667	M23 STREET CLEANING	2025	2025	\$50.50	\$50.50	\$4.04	\$105.04
2025	386767	M20 STREET LIGHTING	2025	2025	\$27.30	\$27.30	\$2.18	\$56.78

GENERAL NOTES

Comments

BOR 06-552 APPEAL BTA 2007-H-1149 (CLOSED)
 BTA REFUND TAX YR 2006 APPLIED TO DELQ
 NO CHECK ISSUED

BOR 11-0039

DTE/BOR APPROVED 1/7/2013

14FC0739 CHK LISTING

BOR 18-0457

BOR 23-1989

PARCEL NOTES

14FC0739 CHG TO RES

BOR 18-0457 INCR VAL \$100,000

BOR 23-1989 INC \$175,000 PER SALE

BOR 11-0039 DECREASE VAL TO \$110,100

Printable page

PARID: 6744566
LIVIN PINE POINTE LLC

ROUTE: 010147508002000
516 FREDERICK AVE

SPECIAL MESSAGES

BASIC INFORMATION

Alternate ID	010147508002000
Site Address	516 & 530 FREDERICK AVE , , -
Description 1	TR 6 LOT W OF FREDERICK AVE .100A
Description 2	
Description 3	
Taxing District	67 - AKRON CITY-AKRON CSD
Inter-County	00530
# of Cards	0
Lister No., Date	552, 11-SEP-24
Vacant/Abandon	
Special Flag	
Land Use Code	456 - C - PARKING GARAGE STRUCTURE & LOTS
Class	C - COMMERCIAL
Neighborhood	30100409 -

OWNER(S)

Owner 1	Owner 2
LIVIN PINE POINTE LLC	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	02/26/2021
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	S - SqFt	4,288	.0984	25,000.00

NOTICE: 2026 APPRAISAL VALUES

APPRAISED VALUE (100%)

Year	2025
Appraised Land	\$25,000
Appraised Building	\$0
Appraised Total	\$25,000
CAUV	\$0

ASSESSED VALUE (35%)

Assessed Land	\$8,750.00
Assessed Building	\$0.00
Assessed Total	\$8,750.00
CAUV	\$0.00

NOTICE: 2026 APPRAISAL VALUES**SALES SUMMARY**

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
APR-12-2024	\$1,795,000	39353	LIVIN PROPERTIES INC	LIVIN PINE POINTE LLC	D-Multiple Parcel Sale/Valid	5
SEP-12-2022	\$1,550,000	16145	DAVIS REALTY HOLDINGS LLC	LIVIN PROPERTIES INC	Q-MULTIPLE PARCEL SALE NOT VALID	5
APR-05-2018		5161	DAVIS REI LLC	DAVIS REALTY HOLDINGS LLC	-	10
AUG-04-2011	\$336,500	10126	IB PROPERTY HOLDINGS LLC	DAVIS REI LLC	D-Multiple Parcel Sale/Valid	5
JUN-10-2009		8607	MADISON INVESTMENT PROPERTIES LLC	IB PROPERTY HOLDINGS LLC	-	7
JAN-30-2007	\$1,400,000	1579	RICHARD HAWKINS LLC	MADISON INVESTMENT PROPERTIES LLC	D-Multiple Parcel Sale/Valid	6
JUL-10-2006	\$1,547,000	14319	GROSS FAMILY LIMITED	RICHARD HAWKINS LLC	C-MORTGAGE/LENDER	8
JAN-13-1997		491	JANIS CATHERINE & GROSS LILLIAN	GROSS FAMILY LIMITED	-	91

SUMMARY INFORMATION

Mailing Name	LIVIN PINE POINTE LLC
Mailing Address	3448 HUNTERS CROSSING
	STOW OH 44224
Bank Code	05851
Bank Name	BAYVIEW LOAN SERVICING LLC
Treasurer Code	-

Current Year Refund	
Prior Year Refund	
Money in Escrow	\$.00
Money in Pretax	
CAUV	N
Forest	N - \$0
Stub	67003377
Certified Year	
Delinquent Contract	
Bankruptcy	
Foreclosure	

TAXES DUE

Tax Year	2025
Prior Due	\$.00
First Half Due	\$.00
1st Half Due Date	02/27/2026
Second Half Due	\$425.47
2nd Half Due Date	
Total Due	\$425.47

SPECIAL ASSESSMENT

Year	Project	Name	Begin	End	1st Half	2nd Half	Fee	Total
2025	386667	M23 STREET CLEANING	2025	2025	\$12.75	\$12.75	\$1.02	\$26.52
2025	386767	M20 STREET LIGHTING	2025	2025	\$5.46	\$5.46	\$.44	\$11.36

GENERAL NOTES

Comments
BOR 06-552 APPEAL BTA 2007-H-1149 (CLOSED) 09FC0803 BOR 11-0039 DTE/BOR APPROVED 1/7/2013 BOR 18-0457 BOR 23-1989

PARCEL NOTES

BOR 11-0039 NVC BOR 23-1989 INC \$25,000 PER SALE 09FC803 THIS IS A COMMERCIAL PARKING LOT BOR 18-0457 NVC

Printable page

PARID: 6757496
LIVIN PINE POINTE LLC

ROUTE: 010147508003000
516 FREDERICK ST

SPECIAL MESSAGES

BASIC INFORMATION

Alternate ID	010147508003000
Site Address	516 -530 FREDERICK ST , , -
Description 1	TR 6 LOT 11 S OF YORK ST 100 FT FRT
Description 2	
Description 3	
Taxing District	67 - AKRON CITY-AKRON CSD
Inter-County	00530
# of Cards	3
Lister No., Date	552, 11-SEP-24
Vacant/Abandon	
Special Flag	
Land Use Code	402 - C - APARTMENTS 20-39 RENTAL UNITS
Class	C - COMMERCIAL
Neighborhood	30100406 -

OWNER(S)

Owner 1	Owner 2
LIVIN PINE POINTE LLC	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	09/14/2022
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	S - SqFt	20,000	.4591	30,000.00

RESIDENTIAL

10F2

Tax Year	2025
Card	2
Stories	1

Exterior Wall	1 - FRAME
Style	02 - TWO FAMILY
Square Feet	1,122
GFLA	1122

Year Built	1958
Effective Year	
Year Remodeled	
Complete %	

Physical Condition	-
Grade	100
CDU	AV - AVERAGE

Total Rooms	9
Bedrooms	3
Family Rooms	
Attic	1 - NO
Basement	1 - FULL
Recreation Room Sq Ft	590
Finished Basement	
Full Baths	3
Half Baths	
Total Fixtures	11
Heat	2 - CENTRAL
Heating Fuel Type	2 - GAS
System	1 - FORCED AIR
Prefab Fireplace	
Basement Garage	-
WBFP Stacks	
Fireplace Opening	
Unfinished Area Sq Ft	
Cost & Design Factor	

Cost Ladder

Adjusted Base	\$137,750
Plumbing	9000
Heating	0
Basement	0
Attic Value	0
Other Features	4700
Dwelling Subtotal	\$151,450
Dwelling RCN	\$151,450
Additions RCN	\$0
% Good	57%
% Good Override	
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	58
Economic Depr. Reason	70-MARKET ADJUSTMENT
Total RCNLD	\$50,070

Dwelling Factor	100%
Dwelling Value	50,070

Note 1
Note 2

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
2	0						1,122			\$0
3	0						1,122			\$0

COMMERCIAL

Tax Year 2025
Card Number 1
Building Number 1
Year Built 1958
Effective Year Built
Structure Code 211 - APARTMENTS - GARDEN

Improvement Name
Class -
Grade 080
Square Feet 2,068

Base RCN \$122,770
Percent Good 22%
Percent Complete %
Total RCNLD \$27,010
Building Factor 1
Cost Value \$27,010
ADJ BOR ADJ-400

Units 4
Identical 1
Notes

Other Improvements
Other Imp Value

NOTICE: 2026 APPRAISAL VALUES

SUMMARY OF INTERIOR/EXTERIOR DATA

Card	Line Number	Section	From Floor	To Floor	Area
1	1	01	01	01	2,068

INTERIOR/EXTERIOR DETAILS

Card 1
Line Number 1

Section	01
From Floor	01
To Floor	01
Area	2,068
Use Group	011-APARTMENT
Year Built	1958
Class	
Physical Condition	3
Function	3
Contruction Type	2 - FIRE RESISTENT
Wall Height	10
External Wall	02 - FRAME
MS Class	
MS QualityType	
Heat	1 - HOT AIR
Air	1 - CENTRAL
Plumbing	2 - NORMAL
Units	
Base RCN	\$122,770
% Complete	%
Depreciation	50
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	44
Economic Depr. Reason	72 - B.O.R. VALUES SET BY BOR
Final Cost Value	\$27,010

APPRAISED VALUE (100%)

Year	2025
Appraised Land	\$30,000
Appraised Building	\$120,000
Appraised Total	\$150,000
CAUV	\$0

ASSESSED VALUE (35%)

Assessed Land	\$10,500.00
Assessed Building	\$42,000.00
Assessed Total	\$52,500.00
CAUV	\$0.00

NOTICE: 2026 APPRAISAL VALUES

SALES SUMMARY

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
APR-12-2024	\$1,795,000	39353	LIVIN PROPERTIES INC	LIVIN PINE POINTE LLC	D-Multiple	5

SEP-12-2022	\$1,550,000	16145	DAVIS REALTY HOLDINGS LLC	LIVIN PROPERTIES INC	Parcel Sale/Valid Q-MULTIPLE PARCEL SALE NOT VALID	5
APR-05-2018		5161	DAVIS REI LLC	DAVIS REALTY HOLDINGS LLC	-	10
AUG-04-2011	\$336,500	10126	IB PROPERTY HOLDINGS LLC	DAVIS REI LLC	D-Multiple Parcel Sale/Valid	5
JUN-10-2009		8607	MADISON INVESTMENT PROPERTIES LLC	IB PROPERTY HOLDINGS LLC	-	7
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JUL-10-2006	\$1,547,000	14319	GROSS FAMILY LIMITED	RICHARD HAWKINS LLC	D-Multiple Parcel Sale/Valid	8
JAN-13-1997		491	GROSS SCOTT B TRUSTEE ETAL	GROSS FAMILY LIMITED	-	91

SUMMARY INFORMATION

Mailing Name	LIVIN PINE POINTE LLC
Mailing Address	3448 HUNTERS CROSSING
	STOW OH 44224
Bank Code	05851
Bank Name	BAYVIEW LOAN SERVICING LLC
Treasurer Code	-
Current Year Refund	
Prior Year Refund	
Money in Escrow	\$.00
Money in Pretax	
CAUV	N
Forest	N - \$0
Stub	67092187
Certified Year	
Delinquent Contract	
Bankruptcy	
Foreclosure	

TAXES DUE

Tax Year	2025
Prior Due	\$.00

First Half Due	\$.00
1st Half Due Date	02/27/2026
Second Half Due	\$2,614.78
2nd Half Due Date	
Total Due	\$2,614.78

SPECIAL ASSESSMENT

Year	Project	Name	Begin	End	1st Half	2nd Half	Fee	Total
2025	386667	M23 STREET CLEANING	2025	2025	\$114.25	\$114.25	\$9.14	\$237.64
2025	386767	M20 STREET LIGHTING	2025	2025	\$54.60	\$54.60	\$4.36	\$113.56

GENERAL NOTES

Comments

BTA REFUND TAX YR 2006 APPLIED TO DELQ
NO CHECK ISSUED
BOR 11-0039
DTE/BOR APPROVED 1/7/2013
BOR 18-0457
BOR 23-1989

PARCEL NOTES

BOR 18-0457 INCR VAL \$133,200
BOR 23-1989 INC \$150,000 PER SALE

BOR 11-0039 DECREASE VAL TO \$89,600

Pine Pointe Apartments - Akron, OH

Market Information

Akron



Akron is a city in Summit County, Ohio, United States, and its county seat. It is located in Northeast Ohio along the Little Cuyahoga River, approximately 40 miles (64 km) south of Cleveland. Akron had a population of 190,469 at the 2020 census, making it the fifth-most populous city in Ohio. The Akron metropolitan area has an estimated 702,000 residents.

Visit the City of Akron!

There's so much to see and do in the Rubber City! Catch a RubberDucks baseball game at Canal Park, experience exotic wildlife encounters at our award-winning Akron Zoo, hike at one of our gorgeous Summit Metro Parks or on a stretch of the historic Towpath Trail, and so much more! There's something for everyone in Akron. Come check us out!

The above content was found on: https://en.wikipedia.org/wiki/Akron,_Ohio, <https://ohio.org/>

Pine Pointe Apartments - Akron, OH

Market Information

Akron Highlights



Akron Children's Hospital is a pediatric acute care hospital in Northeast Ohio that provides care to infants, children, adolescents, young adults, aged 0–21 and even some older adults.

The Akron Zoo, officially known as the Akron Zoological Park, is a non-profit zoo located just west of downtown in Akron, Ohio, United States. The zoo sits on 77-acre of which 35-acre are occupied with by habitats, amenities, and support.

The Akron Art Museum, located at 1 S High St in downtown Akron, OH, is a premier regional institution showcasing modern and contemporary art created since 1850. Housing a permanent collection of over 7,000 objects, it is celebrated for its dynamic mix of permanent pieces and rotating exhibitions.

The University of Akron (UA) is a public urban research university located in Akron, Ohio. Established in 1870, the university is part of the University System of Ohio and is highly regarded for its STEM-focused programs, particularly hosting the world's largest polymer science and polymer engineering program. UA offers over 200 undergraduate and 100 graduate majors, catering to both traditional students and working professionals.

Stan Hywet Hall & Gardens (70 acres) is a historic house museum in Akron, Ohio. The estate includes gardens, a greenhouse, carriage house, and the main mansion, one of the largest houses in the United States. A National Historic Landmark, it is nationally significant as the home of F. A. Seiberling, co-founder of the Goodyear Tire and Rubber Company.

The Akron RubberDucks are a professional Minor League Baseball team based in Akron, Ohio, serving as the Double-A affiliate for the Cleveland Guardians. They compete in the Eastern League and play their home games at downtown Akron's 7 17 Credit Union Park (historically known as Canal Park). The team's identity pays playful homage to Akron's history as the global birthplace of tire and rubber manufacturing.

The above content was found on: https://en.wikipedia.org/wiki/Akron,_Ohio, <https://coop-himmelblau.at/projects/akron-art-museum/>, <https://www.uakron.edu/>, <https://www.akronchildrens.org/>, <https://stanhywet.org/>, <https://akron-zoo.whereee.com/>

Ohio County Profiles

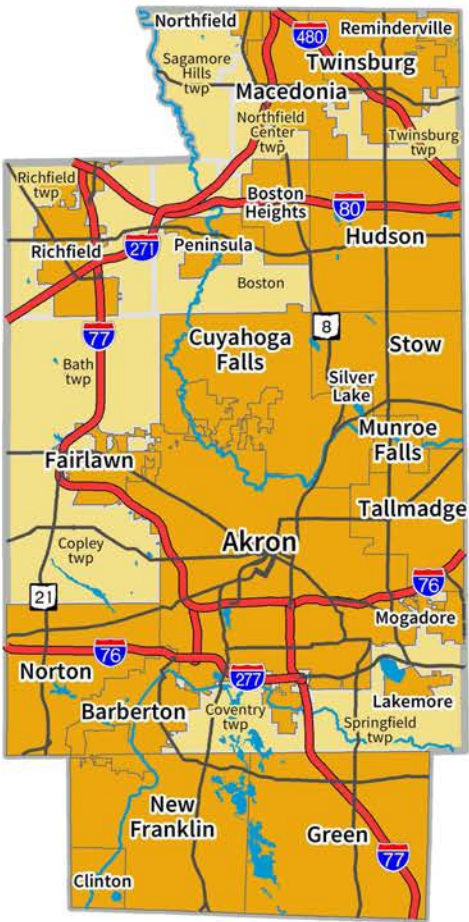
Prepared by the Office of Research

2025 Edition



Summit County

Established: Act - March 3, 1840
2024 Population: 538,370
Land Area: 412.8 square miles
County Seat: Akron City
Named for: Highest point along the Erie-Ohio Canal



Taxes

Taxable value of real property	\$17,714,504,530
Residential	\$14,119,709,330
Agriculture	\$114,892,390
Industrial	\$493,470,030
Commercial	\$2,985,365,190
Mineral	\$1,067,590
Ohio income tax liability	\$446,300,821
Average per return	\$1,709.94

Land Use/Land Cover

Percent

Developed, Lower Intensity	46.87%
Developed, Higher Intensity	15.61%
Barren (strip mines, gravel pits, etc.)	0.08%
Forest	25.39%
Shrub/Scrub and Grasslands	0.19%
Pasture/Hay	6.09%
Cultivated Crops	1.28%
Wetlands	2.97%
Open Water	1.51%

Largest Places

2024

2020

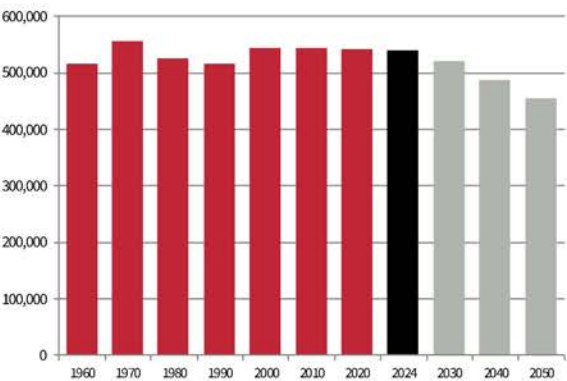
Akron city	189,664	190,146
Cuyahoga Falls city	50,979	51,052
Stow city	34,101	34,460
Green city	27,476	27,454
Barberton city	24,624	25,139
Hudson city	23,073	23,064
Twinsburg city	19,504	19,261
Copley twp	18,408	18,391
Tallmadge city (pt.)	18,128	18,129
Springfield twp	14,169	14,160

UB: Unincorporated balance

Total Population

Census

1800		1910	108,253	2020	540,428
1810		1920	286,065		
1820		1930	344,131		
1830		1940	339,405	Estimate	
1840	22,560	1950	410,032	2024	538,370
1850	27,485	1960	513,569		
1860	27,344	1970	553,371		
1870	34,674	1980	524,472	Projection	
1880	43,788	1990	514,990	2030	519,874
1890	54,089	2000	542,899	2040	487,047
1900	71,715	2010	541,781	2050	452,427



Selected Sale Comparables

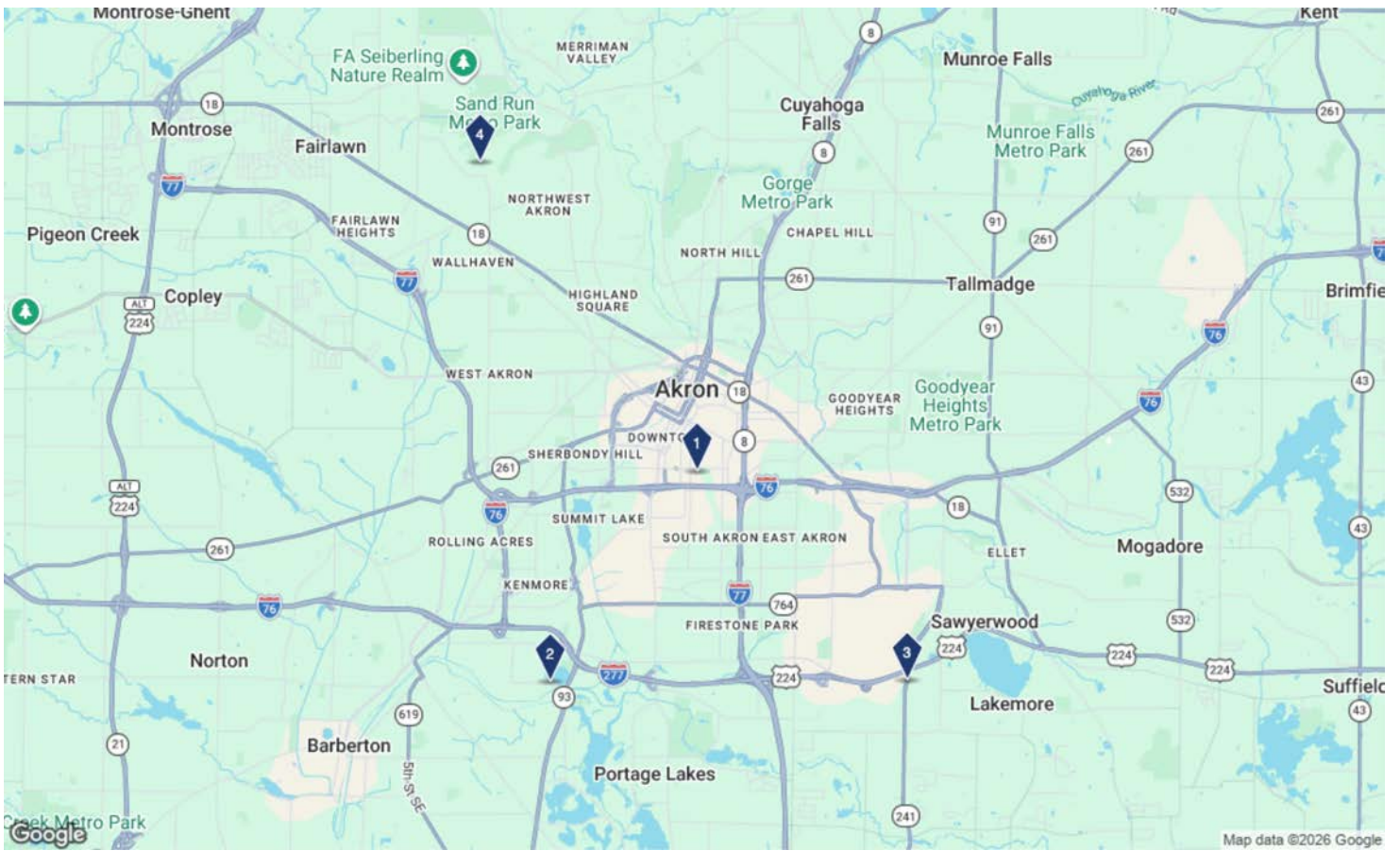
Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Vacant)	Sale Date	Price	Cap Rate
1	Ryan House 685 Sherman St Akron, OH 44311	Apartments ★★★★☆	1971	24 Units	4/24/2026	\$1,150,000 (\$47,917.00/Unit)	8.30% Actual
2	Bard Apartment 670-680 Hancock Ave Akron, OH 44314	Apartments ★★★★☆	1974	24 Units	3/26/2026	\$1,275,000 (\$53,125.00/Unit)	8.90% Actual
3	Oak Creek Apartments 1343 Massillon Rd Akron, OH 44306	Apartments ★★★★☆	1996	72 Units	2/18/2026	\$4,000,000 (\$55,556.00/Unit)	-
4	441-485 Zahn Dr Akron, OH 44313	Apartments ★★★★☆	1963	40 Units	2/16/2026	\$1,796,740 (\$44,919.00/Unit)	-

Sale Comparables Summary Statistics

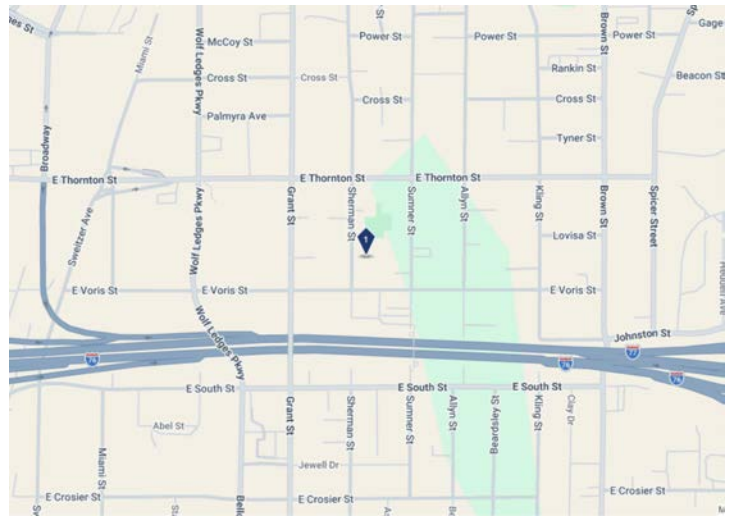
Sale Attributes	Low	Average	Median	High
Sale Price	\$1,150,000	\$2,055,435	\$1,535,870	\$4,000,000
Sale Price Per Unit	\$44,918	\$51,386	\$50,521	\$55,555
Cap Rate	8.3%	8.6%	8.6%	8.9%
Land Price Per AC	\$852,878	\$1,068,008	\$1,261,663	\$2,254,902
Property Attributes	Low	Average	Median	High
Units	24	40	32	72
Year Built	1963	1976	1973	1996
Stories	2	2	2	2
Vacancy At Sale	3.0%	3.5%	3.8%	6.5%
Star Rating	★★★★☆ 2	★★★★☆ 2	★★★★☆ 2	★★★★☆ 2

Summary Statistics exclude For Sale and Under Contract listings



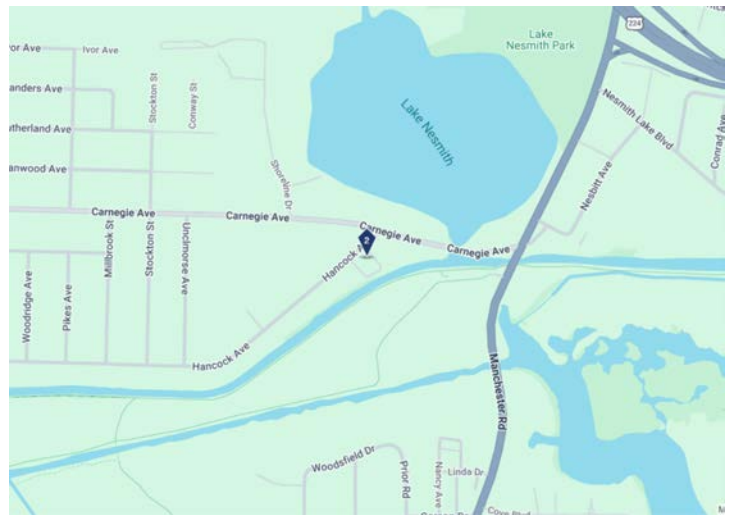
1 685 Sherman St - Ryan House
Akron, OH 44311 (Summit County) - Downtown Akron Submarket

★★★★☆
Apartments



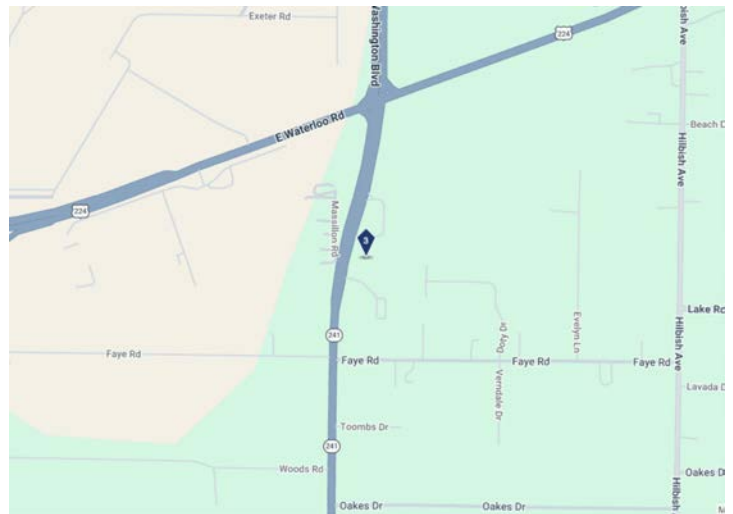
2 670-680 Hancock Ave - Bard Apartment
Akron, OH 44314 (Summit County) - Kenmore Submarket

★★★★☆ Apartments



3 1343 Massillon Rd - Oak Creek Apartments
Akron, OH 44306 (Summit County) - Ellet Submarket

★★★★☆ Apartments



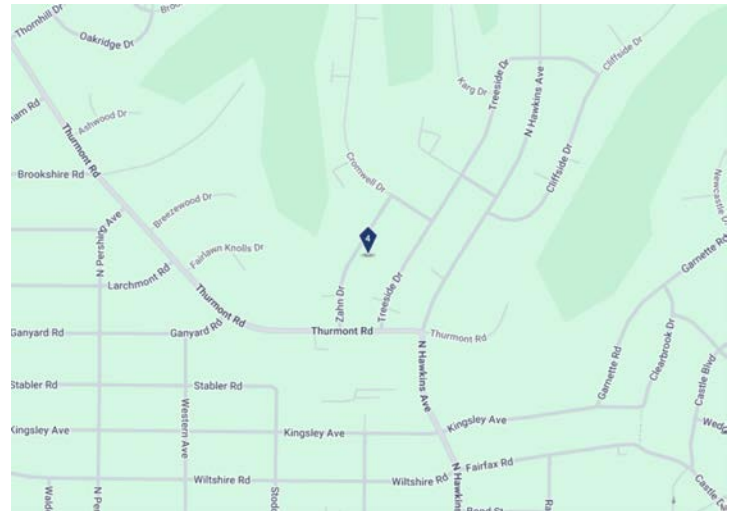


441-485 Zahn Dr

Akron, OH 44313 (Summit County) - Northwest Akron Submarket



Apartments



Pine Pointe Apartments - Akron, OH

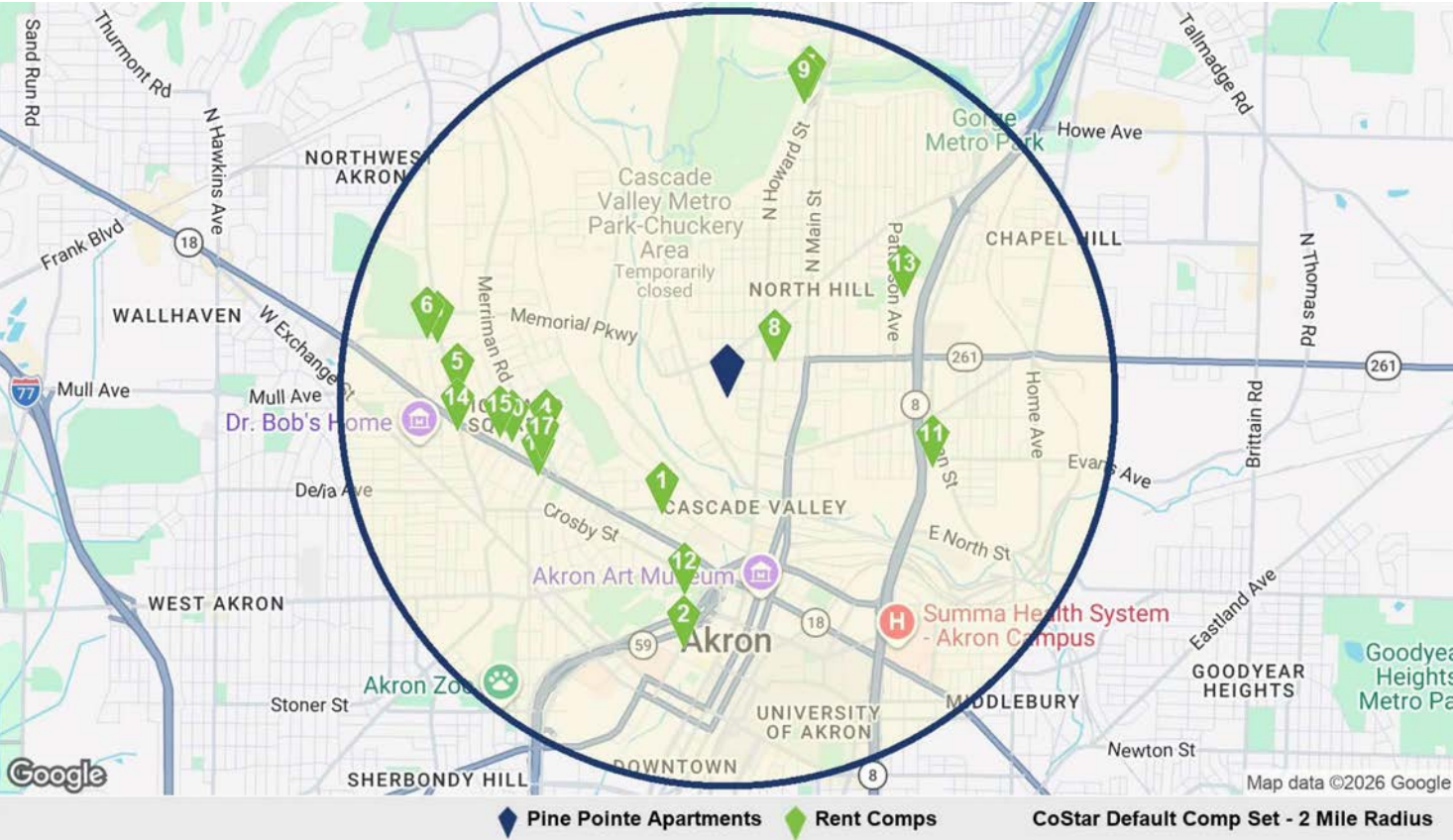
Selected Rent Comparables

Rent Comparables Summary

501-515 Carpenter St - Pine Pointe Apartments

No. Rent Comps	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
17	\$862	\$1.02	4.6%

RENT COMP LOCATIONS



RENT COMPS SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	21	45	44	79
Studio Units	0	5	2	23
One Bedroom Units	0	22	19	57
Two Bedroom Units	0	16	14	49
Three Bedroom Units	0	2	0	28
Property Attributes	Low	Average	Median	High
Year Built	1919	1944	1930	1978
Number of Floors	1	4	4	15
Average Unit Size SF	411	838	750	1,500
Vacancy Rate	0.0%	4.6%	4.4%	19.4%
Star Rating	★★★★★	★★★★★ 2.2	★★★★★	★★★★★

Rent Comparables Summary

501-515 Carpenter St - Pine Pointe Apartments

Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
			Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
1 Belle West 46 West St	★★★★★	1963	22	411	\$728	\$828	\$878	-	\$1.87
2 Canal Square Apartments 1 Canal Square Plz	★★★★★	1930	79	1,093	-	\$1,192	\$1,501	-	\$1.28
3 The Avalon 214 N Portage	★★★★★	1929	44	726	\$822	\$923	\$1,161	-	\$1.27
4 101 Merriman 101 Merriman Rd	★★★★★	1973	21	653	\$663	\$802	-	-	\$1.20
5 Hampshire House Apartm... 75 N Portage Path	★★★★★	1967	62	776	\$698	\$816	\$1,031	-	\$1.09
6 Twin Oaks Crossing Apar... 218 Twin Oaks Rd	★★★★★	1929	78	929	\$797	\$834	\$1,152	\$1,503	\$1.05
7 River View Apartments 1358-1438 N Howard St	★★★★★	1973	41	999	-	\$880	\$1,005	-	\$1.01
8 Hill Chateau Apartments 26 E Tallmadge Ave	★★★★★	1920	60	708	\$586	\$651	\$774	\$853	\$1.00
9 The Diplomat 1350 N Howard St	★★★★★	1961	61	749	-	\$672	\$794	-	\$0.98
10 Seville Apartments 715 W Market St	★★★★★	1927	57	638	-	\$617	-	-	\$0.97
11 Dakota Ridge 720-760 Pine Knolls Dr	★★★★★	1978	41	1,168	-	-	\$1,205	\$1,072	\$0.95
12 Excelsior Apartments 103-127 Dawes Ave	★★★★★	1919	61	732	-	\$613	\$663	-	\$0.86
13 Pine Pointe Apartments 501-515 Carpenter St	★★★★★	1957	40	600	-	\$468	\$825	\$1,215	\$0.78
14 363-383 Ontario St	★★★★★	1961	22	750	-	-	\$546	-	\$0.73
15 The Colony 24 S Portage Path	★★★★★	1949	21	1,500	-	-	\$1,088	-	\$0.73
16 753 W Market St	★★★★★	1927	30	730	\$403	\$529	-	-	\$0.71
17 Westmont Apartments 22 Rhodes Ave	★★★★★	1923	22	757	\$414	\$495	\$577	-	\$0.65
18 The Alcazar 627 W Market St	★★★★★	1927	44	-	\$822	\$923	\$1,194	-	-

Rent Comparables Summary

501-515 Carpenter St - Pine Pointe Apartments

Property Name/Address	Total Units	Vacancy		Availability		Asking Rent		Effective Rent		Concessions
		Units	%	Units	%	Per Unit	Per SF	Per Unit	Per SF	
1 Belle West 46 West St	22	2	9.1%	3	13.6%	\$769	\$1.87	\$763	\$1.85	0.8%
2 Canal Square Apartments 1 Canal Square Plz	79	3	3.8%	1	1.3%	\$1,384	\$1.28	\$1,376	\$1.27	0.6%
3 The Avalon 214 N Portage	44	1	2.3%	1	2.3%	\$923	\$1.27	\$919	\$1.27	0.4%
4 101 Merriman 101 Merriman Rd	21	1	4.8%	0	0.0%	\$782	\$1.20	\$777	\$1.19	0.6%
5 Hampshire House Apartm... 75 N Portage Path	62	1	1.6%	4	6.5%	\$846	\$1.09	\$843	\$1.09	0.4%
6 Twin Oaks Crossing Apar... 218 Twin Oaks Rd	78	6	7.7%	0	0.0%	\$972	\$1.05	\$964	\$1.04	0.8%
7 River View Apartments 1358-1438 N Howard St	41	8	19.5%	2	4.9%	\$1,010	\$1.01	\$1,000	\$1.00	1.0%
8 Hill Chateau Apartments 26 E Tallmadge Ave	60	3	5.0%	0	0.0%	\$710	\$1.00	\$706	\$1.00	0.6%
9 The Diplomat 1350 N Howard St	61	0	0.0%	3	4.9%	\$732	\$0.98	\$730	\$0.97	0.3%
10 Seville Apartments 715 W Market St	57	2	3.5%	1	1.8%	\$617	\$0.97	\$614	\$0.96	0.5%
11 Dakota Ridge 720-760 Pine Knolls Dr	41	3	7.3%	2	4.9%	\$1,114	\$0.95	\$1,105	\$0.95	0.8%
12 Excelsior Apartments 103-127 Dawes Ave	61	0	0.0%	0	0.0%	\$629	\$0.86	\$628	\$0.86	0.3%
13 Pine Pointe Apartments 501-515 Carpenter St	40	3	7.5%	0	0.0%	\$567	\$0.78	\$562	\$0.77	0.8%
14 363-383 Ontario St	22	2	9.1%	0	0.0%	\$546	\$0.73	\$542	\$0.72	0.8%
15 The Colony 24 S Portage Path	21	2	9.5%	1	4.8%	\$1,088	\$0.73	\$1,079	\$0.72	0.8%
16 753 W Market St	30	0	0.0%	0	0.0%	\$521	\$0.71	\$519	\$0.71	0.3%
17 Westmont Apartments 22 Rhodes Ave	22	1	4.6%	0	0.0%	\$492	\$0.65	\$490	\$0.65	0.4%
The Alcazar 627 W Market St	44	1	2.3%	0	0.0%	\$907	-	\$904	-	-

Rent Comparables Photo Comparison

501-515 Carpenter St



1 Belle West

46 West St
22 Units / 2 Stories
Rent/SF \$1.87, Vacancy 9.1%
Owner: Belle West Llc



2 Canal Square Apartments

1 Canal Square Plz
79 Units / 15 Stories
Rent/SF \$1.28, Vacancy 3.8%
Owner: Testa Realty, Inc.



3 The Avalon

214 N Portage
44 Units / 4 Stories
Rent/SF \$1.27, Vacancy 2.3%
Owner: Roundhouse Apartments



4 101 Merriman

101 Merriman Rd
21 Units / 2 Stories
Rent/SF \$1.20, Vacancy 4.8%
Owner: Paul Noonan



5 Hampshire House Apartments

75 N Portage Path
62 Units / 7 Stories
Rent/SF \$1.09, Vacancy 1.6%
Owner: Merryweather Real Estate Co...



6 Twin Oaks Crossing Apartm...

218 Twin Oaks Rd
78 Units / 4 Stories
Rent/SF \$1.05, Vacancy 7.7%
Owner: Green Harvest Capital



7 River View Apartments

1358-1438 N Howard St
41 Units / 3 Stories
Rent/SF \$1.01, Vacancy 19.5%
Owner: Triton Property Ventures LLC



8 Hill Chateau Apartments

26 E Tallmadge Ave
60 Units / 5 Stories
Rent/SF \$1.00, Vacancy 5.0%
Owner: -



9 The Diplomat

1350 N Howard St
61 Units / 6 Stories
Rent/SF \$0.98, Vacancy 0%
Owner: Ridge Management



Rent Comparables Photo Comparison

501-515 Carpenter St



10 Seville Apartments [↻](#)

715 W Market St
57 Units / 4 Stories
Rent/SF \$0.97, Vacancy 3.5%
Owner: -
★★★★★



11 Dakota Ridge [↻](#)

720-760 Pine Knolls Dr
41 Units / 2 Stories
Rent/SF \$0.95, Vacancy 7.3%
Owner: -
★★★★★



12 Excelsior Apartments [↻](#)

103-127 Dawes Ave
61 Units / 3 Stories
Rent/SF \$0.86, Vacancy 0%
Owner: Amanda Aquino
★★★★★



Pine Pointe Apartments [↻](#)

501-515 Carpenter St
40 Units / 2 Stories
Rent/SF \$0.78, Vacancy 7.5%
Owner: Jerry Sponseller
★★★★★



13 The Colony [↻](#)

363-383 Ontario St
22 Units / 1 Story
Rent/SF \$0.73, Vacancy 9.1%
Owner: Isaac Matejin
★★★★★



14 The Colony [↻](#)

24 S Portage Path
21 Units / 2 Stories
Rent/SF \$0.73, Vacancy 9.5%
Owner: Pappas Nancy D;Pappas Re...
★★★★★



15 Westmont Apartments [↻](#)

753 W Market St
30 Units / 4 Stories
Rent/SF \$0.71, Vacancy 0%
Owner: Christopher Corpus
★★★★★



16 The Alcazar [↻](#)

22 Rhodes Ave
22 Units / 4 Stories
Rent/SF \$0.65, Vacancy 4.6%
Owner: Westmont Apartment
★★★★★



17 The Alcazar [↻](#)

627 W Market St
44 Units / 4 Stories
Rent/SF -, Vacancy 2.3%
Owner: Roundhouse Apartments
★★★★★

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

Pine Pointe Apartments - Akron, OH

REGISTRATION

501 Carpenter Street, 515 Carpenter Street,
78-86 W York St & 516-530 Frederick St
AKRON, OH

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

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 (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.

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	

Pine Pointe Apartments - Akron, OH

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 size, dimensions, details, quality, condition, suitability, and potential value of the property.

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

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

Pine Pointe Apartments - Akron, OH

Appendix Rent Roll

Pine Pointe Apartments - Akron, OH

Rent Roll

RENTAL STATUS	UNIT	UNIT TYPE	RENTAL FEE
Occupied	501 Carpenter Unit A	1 BD	\$575.00
Occupied	501 Carpenter Unit B	1 BD	\$600.00
Occupied	501 Carpenter Unit C	2 BD	\$575.00
Occupied	501 Carpenter Unit D	1 BD	\$750.00
Occupied	501 Carpenter Unit E	2 BD	\$575.00
Occupied	501 Carpenter Unit F	2 BD	\$880.00
Occupied	501 Carpenter Unit G	1 BD	\$606.00
Occupied	501 Carpenter Unit H	1 BD	\$750.00
Occupied	501 Carpenter Unit I	1 BD	\$606.00
Occupied	501 Carpenter Unit J	1 BD	\$750.00
Occupied	501 Carpenter Unit K	1 BD	\$750.00
Occupied	501 Carpenter Unit L	2 BD	\$850.00
Occupied	501 Carpenter Unit M	2 BD	\$850.00
Vacant	501 Carpenter Unit N	1 BD	
Occupied	78 W York Unit A	1 BD	\$575.00
Occupied	78 W York Unit B	1 BD	\$779.00
Occupied	80 W York Unit A	1 BD	\$750.00
Vacant	80 W York Unit B	1 BD	
Occupied	82 W York Unit A	1 BD	\$750.00
Occupied	82 W York Unit B	1 BD	\$750.00
Occupied	84 W York Unit A	1 BD	\$748.00
Occupied	84 W York Unit B	1 BD	\$750.00
Occupied	86 W York Unit A	1 BD	\$500.00
Occupied	86 W York Unit B	1 BD	\$750.00
Occupied	515 Carpenter Unit A	1 BD	\$750.00
Occupied	515 Carpenter Unit B	1 BD	\$750.00
Occupied	521 Carpenter Unit A	1 BD	\$750.00
Occupied	521 Carpenter Unit B	1 BD	\$750.00
Occupied	525 Carpenter Unit A	1 BD	\$750.00
Occupied	525 Carpenter Unit B	1 BD	\$750.00
Occupied	516 FREDERICK	2 BD	\$880.00
Occupied	518 FREDERICK	1 BD	\$750.00
Occupied	520 FREDERICK	1 BD	\$750.00
Occupied	522 FREDERICK	2 BD	\$750.00
Occupied	524 FREDERICK	1 BD	\$500.00
Occupied	526 FREDERICK	Studio	\$750.00
Occupied	528 FREDERICK	1 BD	\$575.00
Occupied	530 FREDERICK	1 BD	\$750.00
Occupied	512 FREDERICK	Studio	\$750.00
Occupied	514 FREDERICK	3 BD	\$950.00

*** Rent Roll includes information shared by others and has not been validated by Receiver/Broker*