

# Agent Detail Report

Listings as of 02/08/16 at 11:42am

|                                                                                  |                           |                                         |                                             |
|----------------------------------------------------------------------------------|---------------------------|-----------------------------------------|---------------------------------------------|
| <b>Active 01/21/16</b>                                                           | <b>Listing # 20160368</b> | 1521 E State St, Fremont, OH 43420-4051 | <b>Listing Price: \$170,000</b>             |
|                                                                                  | <b>County: Sandusky</b>   | <b>Cross St:</b>                        | <b>Original Price: \$170,000</b>            |
|  | <b>Property Type</b>      | Commercial                              | <b>Property Subtype</b> Retail,Office       |
|                                                                                  | <b>Area</b>               | Fremont/Lindsey                         | <b>Township</b> NONE                        |
|                                                                                  | <b>Year Built</b>         | 1930                                    | <b>Approx Square Feet</b> 1344 Tax Assessor |
|                                                                                  | <b>Parcel ID</b>          | 100200000800                            | <b>Price/Sq Ft</b> \$126.49                 |
|                                                                                  |                           |                                         | <b>Lot Sq Ft (approx)</b> 43560             |
|                                                                                  |                           |                                         | <b>Lot Acres (approx)</b> 1.0000            |
|                                                                                  | <b>Owner Name</b>         | Secrist                                 |                                             |
|                                                                                  | <b>DOM 18</b>             |                                         |                                             |
|                                                                                  |                           |                                         |                                             |
|                                                                                  |                           |                                         |                                             |

**Directions** East on Route 20 just before Smith Rd. on Right hand side of street.

**Marketing Remark** Commercial building can be used as office or retail space. Currently used as a hair and tanning salon. Contents are not included in the sale but, can be purchased separately if desired. Reception area, bathroom on each floor. Handicap accessible.

**Legal Description** 15 4 2 PT. NE1/4 1.000AC.

|                          |                                                                                             |                              |                                 |
|--------------------------|---------------------------------------------------------------------------------------------|------------------------------|---------------------------------|
| <b>Listing Agent</b>     | Dave Amarante (ID:DAMARANTE) Primary:419-552-4303 Secondary:419-332-4000, FAX: 419-355-3889 |                              |                                 |
| <b>Listing Office</b>    | Howard Hanna - Fremont (ID:1543) Phone: 419-332-4000, FAX: 419-355-3889                     |                              |                                 |
| <b>Listing Co-Agent</b>  | Sharon M Ohms (ID:SOHMS) Primary:419-332-6541 Secondary:419-332-4000                        |                              |                                 |
| <b>Listing Co-Office</b> | Howard Hanna - Fremont (ID:1543) Phone: 419-332-4000, FAX: 419-355-3889                     |                              |                                 |
| <b>Agreement Type</b>    | Excl. Right to Sell                                                                         | <b>Listing Date</b> 01/21/16 | <b>Expiration Date</b> 07/21/16 |

|                             |                                    |                             |                                                              |
|-----------------------------|------------------------------------|-----------------------------|--------------------------------------------------------------|
| <b>Commission</b>           | <b>Sub-Code</b> 0                  | <b>Buy-Code</b> 2.4         |                                                              |
| <b>For Lease</b>            | No                                 | <b>Title Company</b>        | First American                                               |
| <b>Property Description</b> | Retail/Office Space                | <b>Building Use</b>         | Retail Building, Office Building, See Remarks (Beauty Salon) |
| <b>Stories</b>              | 2                                  | <b>ExteriorConstruction</b> | Vinyl Siding                                                 |
| <b>Roof</b>                 | Asphalt                            | <b>Zoning</b>               | Commercial                                                   |
| <b>Electricity</b>          | ON                                 | <b>Heat</b>                 | Forced Air                                                   |
| <b>Air Conditioning</b>     | Central                            | <b>Sewer</b>                | Public                                                       |
| <b>Water</b>                | Public                             | <b>Parking</b>              | Parking lot in front and rear of building                    |
| <b>Restrooms</b>            | Yes                                | <b>Water Related</b>        | No                                                           |
| <b>Flood Plain</b>          | Unknown                            | <b>Soil Erosion</b>         | Unknown                                                      |
| <b>1/2 Year Taxes</b>       | 700.16                             | <b>Tax Year</b>             | 2015                                                         |
| <b>Extras</b>               | Inventory, Equipment, Rack Storage | <b>Accessibility</b>        | Handicap Access, Ramped Main Level                           |
| <b>Ownership</b>            | Non-Resident                       | <b>Showing Instructions</b> | Call Office, Listor Accomp                                   |
| <b>Possible Short Sale</b>  | No                                 | <b>Possession</b>           | TBD                                                          |

*Presented By: Dave Amarante / Howard Hanna - Fremont Phone: 419-552-4303*

Featured properties may not be listed by the office/agent presenting this brochure.

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U.S. Patent 6,910,045