

Precision Grinding Corp.

6717- 6721 St. Clair Avenue, V/L East 67th Street, Multi-Family House
Package Sale - Industrial Facility, Vacant Lot and Multi-Family House
and Vacant Lot at East 67th Street and Arctic Court

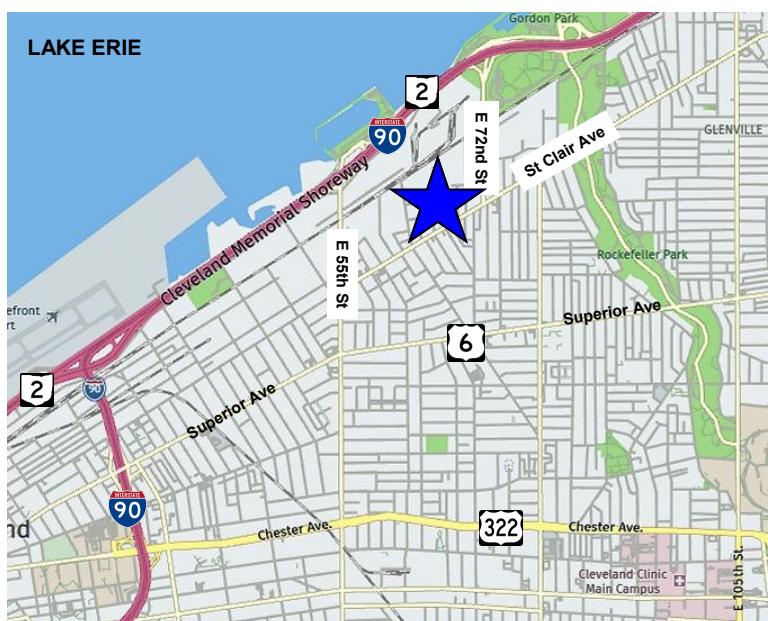


Cleveland, Ohio 44103 - Cuyahoga County

Property Features:

- 7,240± SF Industrial Facility
(6717-6721 St. Clair Avenue)
4,360± SF - 6717 St Clair Ave (Front)
2,880± SF - 6721 St Clair Ave (Rear)
.34± Acre
Month to Month Tenant
- 0.1± Acre Vacant Lot (0 East 67th Street)
Adjacent to Industrial Facility on 67th Street
and Multi-Family House
- 993 East 67th Street - Multi-Family House
1,296± SF First Floor
1,296± SF Second Floor
648± SF Basement
Built in 1900
.07± Acre
Rental House - Month to Month
House in Fair Condition
- 0.1± Vacant Lot (987 East 67th Street)

Continued....



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Real Estate Advisors Inc.

Broker

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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Property Features Continued:

- Permanent Parcel #'s
 - 10514032 & 10514033 - Industrial Building
 - 10514029 - House*
 - 10514028 - (*House) Vacant Land
 - 10514027 - Vacant Land
- Situated in an Opportunity Zone
 - 111202 - Census Tract
- Located East of East 55th Street and West of East 72nd Street
- Easy Access to SR 2 - Innerbelt, Interstate 90

Package Sale:

6717-6721 St Clair Ave - Industrial Facility: \$295,000.00

993 East 67th Street - House and 0 East 67th Street - Vacant Lot: \$125,000.00

987 East 67th Street & Arctic Court - Vacant Lot: \$35,000.00



Total Package Offering \$455,000.00



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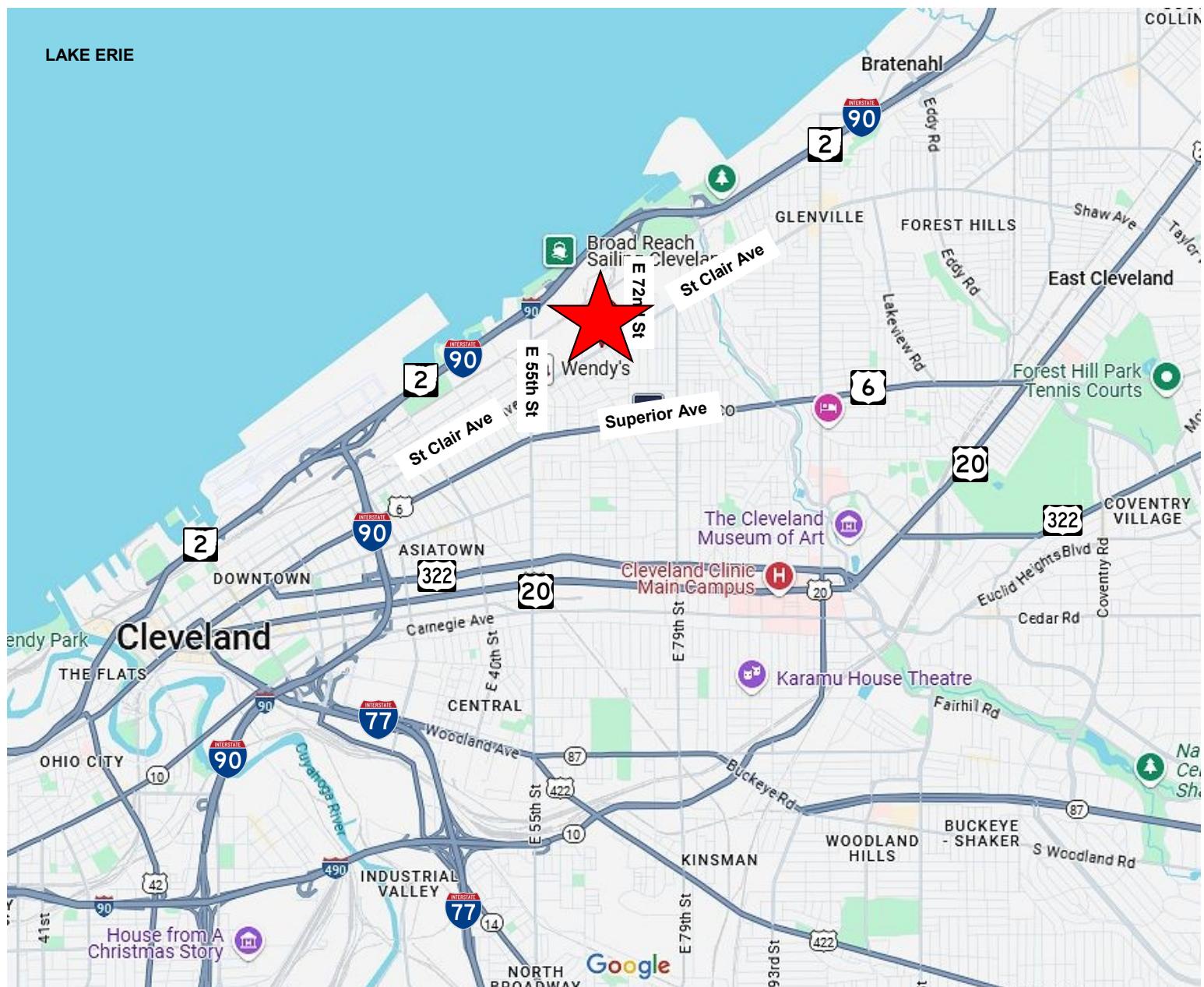
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