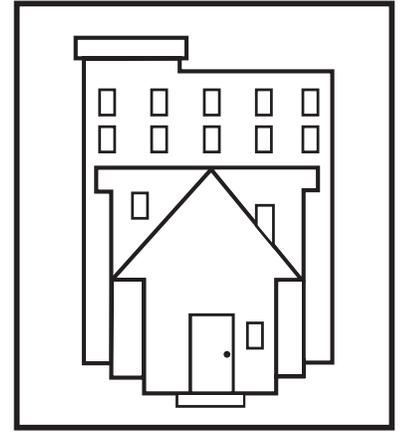


3rd Quarter 2018

CORUM

REAL ESTATE COMPANY



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5 Highest Priced Sales of Property for 2017 in Franklin County

provided by Kim Wentzel, Mid Ohio Real Estate Research, Inc.

HIGHEST PRICED LAND SALES - OVERALL & PER ACRE

	Parcel No.	Location	Grantor	Grantee	Sale Price	Sale Date	Site Size	Price/Acre
Top 5 Land Sales - Overall Sales Price								
COMMERCIAL LAND	273 012751-2	Mooney St, NEC Tuller Ridge	Dublin Scioto Tuller Acquisition LLC	Bridge Park H Block LLC (Crawford)	\$ 4,940,000	1/19/17	2.3	\$ 2,147,826
DEVELOPMENT LAND	10 053108, 27-Park St, NWC Spruce		Columbus Various - see attached summary	Park & Spruce Acq (Continental)	\$ 5,100,000	11/30/17	1.112	\$ 4,586,331
COMMERCIAL LAND	470 296198-9	Hilliard Rome Rd, S of Fisher	Hilliard LJKJ Rome Hilliard LLC and Ruth & Lee Hoffman	Menard Inc.	\$ 5,779,090	12/13/17	35.897	\$ 160,991
MULTI FAMILY LAND	010 005889, 00Ingleside Street, at Buttles		Columbus Barley Equities III LLC	Ingleside and Buttles LLC	\$ 7,375,000	2/2/17	8.004	\$ 921,414
MULTI FAMILY LAND	590 208808, 29 Federated Blvd, SS Bent Tree		Columbus The Andersons Inc.	Dresden Village EAT (Preferred Living)	\$ 7,526,000	11/9/17	16.749	\$ 449,340

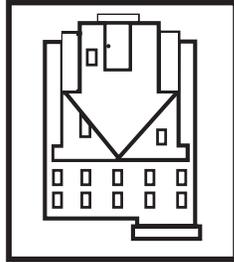
Top 5 Land Sales - Sales Price per Acre

DEVELOPMENT LAND	010 053108, 27-Park St, NWC Spruce		Columbus Various	Park & Spruce Acq (Continental)	\$ 5,100,000	11/30/17	1.112	\$ 4,586,331
COMMERCIAL LAND	010 045222	Spruce St, NEC Armstrong	Columbus Riverfront Apartments Co	Darryl Tanner	\$ 230,000	4/12/17	0.047	\$ 4,893,617
MULTI FAMILY LAND	010 051674	Norwich Avenue, W of Neil Ave	Columbus H&W Realty II and Carol & Stephen Handler	200 W Norwich LLC	\$ 3,200,000	5/1/17	0.489	\$ 6,543,967
RIGHT OF WAY LAND	010 208645	Cleveland Ave, NWC Schrock Rd	Columbus Speedway LLC	City of Westerville	\$ 3,665,000	3/31/17	0.426	\$ 8,603,286
MULTI FAMILY LAND	010 033280	High Street, NWC 1st Ave	Columbus MECCS Store LLC	Pizzuti GM Holdings LLC	\$ 4,510,000	6/27/17	0.461	\$ 9,783,080

HIGHEST PRICED IMPROVED SALES

Property Type	Parcel No.	Location	Grantor	Grantee	Sale Price	Sale Date	Site Size	Bldg Size	Age	No. Units	Price/SF
OFFICE											
Office Building	030 000698, 002802	1400-4 Goodale Boulevard	Grandview CAPROCO Goodale LLC etal	Goodale Office LLC	\$ 12,714,518	9/29/17	5.346	80,850	1955		\$ 157.26
Office Building	010 243000, 146577	4343 Easton Commons	Columbus Ventura Ohio LLC	Ohcolo05 Good 4343 EastonCmn	\$ 17,150,000	12/5/17	8.303	105,210	2007		\$ 163.01
Office Building	010 274068	3344 Morse Crossing	Columbus RT Easton LLC	BBK/Easton Office LLC	\$ 19,500,000	12/27/17	10.007	137,812	2005		\$ 141.50
Office Building	222 001949	8111 Smith's Mill Road	New Albany BEF Management Inc	Bob Evans Restaurants LLC	\$ 24,000,000	5/8/17	40.940	183,111	2013		\$ 131.07
Office Building	010 011311	10 Broad Street, W	Columbus TNHYYE REIV Echo LLC	10 W Broad Owner LLC	\$ 31,000,000	3/9/17	0.468	476,776	1985		\$ 65.02
COMMERCIAL											
Fitness Center	030 003025	850 Goodale Blvd	Grandview 850 Goodale Blvd LLC	Agree Grandview Heights OH	\$ 12,875,000	6/5/17	0.759	37,772	2010		\$ 340.86
Strip Commercial	560 294237-41, 294243	3650-794 Fishinger Road	Hilliard Market at Mill Run LLC	3624-3830 Fishinger Blvd Holding	\$ 13,000,000	6/14/17	20.092	164,600	1988+		\$ 78.98
Movie Theater	273 012926	6800 Federated Blvd.	Dublin DVC 6700 Associates LLC	SCF RC Funding IV LLC	\$ 14,200,000	12/18/17	2.640	66,494	1987		\$ 213.55
Hotel	273 009972	5100 Upper Metro Place	Dublin AP/AIM Dublin Suites LLC	AHIP OH Columbus Properties	\$ 46,690,000	1/24/17	6.500	245,022	1999	284	\$ 190.55
Hotel	010 003391, 035044-5,	33-55 Nationwide Blvd.	Columbus Boulevard Inn LLC	HPT IHG-2 Properties Trust	\$ 48,989,571	8/3/17	0.939	240,142	1987	419	\$ 204.00
INDUSTRIAL											
Distribution	185 002951	6840 Pontius Road	Groveport Cabot II OH1B03 LLC	G & I IX 6840 Pontius LLC	\$ 27,963,954	1/27/17	40.656	305,250	2013		\$ 91.61
Warehouse	185 002958-9	3219 Rohr Road	Groveport Rohr One Development LLC	Exeter 3219 Rohr LLC	\$ 29,000,000	12/26/17	31.906	567,000	2016		\$ 51.15
Warehouse	152 001839	2450 Creekside Parkway	Lockbourne Pizzuti/Creekside IX LLC	Exel Inc. (dba DHL Supply Chain)	\$ 34,566,335	4/5/17	40.758	655,288	2015		\$ 52.75
Office/Warehouse	570 223345	4499 Fisher Road	Columbus International Business Machines	CorSpirit Realty LP	\$ 35,514,215	8/9/17	27.657	205,339	1989		\$ 172.95
Warehouse	152 001839	2450 Creekside Parkway	Lockbourne Exel Inc.	Sealy Creekside I LLC	\$ 39,800,000	6/30/17	40.758	655,288	2015		\$ 60.74
RESIDENTIAL											
Apartment Complex	040 001146, 002958, 00	2896 Partin Dr (Broadway)	Grove City Regency Arms Apartments LP	Regency Arms Apartments LLC	\$ 17,458,000	2/2/17	21.182	375,427	1966	406	\$ 46.50
Nursing Home	184 000235, 000332	36 Lehman Drive	Canal Winchester CCP Winchester Place 0572 LP	Winchester Place Property LLC	\$ 18,280,017	6/13/17	5.399	52,559	1975	180	\$ 347.80
Apartment Complex	570 104529, 010-24276	4075 Alkire Glen (Alkire & I270)	Columbus Demorest Alkire LP	RS Alkire Glen Owner LLC &	\$ 20,000,000	7/26/17	15.514	248,234	1999	252	\$ 80.57
Apartment Complex	040 010636-887, 010888	3799 Gateway Lakes(Stringtown)	Grove City Gateway Lakes Acquisition LLC	HPI Gateway Lakes LLC	\$ 20,600,000	12/11/17	20.644	216,156	2000	252	\$ 95.30
Apartment Complex	590 215153	5385-99 Coachman (Bethel/Sawmill)	Columbus Core Sterling Place LLC etal (29)	Sterling Place Apartments LLC	\$ 32,476,005	9/26/17	25.000	249,611	1990	300	\$ 130.11

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Notable Quotables

“

There are only two mistakes one can make along the road to truth; not going all the way, and not starting.

- Buddha

Never cut a tree down in the wintertime. Never make a negative decision in the low time. Never make your most important decisions when you are in your worst moods. Wait. Be patient.

The storm will pass. The spring will come.

- Robert H. Schuller

When I hear somebody sigh, “Life is hard,” I am always tempted to ask, “Compared to what?”

- Sydney J. Harris

The difference between successful people and really successful people is that really successful people say no to almost everything.

- Warren Buffett

Don't judge each day by the harvest you reap but by the seeds that you plant.

- Robert Louis Stevenson

Each life is made up of mistakes and learning, waiting and growing, practicing patience and being persistent.

- Billy Graham

”

Robocalls Have Become an Epidemic

Do These 2 Things Now to Stop Them

by Megan Leonhardt

How many times a day do you pick up the phone, only to have it be a recording? Or worse, a spam call pushing a sale?

Robocalls have become an epidemic, with roughly 3.4 billion placed nationwide in April alone, according to the YouMail Robocall Index. Those affected are receiving over 10 calls a month, on average.

Robocalls can be broken down into three categories. There are legitimate calls from places like your pharmacy saying your prescription is ready for pick-up. Spam calls from organizations that, at one point, you've given your information to (like charities). The final, and potentially most troublesome, are scam calls—illegal calls aimed at defrauding you.

These scam calls are on the rise, with fraudsters using sneaky methods to get you to answer your phone.

According to Nomorobo, a telecom service company behind a robocall blocking app, reported last month they've seen an explosion of "neighbor spoofed" type of calls—where robocallers use a fake number that looks similar to a local number near you. These calls used to make up about 2% of all robocalls—and now it's more than 20%.

So how do you avoid these types of calls?

Make Sure You're Registered

The first step is to make sure you're on the national Do Not Call Registry. You can register right away or verify that you are on the registry by providing your phone number and email.

Being on the registry generally will not stop scammers, but it will protect you from legitimate businesses from bombarding you with unwanted calls. Additionally, if you receive a robocall that's trying to sell you something, and you haven't given them written consent, that's an illegal call—and you can file a complaint the Federal Trade Commission.

Then Block 'Em

Whether on a landline or a cell phone, the easiest way to avoid unwanted calls is to not answer. But of course, with schemes like "neighbor spoofing" growing in popularity, that may not work all the time.

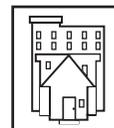
So use technology to fight back. In fact, there are hundreds of apps on the market that are aimed at blocking robocalls. But not all apps are created equal. For smartphones, check out Hiya. It's a highly-rated free app that works on both Apple and Android systems.

Those seeking a solution for their landline should check out the aforementioned Nomorobo, a free service that scans calls for you. If it's a legitimate call, it goes through to your number. If not, Nomorobo intercepts the call and hangs up for you. (The mobile app version does cost \$1.99 per month though.)

If you're willing to pay, RoboKiller (\$2.99 per month) not only blocks unwanted calls, it goes one step further. Unwanted calls are diverted to RoboKiller's army of "answer bots," which keep the scammers and spammers on the line to waste their time and stop them from making more calls. Ethan Garr, RoboKiller's chief product officer said customers should expect to see at least a 90% reduction in robocalls. The company also says more than 200,00 types of calls are being blocked at any given time.

If you don't want to download another app, you can manually block numbers on most smartphones. On iPhones, look up your recent calls. At the bottom of the caller information, you'll see the option to block that number. Various Android models also let you block (or "auto-reject") numbers from your log of recent calls.

Regardless of how you handle these calls, don't share your personal information or agree to hand over a credit card.



Immigration Agents Arrest 114 at Ohio Landscaper

by John Minchillo & Elliot Spagat, *Associated Press* - June 5, 2018

SANDUSKY, Ohio (AP) — More than 100 workers at an Ohio gardening and landscaping company were arrested Tuesday when about 200 federal officers descended on the business and carried out one of the largest workplace immigration raids in recent years.

The operation was part of the White House's increasing focus on businesses that hire people in the country illegally amid a broad range of immigration crackdowns under President Donald Trump that include stepped-up deportations, targeting of sanctuary cities and zero-tolerance border policies.

The 114 arrests occurred at two locations of Corso's Flower & Garden Center, one in Sandusky, a resort city on Lake Erie, and another in nearby Castalia. U.S. Immigration and Customs Enforcement said it expected criminal charges including identity theft and tax evasion.

No criminal charges were filed against the company, but the employer is under investigation, authorities said. Two locations were searched, and Khaalid Walls, an agency spokesman, said "a large volume of business documents" were seized.

The operation drew criticism over its heavy show of force that involved aircraft surveillance and a large contingent of federal agents to round up workers at a family business. It also highlights a tightrope President Donald Trump's administration is walking as it seeks to please immigration hawks but risks alienating business-friendly Republicans struggling to find enough workers in a tight job market.

In April, agents made about 100 worker arrests at a meatpacking plant in rural Tennessee, another high-profile show of force reminiscent of President George W. Bush's administration. No criminal charges have been filed against the employer.

Tuesday's operation was carried out with quiet efficiency. At the Castalia facility — covered with trees, flowers and greenhouse tarps — no workers were seen running as about 100 law enforcement officials established a perimeter. A voice on a radio called attention to specific employees who might try to flee, but none did.

Corso's did not return a message seeking comment on the operation.

Corso's describes itself as a family-owned company that serves seven states with a 160,000-square-foot (15,000-square-meter) greenhouse and additional 200,000 square feet

(19,000 square meters) to grow perennials. Its Sandusky facility is on the city's busiest road amid hotels and fast-food joints that cater to tourists who drive by in the summer on their way to Lake Erie and Cedar Point amusement park.

Securing such sprawling facilities typically involves an enormous law enforcement presence to secure the perimeters.

Josie Gonzalez, a Los Angeles attorney who represents businesses on immigration matters, questioned why the arrests couldn't have been made with fewer resources, perhaps by visiting worker homes based on addresses Corso's provided to authorities. She suspects the government wanted publicity.

"Government is overreaching and trying to make a big splash, instill fear in the business community and immigrant communities and make the headlines," she said. "It's a tremendous use of resources to accomplish that purpose."

The investigation into Corso's began in October 2017 when the U.S. Border Patrol arrested a woman who gave stolen identity documents to job applicants in the country illegally, said Steve Francis, head of U.S. Immigration and Customs Enforcement's Homeland Security Investigations unit in Detroit.

The document vendor led investigators to the landscaping company, where they examined documents in its files for irregularities, Francis said. Some Social Security numbers belonged to dead people.

Of the 313 employees whose records were examined, 123 were found suspicious and targeted for arrest and criminal charges of identity theft and, in nearly all cases, tax evasion. Francis said the identity theft targeted U.S. citizens who had no idea their information was being used at the Ohio business.

"We verified that a lot of U.S. persons were obviously unaware of this. It's caused them a lot of hardship," Francis said.

Immigration officials have sharply increased audits of companies to verify their employees are authorized to work in the country. There were 2,282 employer audits opened between Oct. 1 and May 4, nearly a 60 percent jump from the 1,360 audits opened between October 2016 and September 2017. Many of those reviews were launched after audits began at 100 7-Eleven franchises in 17 states in January.

Out of Reach - 2018 Two-Bedroom Rental Home Housing Wage*

National Low Income Housing Coalition

The gap between wages and rents across the country continues to grow and will be an issue for years to come.

The 2018 national “housing wage” is \$22.10 per hour to afford a modest two-bedroom rental home, an increase from \$21.21 last year. For a modest one-bedroom apartment, the 2018 housing wage is \$17.90, up from \$17.14 last year, reports the National Low Income Housing Coalition (NLIHC) in its new Out of Reach: The High Cost of Housing report.

The housing wage is the estimated full-time hourly wage a household must earn to afford a decent rental home at fair market rents while spending no more than 30% of their income on housing costs.

“In no state, metro area, or county—even those where the minimum wage has been set above the federal level—can a minimum-wage worker working a 40-hour work week afford a modest two-bedroom rental unit,” said Diane Yentel, NLIHC president and CEO.

It’s become nearly impossible for low-wage workers to afford a place to live.

“Workers earning the federal minimum wage of \$7.25 an hour—these are child-care workers, nurse’s assistants, emergency medical technicians, and others—would need to work 122 hours a week for 52 weeks of the year or three full-time jobs to afford a modest two-bedroom rental home, and they would have to work 99 hours a week or about two-and-a-half full-time jobs to afford a modest one-bedroom apartment,” she added.

Yentel pointed out that it’s not just minimum-wage workers who are struggling with rents. The average renter in the country earns enough to afford a two-bedroom apartment in just 11% of the nation’s counties.

“This will be an issue for the foreseeable future,” she said in a call with reporters. “Seven of the 10 occupations projected to add the greatest number of new jobs by 2026 provide a median wage that’s less than the one-bedroom housing wage.” These jobs include medical assistants, personal-care aides, janitors, and waiters.

When families use most of their income on the first of the month for rent, they’re left wondering what kinds of food they’ll be able to afford for the rest of the month, said Ted Hicks, an affordable housing resident and board member of the Arlington Partnership for Affordable Housing in Arlington, Va.

He spoke about the need for housing vouchers, grants, and other programs to assist renters. Keeping people in their home would be better for everyone than having more families on the street or caught in a cycle of moving from couch to couch, he said.

Out of Reach shows that the lack of decent housing that’s affordable to low-income people is pervasive, impacting every community across the country, Yentel said.

“The report really highlights the urgent need for an increased national investment in more homes affordable to the lowest-income people,” she said, noting that federal housing programs serve approximately 5 million households but the needs of many more families go unmet.

Although Congress has rejected many of cuts that the Trump administration has proposed to housing programs, more still needs to be done, urged Yentel.

“We don’t lack the data, the resources, or the solutions to solve the affordable housing crisis,” she said. “We lack only the political will to fund the solutions at the scale necessary, and ensuring that all families have a safe and stable place to call home by expanding the supply of affordable housing should be a public policy priority.”

**Represents the hourly wage that a household must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a two-bedroom rental home, without paying more than 30% of their income.*

The Top 10 states with the highest two-bedroom housing wage are:

- Hawaii (\$36.13)
- California (\$32.68)
- New York (\$30.03)
- Maryland (\$29.04)
- Massachusetts (\$28.64)
- New Jersey (\$28.17)
- Washington (\$26.87)
- Connecticut (\$24.90)
- Alaska (\$24.80)
- Colorado (\$23.93)

If the District of Columbia were a state, it would be second on the list, with a housing wage of \$34.48.