

# Delaware County, Ohio

## Transfer

Parcel ID	Unit Address	Serial ID	Index Order	Card(s)
41833001070000	5342 COLUMBUS PIKE		Address	1

### Transfer History

Conveyance #	Sale Price	Sale Date	Owner(Current)	Valid Sale	# Parcels
937	\$1,850,050	4/15/2008	BYERS REALTY LLC	N	1
	\$0	2/8/2006	ROUTE 23 LLC	N	1
541	\$1,450,000	2/8/2006	INVESTMENT LAND HOLDINGS INC	N	1
22	\$237,500	1/5/1999	NQ MANAGEMENT LTD. AN OHIO LIM	Y	1
1732	\$100,000	9/8/1989	PLAZA VENTURES INC	Y	1



Picture taken above from Z. Kirk CBRE Listing

It is interesting to note that the same attorneys used by the May 2004 purchaser also represented NQ Management's (NQM) mortgage holding bank. Also, certain persons in these various entities had access to confidential information regarding NQM lease tenant's viability. ***To say that collusion was in play is not a stretch for even the most naive.***

Nice deal on the part of NQM investor, who didn't pay \$1.4M as it used "credit bid" funds paying closer to \$1M for the property. In a very short time the actual upside was approached \$850K not just the \$400K as it appears.

Note: Ohio's Delaware County Auditor site still has the building picture just before NQM, my company, went into contract with Byers Enterprises in May 2004. Byers withdrew their contract in July 2004.