

RealEstateMarket

Compiled by
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Mahoning County's Largest Transactions

Property Address	Buyer	Sale Price	Seller	Sale Date
3796 Indian Run, Canfield, 2212 Canfield Road, Youngstown	WDP Investments LLC	\$3,050,000	DEBO Properties Normandy Apartments LP	4/6/07
12005 Council Drive, North Jackson	North Jackson Realty LLC	\$1,135,000	Fagens Building Centers Inc.	5/24/07
835 Southwestern Run, Boardman	Jokrysta Realty Holdings LLC	\$850,000	Southwestern Development Co.	4/9/07
7206 Market St., Boardman	Keen Property Group LLC	\$800,000	Wilton Partners Youngstown LLC	5/30/07
4546 Boardman-Canfield Road, Canfield	A.G.P.G. Concepts LLC	\$775,000	Russell A. Haehn	4/9/07
1290 Poland Ave., Youngstown	Gearmar Industries Inc.	\$750,000	Mahoning Valley Railway Co.	4/4/07
251 Division St., Youngstown	Ohio Sinter LLC	\$750,000	Youngstown Sinter Acquisition	4/26/07
3946 Montereale Drive, Canfield	Douglas H. Musser	\$620,000	Albert M. and Neville Leah Bleggi	5/29/07
4018 Via Cassia, Poland	Mark A. and Cristina C. Memo	\$510,000	Rodney M. Maticcik	5/25/07
8250 Southern Blvd., Boardman	Halis and Sevim Erzurum	\$482,000	Steve and Hazel A. Fakner	4/23/07
111 College St., Poland	Sky Bank	\$480,000	Ted George Spirtos	4/27/07
1100 N. Johnson, Sebring	SWJ LLC	\$425,000	ECD Inc.	5/18/07
160 Sandstone Lane, Canfield	Richard E. Hofus Jr.	\$422,855	Reed Family Builders	4/30/07
3654 Polo Blvd., Youngstown	William G. and Kelly Hymes	\$397,000	Joseph A. Packo Jr.	4/30/07
4610 Market St., Boardman	4610 Realty LLC	\$390,000	Mill Creek Invest Co.	4/27/07

Featured Property

**2212 Canfield Road,
Youngstown;**

3796 Indian Run, Canfield

Buyer: WDP Investments LLC

Seller: DEBO Properties
Normandy Apartments LP

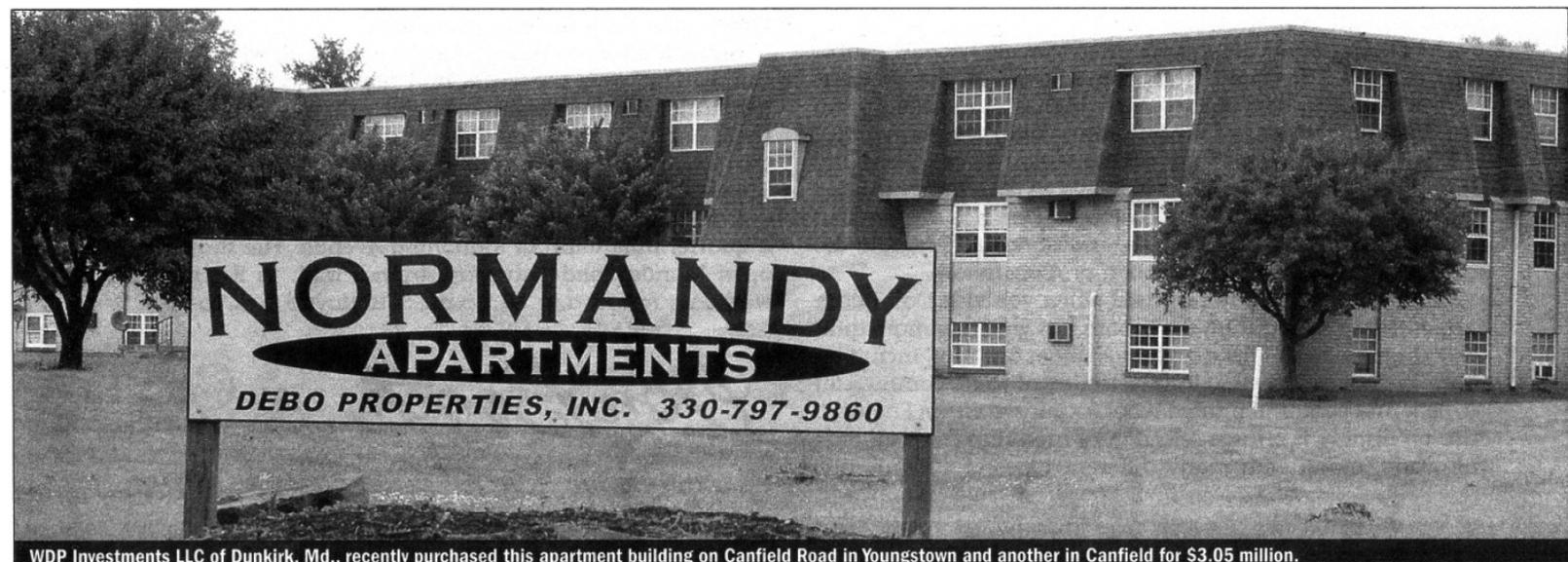
Sale Amount: \$3,050,000

Youngstown 2010 Lures Investor: WDP Investments LLC of Dunkirk, Md., has purchased two apartment buildings from DEBO Properties of Providence, R.I., for a little more than \$3 million. The purchase consists of 96 units in two locations, 2212 Canfield Road in Youngstown and 3796 Indian Run in Canfield. The purchase price breaks down to about \$31,770 per unit.

WDP Investments is the investment entity of William D. Parsons, an Ohio native who grew up in Uniontown. This is Parsons' first purchase in the area.

The decision to invest in the area, Parsons says, was sparked by Youngstown Mayor Jay Williams and the national attention his Youngstown 2010 redevelopment plan has drawn. Parsons noted *The Wall Street Journal* article May 4 that reported on the plan's controlled shrinkage initiative and efforts to build a "green community."

"I really see Youngstown turning around in the next five years," Parsons says, "and investment properties there now are being overlooked."



WDP Investments LLC of Dunkirk, Md., recently purchased this apartment building on Canfield Road in Youngstown and another in Canfield for \$3.05 million.