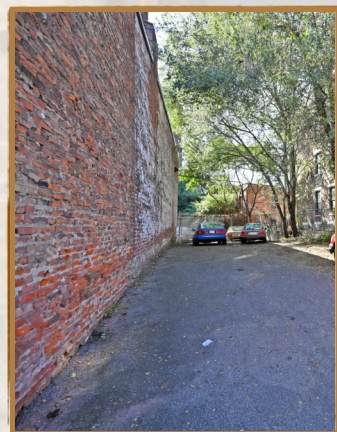


2020 BRANCH, BUILT IN 1890, ONCE THE LOCAL TANNERY – THIS OTR NEIGHBORHOOD HAS ALWAYS BEEN RICH IN LOCAL INDUSTRY ALONGSIDE RESIDENTIAL BUILDINGS, BOTH SINGLE-FAMILY AND MULTI-FAMILY.



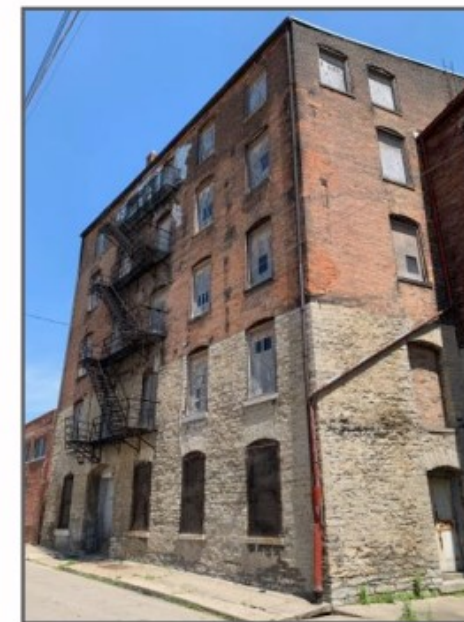
A PART-OWNER OF THIS PROPERTY IS
A LICENSED REAL ESTATE SALESPERSON IN THE STATE OF OHIO

PRESENTED BY ROBERT DITOMASSI
COMEY & SHEPHERD REALTORS 513.255.5154



DUNLAP & BRANCH

A COLLECTION OF THREE HISTORIC OVER THE RHINE BUILDINGS WITH TWO STREET FRONTAGES AND EXISTING GARAGES. 2023-2025 DUNLAP STREET AND 2020 BRANCH STREET ARE THREE CONNECTED BUILDINGS OFFER APPROX. 30,000 SQUARE FEET, ON 0.466 ACRES INCLUDING A 25' X 86' PARKING LOT AND 65' X 65' OPEN COURTYARD

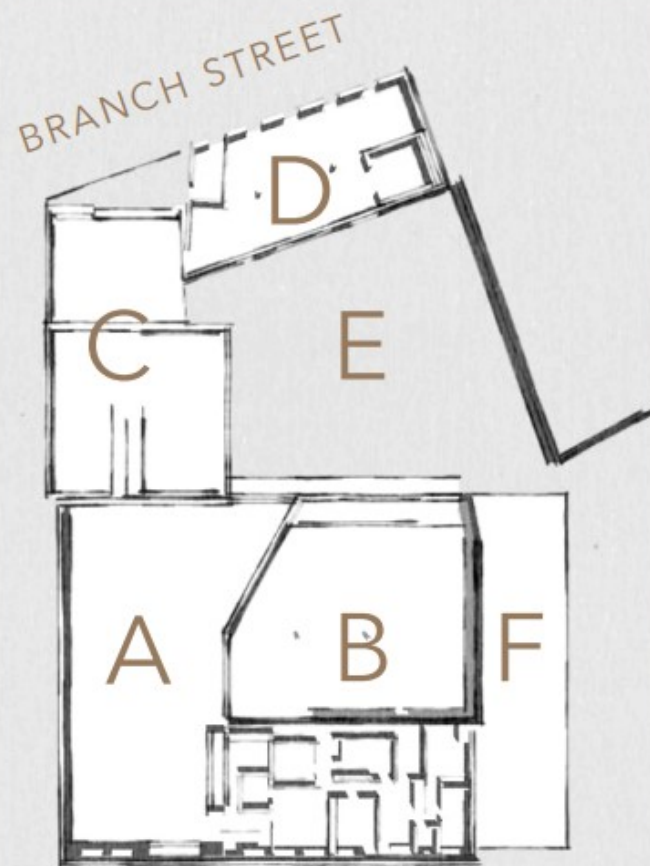


REAR VIEW / BRANCH STREET BUILDINGS - 2 GARAGE ACCESSSES

DUNLAP & BRANCH: EXISTING BUILDINGS & SITE



SITE MAP AND BUILDING INFORMATION



DUNLAP STREET

Dimensions and square footages are based on field measurements and Hamilton County Auditor data.

A: 2023 Dunlap Street: Garage Space

- 3,200 SF – Sloped Ceiling 19' - 24'
- 12' X 14' Garage Door To Dunlap Street

B: 2025 Dunlap Street: One Floor

- Office Space: 2,015 SF (currently 5 smaller rooms)
- Drop Ceilings at 8' - 9' - 1 Full + 1 Half Bath
- Two Walk-in Entrances From Dunlap Street
- Great Room: 2,600 SF
- Sloped Ceiling 16'6 - 18'6

C: Middle Building – Four Floors

- Street Level: 2,400 SF – Ceiling 8'9
- Garage Door To Branch Street
- Second Floor: 2,580 SF – Ceiling 11'
- Third Floor: 2,580 SF – Ceiling 11'
- Fourth Floor: 2,580 SF – Sloped Ceiling 9'-13'

D: 2020 Branch Street – Five Floors

- Historical Freight Elevator
- Street Level: 1,430 Sf – Ceiling 9'6
- Access to Branch Street and Courtyard
- Second Floor – 1,430 Sf – Ceiling 9'
- Third Floor – 1,430 Sf – Ceiling 10'
- Fourth Floor – 1,430 Sf – Ceiling 10'
- Fifth Floor – 1,430 Sf – Sloped Ceiling 8' - 10'6
- Access to Roof Above Building C

E: Courtyard – About 65' X 65'

F: Side Lot – 25' X 85'

- Access to Branch Street and Courtyard



B - Great Room Windows Facing West to Courtyard with Ramp to Back of A.



B - Private Office in Front of Great Room Currently Used for Gallery Exhibition.



B - Office Facing Dunlap with Access to A



B - From Reception Looking West



B - Built-in Standing Desk & Flat Files



B - Entry to Office Spaces at 2025 Dunlap



B - Reception Area for Offices at 2025 Dunlap



B - Private Office Facing Dunlap Street

ALTERNATE CONCEPT: DETAILS OF TWENTY-ONE UNITS								
Unit	Interior SF	Exterior SF	Rooms	Bedrooms	Baths	Parking	Price/SF	Price
Section A: Two 2-story villas above Dunlap Garage								
A1	2,066	256 • 2 roof decks	7	3	3	1 in garage	\$373	\$770,500
A2	2,066	256 • 2 roof decks	7	3	3	1 in garage	\$373	\$770,500
Section B: Four units in existing Dunlap office space								
B1	1,433	128 • patio in courtyard	5	2	2	1 in garage	\$386	\$553,000
B2	1,459	216 • patio in courtyard	5	2	2	1 in garage	\$481	\$702,000
B3	1,453	210 • patio in courtyard	5	3	2	1 in garage	\$375	\$545,000
B4	1,260	140 • Dunlap 'porch'	5	3	2	1 outdoor	\$370	\$466,000
Section C: Two units per floor in middle building								
C1	1,275	50 • balcony	5	2	2	1 in garage	\$367	\$468,000
C2	1,124	66 • balcony	5	2	2	1 in garage	\$402	\$452,000
C3	1,275	50 • balcony	5	2	2	1 in garage	\$375	\$478,000
C4	1,124	66 • balcony	5	2	2	1 in garage	\$411	\$462,000
C5	1,275	50 • balcony	5	2	2	1 in garage	\$382	\$487,000
C6	1,124	66 • balcony	5	2	2	1 in garage	\$420	\$472,000
Section C penthouses: Four units built above existing middle building								
C7	1,123	94 • roof deck	5	2	2	1 in garage	\$421	\$473,000
C8	1,052	183 • roof deck	5	2	2	1 in garage	\$442	\$465,000
C9	1,123	42 • balcony	5	2	2	1 in garage	\$421	\$473,000
C10	1,052	66 • balcony	5	2	2	1 in garage	\$442	\$465,000
Section D: Four 'flats' in existing Branch building								
D1	1,260	50 • balcony	6	3	2	1 outdoor	\$398	\$501,000
D2	1,260	50 • balcony	6	3	2	1 outdoor	\$398	\$501,000
D3	1,260	50 • balcony	6	3	2	1 outdoor	\$406	\$511,500
D4	1,260	50 • balcony	6	3	2	1 in garage	\$413	\$520,500
Section D penthouse: One-level aerie above existing Branch building								
D5	972	256 • 2 roof decks	5	2	2	1 in garage	\$496	\$482,000
Avg	1,300	114					\$402	\$522,500
Total	27,296	2,395					\$11,018,000	

EXISTING BUILDINGS & SITE



B - Great Room Windows Facing West



A - Garage Facing Dunlap Opens to Courtyard & C



C - Roof Over C with Views of Downtown from D



C - Middle Building



D - Stairwell & Door to Branch Street



D - Windows to West & Courtyard



D - 2020 Branch Street



D - Top Floor with Access to C Roof

DUNLAP & BRANCH:



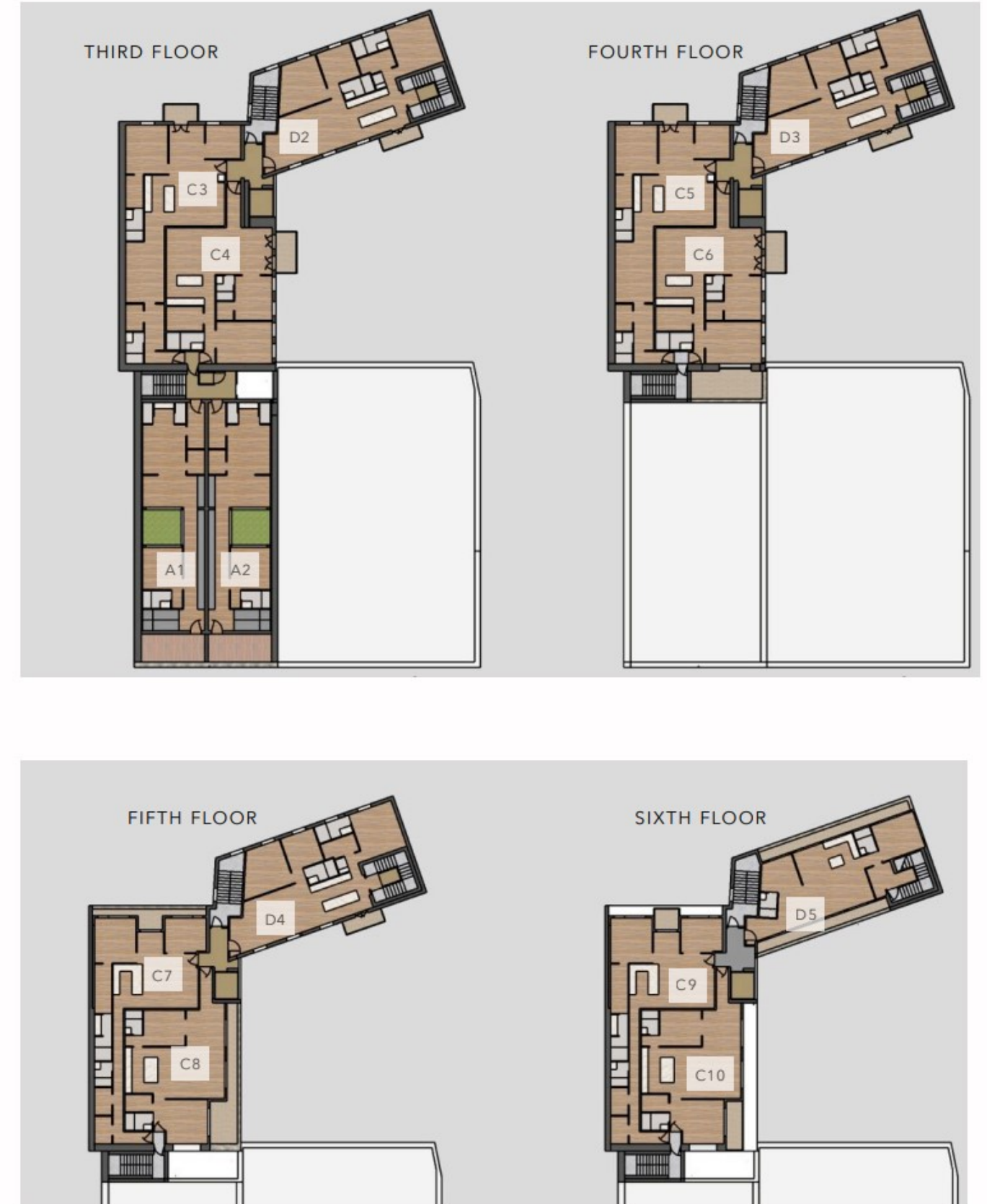
DUNLAP STREET: GARAGE, PEDESTRIAN ENTRANCES, AND GATE TO COURTYARD

IN THIS CONCEPT, DUNLAP & BRANCH BECOMES A LUXURY CONDOMINIUM ENCLAVE WITH FOURTEEN (14) UNITS. THE UNITS ARE SPACIOUS, UNIQUE, AND TAKE BEST ADVANTAGE OF THE BUILDINGS' CHARACTER AND VIEWS.

THE COURTYARD AND SIDE LOT BECOME A GATED SPACE FOR WELCOMING OWNERS AND GUESTS, AS WELL AS HOSTING SPECIAL OUTDOOR EVENTS.

ALL UNITS HAVE ASSIGNED PARKING, MOSTLY IN THE TWO GARAGES. SEVERAL UNITS ENJOY DIRECT ELEVATOR ACCESS. EACH UNIT HAS A PATIO, BALCONY, OR ROOF DECK.

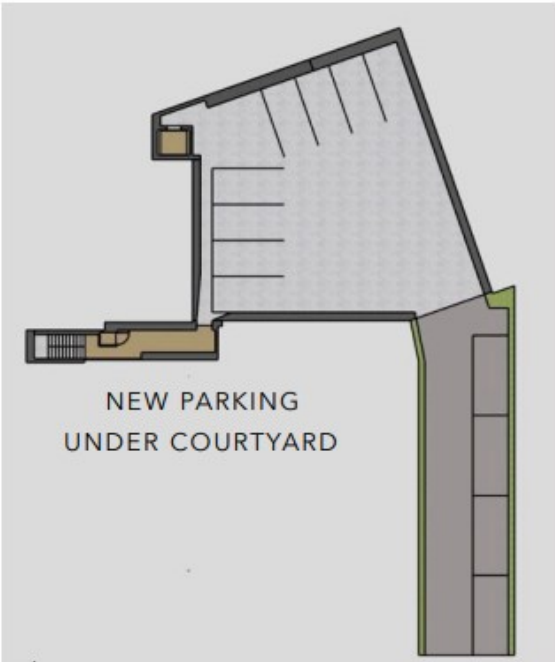
THE SUPERIOR SQUARE FOOTAGE OF THESE UNITS INVITES DIVERSE STYLES OF LIVING – INCLUDING LIVE/WORK UNITS IDEAL FOR WELCOMING CLIENTS, JUMBO UNITS FOR FAMILY AND MULTIGENERATIONAL LIVING, PENTHOUSES WITH ONE-OF-A-KIND VIEWS.



DUNLAP & BRANCH: ALTERNATE CONCEPT CONCEPT DRAWINGS

HERE IS AN ALTERNATE CONCEPT FOR TWENTY-ONE (21) CONDOMINIUMS OR RENTAL APARTMENTS. IN THIS SCENARIO, THE COURTYARD AREA IS EXCAVATED TO BUILD AN ADDITIONAL GARAGE, WHICH IS UNDERNEATH A SOCIAL COURTYARD WITH SHALLOW 'COCKTAIL' POOL.

EACH UNIT IN THIS SCENARIO ENJOYS: ASSIGNED PARKING, MOST IN GARAGES; PRIVATE OUTDOOR SPACE; OPEN CONCEPT WITH GATHERING KITCHEN; AND AT LEAST TWO BEDROOMS AND TWO FULL BATHS.

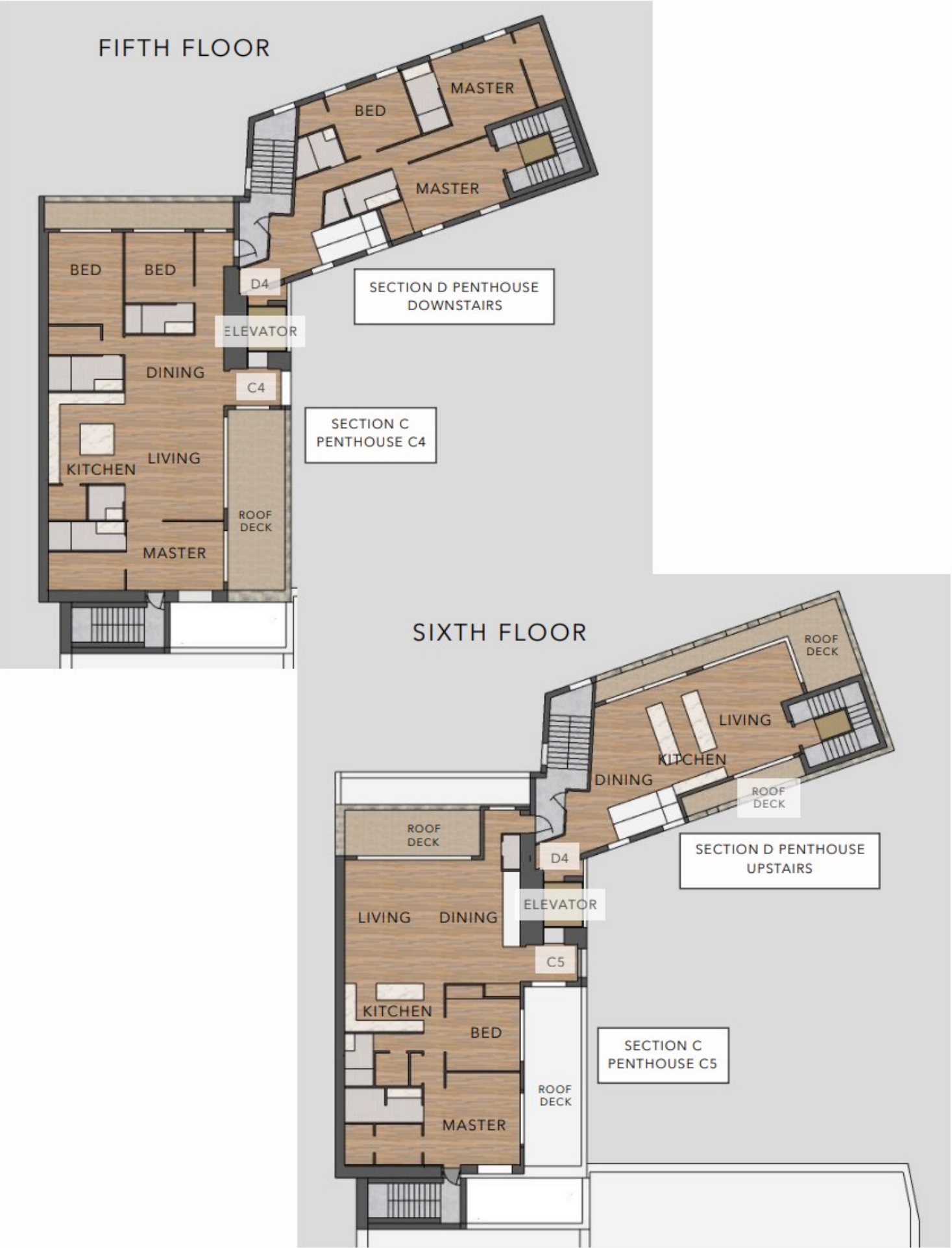


GATED COURTYARD WITH TURNING CIRCLE. ELEVATOR SHAFT AT JUNCTION OF BRANCH BUILDINGS.

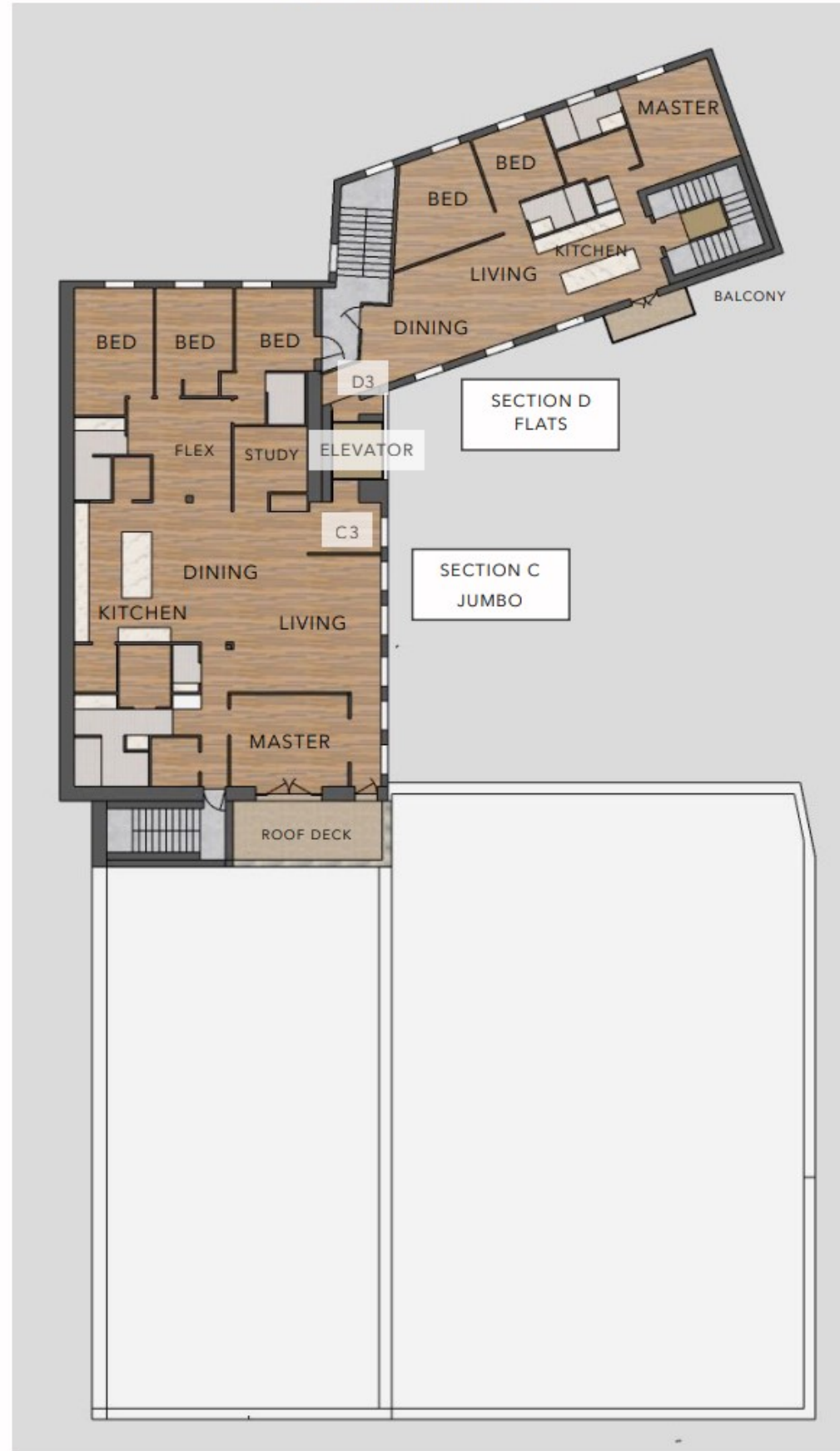


ALL UNITS HAVE OUTDOOR SPACE, MANY OVERLOOKING THE GATED COURTYARD.

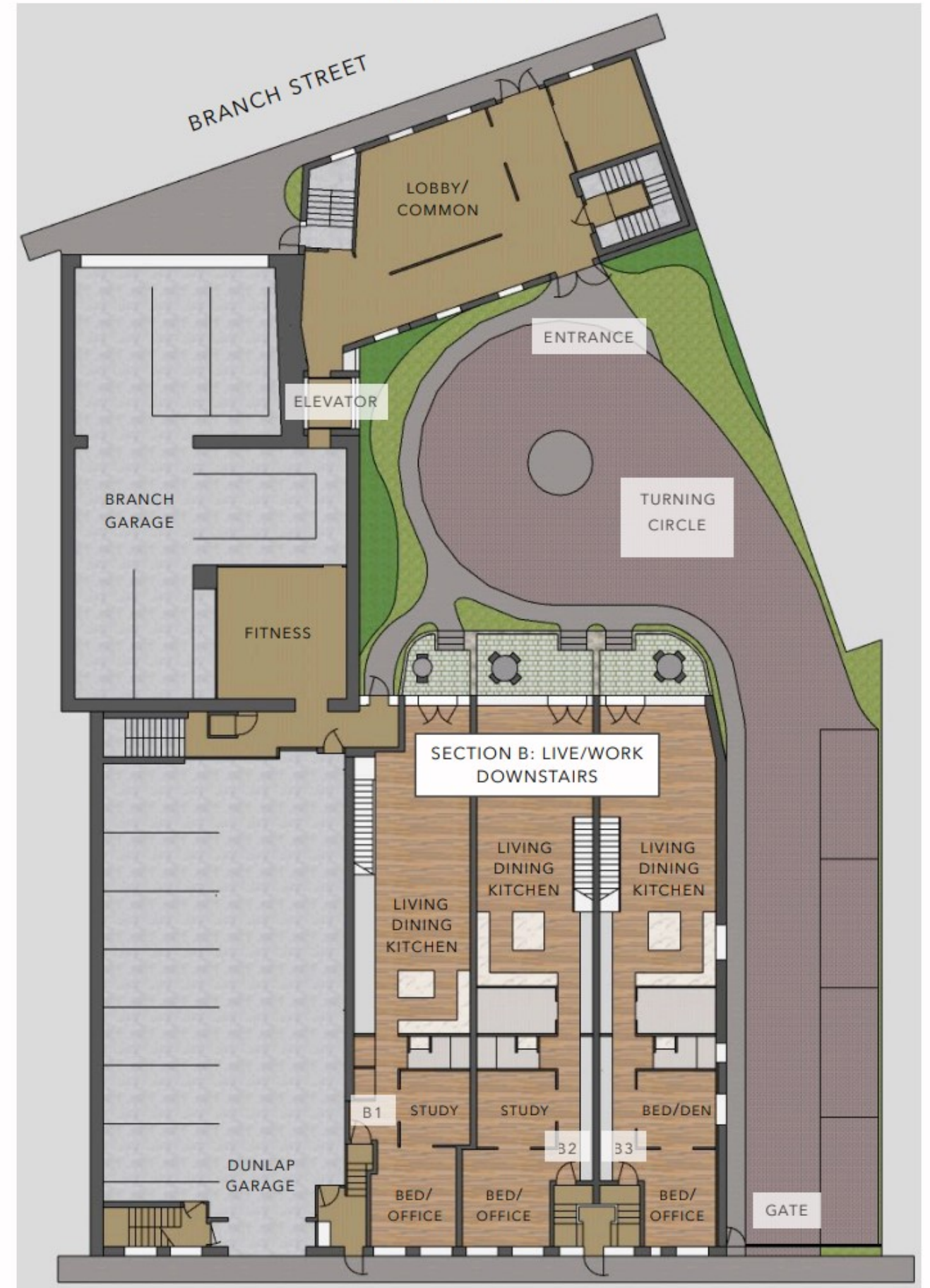
CONCEPT: DETAILS OF FOURTEEN LUXURY CONDOMINIUM UNITS								
Unit	Interior SF	Exterior SF	Rooms	Bedrooms	Baths	Parking	Price/SF	Price
Section A: Two 2-story villas above Dunlap Garage								
A1	2,066	256 • 2 roof decks	7	3	3	1 in garage	\$373	\$770,500
A2	2,066	256 • 2 roof decks	7	3	3	1 in garage	\$373	\$770,500
Section B: Three 2-story live/work units in existing Dunlap office space								
B1	1,937	90 • patio in courtyard	7	3	2	1 in garage	\$368	\$713,000
B2	1,985	157 • patio in courtyard	7	3	2	1 in garage	\$367	\$729,000
B3	1,943	132 • patio in courtyard	7	3 to 4	2	1 in garage	\$378	\$735,000
Section C: Three jumbo units in existing middle building — with direct elevator access								
C1	2,515	90 • balcony	9	4	3.5	1 in garage	\$358	\$900,000
C2	2,515	90 • balcony	9	4	3.5	1 in garage	\$362	\$911,000
C3	2,515	170 • roof deck	9	4	3.5	1 in garage	\$366	\$921,000
Section C penthouses: Two units built above existing middle building — with direct elevator access								
C4	1,982	481 • 2 roof decks	6	3	3.5	1 in garage	\$430	\$853,000
C5	1,752	189 • roof deck	5	2	2	1 in garage	\$428	\$749,000
Section D: Three 'flats' in existing Branch building — with direct elevator access								
D1	1,260	50 • balcony	6	3	2	1 outdoor	\$398	\$502,000
D2	1,260	50 • balcony	6	3	2	1 outdoor	\$398	\$502,000
D3	1,260	50 • balcony	6	3	2	1 outdoor	\$406	\$512,000
Section D penthouse: Two-story aerie above existing Branch building — with direct elevator access								
D4	2,035	350 • 2 roof decks	6	3	3	1 in garage	\$332	\$676,000
Avg	1,935	175					\$388	\$731,714
Total	27,091	2,456						\$10,975,714



FOURTH FLOOR



STREET LEVEL



SECOND FLOOR



THIRD FLOOR

