

# Cincinnati Turnkey Residential Investment Portfolio



## 3648 Glenway Avenue Cincinnati, OH 45211

Neighborhood: East Price Hill > Parcel ID: 174-0004-0055-00  
5 Bed | 2 Bath | 1,888 Sq. Ft. | Built 1905  
Occupied | Rent: \$2,000

\***Capital Invested in Renovations:** \$59,809 (flooring, paint, wall repair, trims, kitchen cabinets, counter tops, vanities, mirrors, toilets, light fixtures, outlets, new doors, handles, drywalls in half of the house, plumbing, electric, windows, roof, furnace)



## 1168 Kuhlman Avenue Avenue Cincinnati, OH 45205

Neighborhood: East Price Hill > Parcel ID: 174-0007-0018-00  
3 Bed | 2 Bath | 1,224 Sq. Ft. | Built 1890  
Occupied | Rent \$1,750

\***Capital Invested in Renovations:** \$23,723 (flooring, kitchen cabinets, countertops, bathrooms (vanity, toilets, mirrors), light fixtures, outlets, furnace, gas line, paint, trims)



## 2212 Quebec Road Cincinnati, OH 45214

Neighborhood: South Fairmont > Parcel ID: 205-0020-0075-00  
3 Bed | 2 Bath | 1,760 Sq. Ft. | Built 1900  
Occupied | Rent \$1,820

\***Capital Invested in Renovations:** \$11,692 (furnace, AC repair, stove, flooring, paint, wall repair, basement power wash & paint, exterior concrete repair)



## 2290 Schoedinger Avenue Cincinnati, OH 45214

Neighborhood: South Fairmont > Parcel ID: 205-0020-0014-00  
3 Bed | 1 Bath | 1,823 Sq. Ft. | Built 1900  
Vacant | Market Rent \$1,200

\***Capital Invested in Renovations:** \$4,500 (replaced sewer line)



## 552 Fairbanks Avenue Cincinnati, Ohio 45205

Neighborhood: East Price Hill > Parcel ID: 177-0034-0013-00  
4 Bed | 1 Bath | 1,160 Sq. Ft. | Built 1955  
Occupied | Rent \$1,500

\*Cape Cod Architecture \*Brick Exterior Construction \*Poured Concrete Foundation \*Shingle Roof \***Capital Invested in Renovations:** \$17,398 (furnace, flooring, vanity, toilet, paint, doors, wall repairs, kitchen, granite counter top, stove, refrigerator, new retaining wall)



## 822 McPherson Avenue Cincinnati, Ohio 45205

Neighborhood: East Price Hill > Parcel ID: 176-0019-0191-00  
2 Bed | 1 Bath | 1,367 Sq. Ft. | Built 1915  
Occupied | Rent \$1,319

\*Traditional Architecture \*Poured Concrete Foundation \*Shingle Roof \*Wood Siding  
\***Capital Invested in Renovations:** \$4,305 (new furnace, plumbing repair)