

# Cincinnati Turnkey Residential Investment Portfolio



## 5320 Ebersole Avenue Cincinnati, OH 45227

Neighborhood: Madisonville > Parcel ID: 034-0001-0023-00  
2 Bed | 1 Bath | 1,240 Sq. Ft. | Built 1914  
Occupied | Rent: \$1,320  
\*Ranch Style House \* Poured Concrete Foundation \* Shingle Roof \* Aluminum Siding



## 1711 Sundale Avenue Cincinnati, OH 45239

Neighborhood: College Hill > Parcel ID: 595-0009-0104-00  
3 Bed | 1 Bath | 1,614 Sq. Ft. | Built 1928  
Occupied | Rent \$ 1,718  
\*2-Story Property \* 2 Car Detached Garage \*Traditional Architecture \* Poured Concrete Foundation \* Shingle Roof \* Aluminum Siding



## 8473 Curzon Avenue Cincinnati, OH 45216

Neighborhood: Hartwell > Parcel ID: 245-0001-0167-00  
2 Bed | 1 Bath | 1,040 Sq. Ft. | Built 1905  
Occupied | Rent \$1,350  
\*2-Story Property \*Traditional Architecture \*Stone Foundation \*Shingle Roof  
\*Vinyl Siding \***Capital Invested in Renovations:** \$2,973 (new gas line to furnace, water heater, refrigerator)



## 3646 Boudinot Avenue Cincinnati, OH 45211

Neighborhood: Westwood > Parcel ID: 210-0077-0137-00  
3 Bed | 1 Bath | 1,003 Sq. Ft. | Built 1924  
Occupied | Rent \$1,718  
\*1 Car Detached Garage \*Traditional Architecture \*Brick Exterior Construction  
\*Block Foundation \*Shingle Roof \*Wood Siding \***Capital Invested in Renovations:**\$3,586 (new AC & refrigerator)



## 1241 McKeone Ave Cincinnati, Ohio 45205 (2 Family)

Neighborhood: West Price Hill > Parcel ID: 179-0077-0020-00  
4 Bed | 2 Bath | 1,672 Sq. Ft. | Built 1928  
Occupied | Rent \$1,757  
\*4 Open Parking Spaces \*Duplex \*Brick Exterior Construction \*Poured Concrete Foundation \*Shingle Roof \*Brick & Siding \***Capital Invested in Renovations:** \$11,235 (new kitchen cabinets, doors, paint & trims, furnace, roof, refrigerator & stove)



## 3420 Kensington Place Cincinnati, Ohio 45205

Neighborhood: East Price Hill > Parcel ID: 175-0018-0177-00  
3 Bed | 1 Bath | 2,098 Sq. Ft. | Built 1913  
Occupied | Rent \$1,650  
\*Ranch Style House \*Poured Concrete Foundation \*Shingle Roof \*Vinyl Siding  
\***Capital Invested in Renovations:** \$1,008 (new windows, AC, reffridgerator)

# Cincinnati Turnkey Residential Investment Portfolio



## 407 Elberon Avenue Cincinnati, OH 45205

Neighborhood: East Price Hill > Parcel ID: 177-0037-0160-00

4 Bed | 1 Bath | 1,584 Sq. Ft. | Built 1910

Occupied | Rent: \$1,800

\***Capital Invested in Renovations:** \$18,711 (flooring, paint, wall repair, trims, kitchen cabinets, vanity, mirror, toilet, lamps, outlets, door handles, furnace)



## 817 Wells St. Cincinnati, OH 45205

Neighborhood: East Price Hill > Parcel ID: 176-0019-0019-00

3 Bed | 1 Bath | 1,165 Sq. Ft. | Built 1922

Occupied | Rent \$ 1,500

\*Cape Cod Architecture \*Brick Exterior \* Block Foundation \*Shingle Roof

\***Capital Invested in Renovations:** \$21,887 (new flooring, trims, paint, doors, kitchen cabinets, vanity, toilet, refrigerator, stove, plumbing, hot water heater)



## 2566 Ring Place Cincinnati, OH 45204

Neighborhood: East Price Hill > Parcel ID: 173-0006-0056-00

2 Bed | 1 Bath | 684 Sq. Ft. | Built 1910

Occupied | Rent \$1,000

\*Ranch Style House \*Stone Foundation \*Shingle Roof \*Aluminum Siding

\***Capital Invested in Renovations:** \$18,420 (New flooring, paint, wall repair, trim, vanity, mirror, toilet, light fixtures, outlets, doors & handles, one new window, reinforced deck, new furnace, hot water heater, refrigerator & stove)



## 1659 Lionel Avenue Cincinnati, OH 45214

Neighborhood: South Fairmont > Parcel ID: 171-0012-0037-00

3 Bed | 1 Bath | 1,146 Sq. Ft. | Built 1880

Occupied | Rent \$1,200

\*Cape Cod Architecture \*Stone Foundation \*Shingle Roof \*Vinyl Siding

\***Capital Invested in Renovations:** \$7,818 (new flooring, kitchen with granite counter tops, appliances, vanity, toilet, paint, trims, doors & closet doors)



## 2244 Miles Road Cincinnati, Ohio 45231

Neighborhood: Colerain > Parcel ID: 510-0051-0003-00

3 Bed | 1 Bath | 960 Sq. Ft. | Built 1956

Occupied | Rent \$1,500

\*Ranch Style House \*Brick Exterior Construction \*Slab Foundation \*Shingle Roof

\*Wood Siding \***Capital Invested in Renovations:** \$15,705 (flooring, paint, wall repair, trims, kitchen cabinets, vanity, mirror, toilet, light fixtures, outlets, doors, handles, windows, refrigerator & stove)



## 10120 Grandview Ave. Cincinnati, Ohio 45215

Neighborhood: Woodlawn > Parcel ID: 598-0020-0236-00

3 Bed | 1 Bath | 1,193 Sq. Ft. | Built 1948

Occupied | Rent \$1,641

# Cincinnati Turnkey Residential Investment Portfolio



## 2212 Shasta Place Cincinnati, OH 45211

Neighborhood: Westwood > Parcel ID: 213-0001-0014-00

3 Bed | 1 Bath | 1,296 Sq. Ft. | Built 1920

Occupied | Rent: \$1,718

\***Capital Invested in Renovations:** \$9,095 (paint, trims, vanity, toilet, kitchen incl. appliances, doors & finishes)



## 4052 Hillside Avenue Cincinnati, OH 45204

Neighborhood: Riverside > Parcel ID: 159-0069-0054-00

2 Bed | 1 Bath | 726 Sq. Ft. | Built 1922

Occupied | Rent \$1,100



## 3463 Price Avenue Cincinnati, OH 45205

Neighborhood: East Price Hill > Parcel ID: 176-0019-0133-00

3 Bed | 1 Bath | 1,216 Sq. Ft. | Built 1923

Occupied | Rent \$1,450

\*Traditional Architecture \*Poured Concrete \*Shingle Roof \*Wood Siding

\***Capital Invested in Renovations:** \$21,543 (flooring, paint, wall repairs, trims, kitchen cabinets, bathroom reno incl.vanity, mirror, toilet & tub, walls, plumbing, light fixtures, outlets, doors, handles, roof, windows on the first floor)



## 2477 Bluelark Drive Cincinnati, OH 45231

Neighborhood: Colerain > Parcel ID: 510-0063-0221-00

3 Bed | 1 Bath | 925 Sq. Ft. | Built 1961

Occupied | Rent \$1,700

\***Capital Invested in Renovations:** \$2,719 (AC parts replacement, plumbing repairs)



## 1657 1st Avenue Cincinnati, Ohio 45205

Neighborhood: West Price Hill > Parcel ID: 181-0001-0350-00

3 Bed | 1 Bath | 1,248 Sq. Ft. | Built 1906

Occupied | Rent \$1,450

\*Traditional Architecture \*Stone Foundation \*Metal Roof \*Wood Siding

\***Capital Invested in Renovations:** \$16,949 (flooring, paint, wall repair, trims, kitchen cabinets, vanity, mirror, toilet, light fixtures, outlets, doors, handles, refrigerator & stove)



## 3006 Glenway Avenue Cincinnati, Ohio 45204

Neighborhood: East Price Hill > Parcel ID: 173-0001-0210-00

5 Bed | 2 Bath | 1,843 Sq. Ft. | Built 1900

Vacant | Market Rent \$2,400

\***Capital Invested in Renovations:** \$2,834 (new refrigerator, plumbing repairs)

# 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)

# Cincinnati Turnkey Residential Investment Portfolio



## 1262 Iliff Avenue Cincinnati, OH 45205

Neighborhood: West Price Hill > Parcel ID: 174-0004-0055-00  
3 Bed | 1 Bath | 1,300 Sq. Ft. | Built 1898  
Occupied | Rent: \$1,300

\***Capital Invested in Renovations:** \$5,924 (new furnace, doors, light fixtures, stove & refrigerator)



## 1119 Woodlawn Avenue Cincinnati, OH 45205

Neighborhood: East Price Hill > Parcel ID: 174-0009-0029-00  
4 Bed | 1 Bath | 1,230 Sq. Ft. | Built 1933  
Vacant | Market Rent \$1,500

\***Capital Invested in Renovations:** \$5,471 (furnace repaired, complete bathroom renovation (inc. new bathtub, vanity, plumbing fixtures, flooring, paint, trim))



## 1813 Dale Road Cincinnati, OH 45237

Neighborhood: Bond Hill > Parcel ID: 119-0002-0123-00  
3 Bed | 1 Bath | 1,247 Sq. Ft. | Built 1936  
Occupied | Rent \$1,300

\*Cape Cod Architecture \*Brick Exterior Construction \*Block Foundation \*Shingle Roof  
\***Capital Invested in Renovations:** \$16,928 (fresh paint, new flooring, light fixtures, vanity, toilet, kitchen cabinets, counter tops, plumbing repairs, stove and refrigerator, AC & furnace repaired, repaired outlets on second floor)



## 1738 Wyoming Avenue Cincinnati, OH 45205

Neighborhood: West Price Hill > Parcel ID: 204-0A15-0144-00  
3 Bed | 1 Bath | 1,147 Sq. Ft. | Built 1947  
Occupied | Rent \$1,718

\***Capital Invested in Renovations:** \$9,021 (new furnace, stove, plumbing, repairs, new front deck)



## 811 Wells Street Cincinnati, Ohio 45205

Neighborhood: East Price Hill > Parcel ID: 176-0019-0199-00  
3 Bed | 2 Bath | 1,180 Sq. Ft. | Built 1916  
Occupied | Rent \$1,820

\*Traditional Architecture \*Block Foundation \*Shingle Roof \*Vinyl Siding

\***Capital Invested in Renovations:** \$1,579 (furnace repaired, new refrigerator)



## 725 Woodlawn Avenue Cincinnati, Ohio 45205

Neighborhood: East Price Hill > Parcel ID: 176-0021-0064-00  
3 Bed | 1 Bath | 924 Sq. Ft. | Built 1950  
Occupied | Rent \$1,400

\***Capital Invested in Renovations:** \$19,312 (new paint, sand & stain flooring, kitchen cabinets with new granite counter top, renovated doors, new flooring in kitchen and bathrooms, toilets, new furnace, replaced sewer line at the back of the property)

# Cincinnati Turnkey Residential Investment Portfolio



## 965 Woodlawn Avenue Cincinnati, OH 45205

Neighborhood: East Price Hill > Parcel ID: 175-0018-0162-00  
3 Bed | 1 Bath | 936 Sq. Ft. | Built 1923  
Occupied | Rent: \$1,450

\***Capital Invested in Renovations:** \$10,777 (new flooring, paint, light fixtures, outlets, two new windows, kitchen cabinets with countertop, new refrigerator & stove)



## 1949 Neyer Avenue Cincinnati, OH 45225

Neighborhood: Millville > Parcel ID: 192-0070-0030-00  
4 Bed | 1 Bath | 1,279 Sq. Ft. | Built 1938  
Occupied | Rent \$1,700

\*Cape Cod Architecture \*Brick Exterior Construction \*Block Foundation  
\*Shingle Roof \*one car garage \***Capital Invested in Renovations:** \$6,274 (sand & stain flooring, vinyl flooring in bathrooms & kitchen, paint, vanity, toilet, mirror, countertop & kitchen cabinets, doors, light fixtures & outlets)



## 3904 Latham Avenue Cincinnati, OH 45205

Neighborhood: West Price Hill > Parcel ID: 204-0017-0066-00  
2 Bed | 1 Bath | 1,280 Sq. Ft. | Built 1915  
Occupied | Rent \$1,250

\*Traditional Architecture \*Poured Concrete Foundation \*Shingle Roof \*Aluminum Siding  
\***Capital Invested in Renovations:** \$1,263 (hot water heater, new stove)



## 1642 Gilsey Avenue Cincinnati, OH 45205

Neighborhood: West Price Hill > Parcel ID: 181-0001-0126-00  
3 Bed | 2 Bath | 1,140 Sq. Ft. | Built 1916  
Occupied | Rent \$1,150

\***Capital Invested in Renovations:** \$18,270 (fresh paint, light fixtures, outlets, new kitchen with countertops, doors, new water heater, new stove and refrigerator, new sliding door to the back yard, sand & stain flooring)



## 3324 McHenry Avenue Cincinnati, Ohio 45211

Neighborhood: East Westwood > Parcel ID: 224-0006-0073-00  
2 Bed | 1 Bath | 810 Sq. Ft. | Built 1927  
Vacant | Market Rent \$1,500

\***Capital Invested in Renovations:** \$23,281 (kitchen cabinets, paint, doors, light fixtures, outlets, plumbing repairs, flooring, bathrooms fixtures, electric repairs, trims, new stove & refrigerator, new hot water heater)



## 515 Hickory Street Cincinnati, Ohio 45229

Neighborhood: Avondale > Parcel ID: 107-0007-0123-00  
3 Bed | 1 Bath | 1,220 Sq. Ft. | Built 1923  
Occupied | Rent \$1,300

\***Capital Invested in Renovations:** \$6,282 (new stove & refrigerator, ceiling repairs throughout, new doors, plumbing repairs in kitchen & bathroom)

# Cincinnati Turnkey Residential Investment Portfolio



## 1613 Gilsey Avenue Cincinnati, OH 45205

Neighborhood: West Price Hill > Parcel ID: 181-0001-0161-00  
3 Bed | 2 Bath | 1,888 Sq. Ft. | Built 1909  
Occupied | Rent: \$1,820

\***Capital Invested in Renovations:** \$3,284 (roof, gutter & deck repairs)



## 6544 Meis Avenue Cincinnati, OH 45224

Neighborhood: North College Hill > Parcel ID: 595-0009-0388-00  
2 Bed | 1 Bath | 1,071 Sq. Ft. | Built 1941  
Occupied | Rent \$1,319

\*Traditional Architecture \*Poured Concrete Foundation \*Shingle Roof \*Aluminum Siding \***Capital Invested in Renovations:** \$14,880 (new furnace, sewer line repaired, plumbing repairs, roof repaired & exterior concrete repaired)



## 932 Enright Avenue Cincinnati, OH 45205

Neighborhood: East Price Hill > Parcel ID: 176-0022-0141-00  
3 Bed | 1 Bath | 1,450 Sq. Ft. | Built 1926  
Occupied | Rent \$1,450

\*Traditional Architecture \*Poured Concrete Foundation \*Shingle Roof \*Aluminum Siding \***Capital Invested in Renovations:** \$15,667 (new flooring, paint, light fixtures, outlets, kitchen cabinets & countertops, doors, water heater, stove & refrigerator, plumbing in kitchen & basement, three new windows, bathrooms fixtures)



## 744 Wells Street Cincinnati, OH 45205

Neighborhood: East Price Hill > Parcel ID: 176-0024-0061-00  
5 Bed | 2 Bath | 1,700 Sq. Ft. | Built 1918  
Vacant | Market Rent \$2,500



## 4542 Midland Avenue Cincinnati, Ohio 45205

Neighborhood: West Price Hill > Parcel ID: 179-0077-0104-00  
3 Bed | 1 Bath | 912 Sq. Ft. | Built 1916  
Occupied | Rent \$1,500

\***Capital Invested in Renovations:** \$15,979 (new furnace, new flooring, paint, light fixtures, outlets, kitchen cabinets & countertops, doors, stove and refrigerator, new plumbing in kitchen and basement, new bathroom fixtures, trims, repaired deck, repaired exterior concrete & driveway)



## 2187 Westwood Northern Blvd. Cincinnati, Ohio 45225 (2 Family)

Neighborhood: East Westwood > Parcel ID: 206-0001-0182-00  
3 Bed | 1 Bath | 1,220 Sq. Ft. | Built 1923  
Occupied | Rent \$2,200

\***Capital Invested in Renovations:** \$16,071 (garage door, both units: new water heaters, kitchen cabinets with counter tops, paint, renovated doors & new entry doors, new door hardware, new light fixtures, new outlets, new flooring)

# Cincinnati Turnkey Residential Investment Portfolio



## 1750 Denham Street Cincinnati, OH 45225

Neighborhood: North Fairmount > Parcel ID: 202-0040-0108-00  
3 Bed | 1 Bath | 1,653 Sq. Ft. | Built 1873  
Occupied | Rent: \$1,700

\***Capital Invested in Renovations:** \$7,997 (new furnace, new flooring, paint, light fixtures, outlets, kitchen cabinets & countertops, doors, stove & refrigerator, plumbing in kitchen and basement, bathrooms fixtures, trims)



## 1649 1<sup>st</sup> Avenue Cincinnati, OH 45205

Neighborhood: West Price Hill > Parcel ID: 181-0001-0061-00  
4 Bed | 1 Bath | 1,476 Sq. Ft. | Built 1890  
Occupied | Rent \$1,500

\*Traditional Architecture \*Poured Concrete Foundation \*Shingle Roof \*Aluminum Siding \***Capital Invested in Renovations:** \$37,699 (new furnace, roof, side deck, electric repairs, plumbing, new refrigerator & stove, flooring, paint, kitchen cabinets & countertop, doors, light fixtures, bathrooms fixtures)



## 2818 Shaffer Avenue Cincinnati, OH 45211

Neighborhood: Westwood > Parcel ID: 208-0055-0158-00  
3 Bed | 1 Bath | 1,371 Sq. Ft. | Built 1922  
Occupied | Rent \$1,250

\***Capital Invested in Renovations:** \$9,408 (new roof, water heater, refrigerator & stove)



## 2288 Schoedinger Avenue Cincinnati, OH 45214

Neighborhood: South Fairmount > Parcel ID: 205-0020-0015-00  
2 Bed | 1 Bath | 1,049 Sq. Ft. | Built 1901  
Occupied | Rent \$1,260

\***Capital Invested in Renovations:** \$11,627 (new stove & refrigerator, paint, new kitchen cabinets, counter tops, wall repairs, doors, light fixtures, plumbing repairs, furnace & electric repairs)



## 2036 Ley Avenue Cincinnati, Ohio 45214

Neighborhood: South Fairmount > Parcel ID: 206-0008-0116-00  
3 Bed | 1 Bath | 1,179 Sq. Ft. | Built 1935  
Occupied | Rent \$1,508

\***Capital Invested in Renovations:** \$7,198 (new flooring, paint, light fixtures, vanity, toilet, kitchen cabinets, counter tops, plumbing repairs, stove & refrigerator, shower repairs)



## 1811 Forbus Street Cincinnati, Ohio 45214

Neighborhood: South Fairmount > Parcel ID: 205-0021-0065-00  
5 Bed | 2 Bath | 1,846 Sq. Ft. | Built 1900  
Occupied | Rent \$1,350

\***Capital Invested in Renovations:** \$33,673 (new furnace, bathroom fixtures, kitchen cabinets, countertops, stove & refrigerator, sand & stain floors throughout, new doors, light fixtures, outlets, paint, roof, gutter & plumbing repairs)