FIRST TIMER TURNED ADDICT

MARKET DISTRICT LOFTS
AT TIME OF PURCHASE
LOVE AT FIRST SIGHT
THE PROBLEMS

- Code Changes
- Fire Escape
- Training Construction Staff
- Old Brick
- Being New To The Program
- Historical Windows
  (It's always the windows)
THE GOOD STUFF

• Finally Having Full Use Of My Building
• Passive (mostly) Income
• Bringing Residential Back To Downtown
• The Realization of a 7 Year Dream
COSTS

• Building Purchase - $200,000 (7 years ago)

• Small Renovation of Commercial Space - $50,000 (7 years ago)

• Construction of 4 Market Rate Apartments - $500,000 (Finished this year)

• Received both Ohio and Federal Historical Preservation Tax Credits for 45% of Costs
RENTAL INCOME

- Book Store: $1,600  (1,800 sqft)
- Photography Studio: $2,200  (3,200 sqft)
- 2 Bed/ 2Bath: $1,050  (1,100 sqft)
- 3 Bed/ 2 Bath: $1,300  (1,600 sqft)
- 1 Bed/ 1 Bath: $800  (650 sqft)
- Future Apartment 3 Bed/ 2 Bath: $1500  (2,000 sqft)
WHAT’S IMPORTANT TO ME

KNOWING MY END USER & REMEMBERING IT’S A RENTAL
FUTURE PROJECTS