

FIRST TIMER TURNED ADDICT

# MARKET DISTRICT LOFTS

# AT TIME OF PURCHASE





# LOVE AT FIRST SIGHT





# COMPLETED EXTERIOR











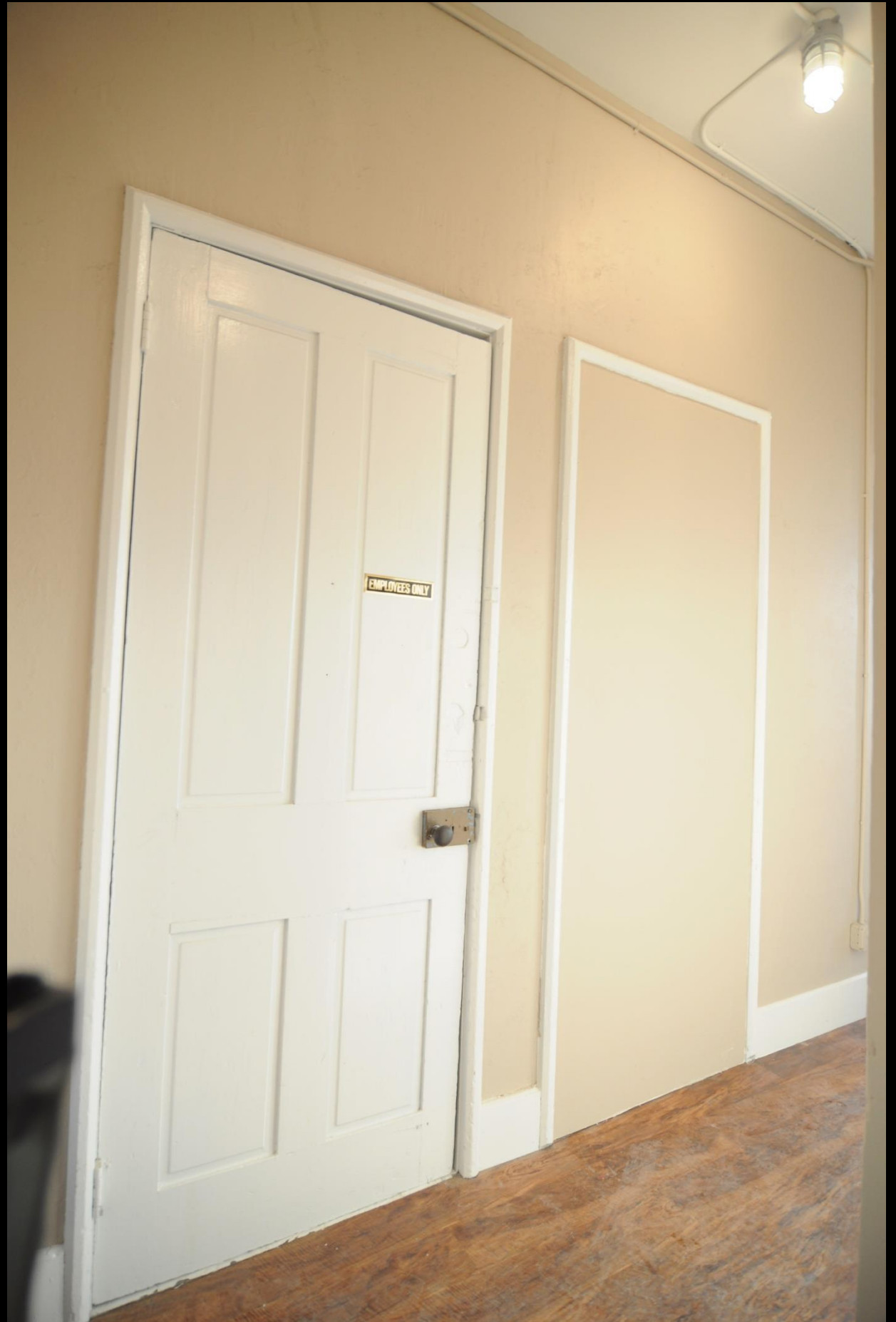


























# THE PROBLEMS

- 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

