INVESTMENT PORTFOLIO - FOR SALE

9 BUILDINGS IN BALTIMORE, OHIO

- **18 Apartments and 1 single family home totaling 40 Bedrooms, 5 Garages and 4 Storage Units**
- **10 Parcels of Land Totaling Approximately 2.106 Acres**
- **Currently 100% Occupied by Long Term Residents**
- **Upside Potential for Rent Increases and Unit Upgrades**
- **Located 16 Miles East of I-270 in a Quiet Bedroom Community**

FOR SALE @ $1,185,000

PLEASE SCHEDULE ALL PROPERTY TOURS WITH COMMERCIAL ONE

FOR MORE INFORMATION, PLEASE CONTACT:

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BALTIMORE, OHIO 43105

MULTI-UNIT ASSEMBLAGE

700-702 West Market Street, Baltimore, Ohio

- 2 Apartments: 1 @ 1 BR/11/2 BA/with Basement, & 1 @ 2BR/1BA (858 SF).
- 1 Car Garage (336SF), plus 4 Storage Units (1,064 SF).
- Central Air, Tenants pay all utilities, off street parking.
- Possible conversion to Commercial Use.
- 0.19 Acre lot, zoned GB (General Business).

704 West Market Street, Baltimore, Ohio

- 1,241 SF Single-Family House on 0.15 Acre lot.
- 3 BR/ 2 BA, Basement
- Central Air, Tenants ay all utilities, off street parking.
- Possible conversion to Commercial Use.

708-710 West Market Street, Baltimore, Ohio

- 1,800 SF Duplex on 0.16 Acre lot.
- Each unit is 900 SF with 2 BR/ 1 BA, Basement.
- Tenants pay all utilities, off street parking.
- Possible conversion to Commercial Use, Zoned GB (General Business)

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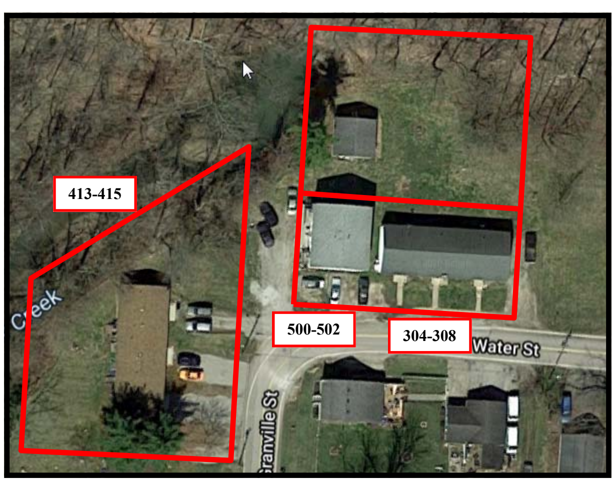
MULTI-UNIT ASSEMBLAGE

304-308 Water Street & 500-502 Granville Street, Baltimore, Ohio

- 2 Parcels with 2 Apartment Buildings and 1 1/2 Car Garage.
- Building #1: 3 Ranch apts @ 2BR/1BA & Basement (2,320 SF).
- Building #2: 2 Townhouse apts @ 3BR/1 1/2 BA & Basement (2,720 SF).
- Tenants pay all utilities.
- 0.5 Acres, off street parking, 100 yr. Flood Zone.

413-417 North Granville Street, Baltimore, Ohio

- 3 Ranch apts @ 2BR/1BA & Basement on 0.44 Acre parcel.
- 2,464 SF Building with off street parking, 100 yr. Flood Zone.
- Tenants pay all utilities.



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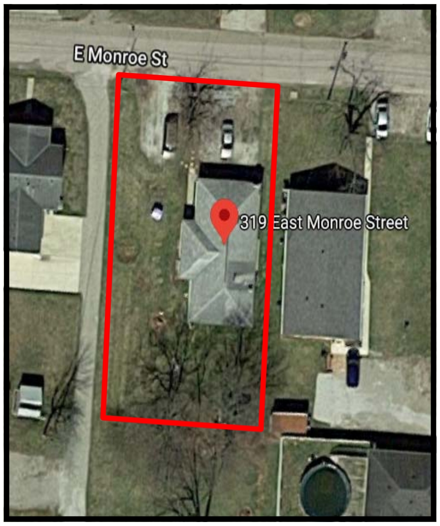
BALTIMORE, OHIO 43105

MULTI-UNIT ASSEMBLAGE



319-321 East Monroe Street, Baltimore, Ohio

- 2 Unit Apartment @ 2BR/1BA each on 0.2 Acres.
- Tenants pay all utilities, off street parking.
- 1,568 SF Ranch Style Building with large corner lot.

208-210 South Main Street, Baltimore, Ohio

- 2 Unit Townhouse Apartments with 1 @ 2BR/2BA and 1 @ 3BR/2BA, Basement.
- Central Air, Tenants pay all utilities.
- 3 Car Garage on 0.13 Acre parcel.

305-305 1/2 North Main Street, Baltimore, Ohio

- 2 Unit Duplex with 1 Unit @ 2BR/1BA and Basement. 2nd Unit @ 1BR/1BA (1,750 SF).
- 2 Parcels of Land totaling 0.337 Acres.

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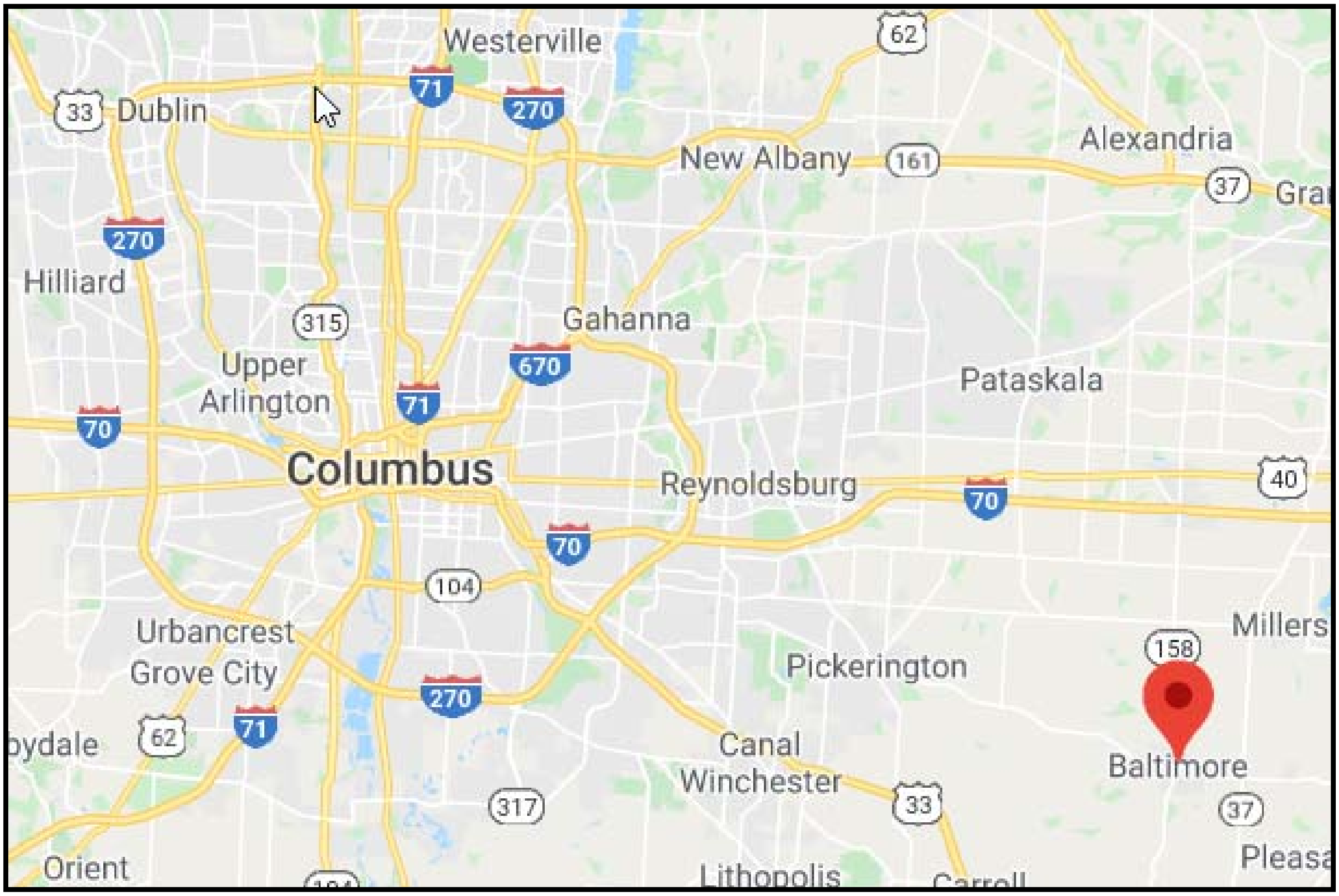
BALTIMORE, OHIO RESIDENTIAL ASSEMBLAGE

MAP



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Goldfinch Properties
Analysis of Current & Stabilized Proforma
1/28/20

		Current Actual		Stabilized Proforma	
(1)	Gross Scheduled Rental Income	$143,508		$148,500	
	Pet Fees ($150 x 12)	$1,800		$1,800	
(2)	Other Income ($10/Apt/Mo. x 19 x 12)	$2,280		$2,280	
(3)	Less: Vacancy	(5,774)	4%	(7,629)	5%
	Proforma Gross Operating Income	$141,818		$144,951	
	Less: Stabilized Operating Expenses (see attached)	(57,630)		(57,630)	
	% of G.O.I.	40.6%		39.8%	
	Net Operating Income	$84,188		$87,321	

Notes:

1. Current Actual ($11,959 x 12) per 1/1/20 Rent Roll. Stabilized Proforma @ 3.5% increase.
2. Other Income is late fees, app fees, credit reports, forfeited security deposits and tenant reimbursements.
3. Market Vacancy is currently +/- 4% and projected to stabilize @ 5% in 2020.

	A	B	C	D	E	F	G	H	I	J
1			Goldfinch Properties LLC							
2			Rent Roll as of Jan. 25, 2020							
3										
4							**Lease**	**Lease**	**Base**	**Pet/Other**
5	**Property**	**Type**	**Unit**	**BR/BA**	**Bsmt?**	**Tenant**	**Start**	**Status**	**Rent**	**Fee**
6										
7	208, 210 S. Main	Double	208	2/2	Yes	R. Townsend	3/15/2013	Month-Month	$ 650	$ 25
8		2 story	210	3/2	Yes	T. Norris	8/1/2016	Month-Month	$ 750	$ -
9										
10	305, 305 1/2 N. Main	Duplex	305	2/1 Down	No	J. Whittington	9/1/2012	Month-Month	$ 600	
11		2 story	305 1/2	1/1 Up	Yes	Hike, J.	3/5/2017	Month-Month	$ 450	$ -
12										
13	700, 702 W. Market	Double	700	1/1.5	Yes	S. Garafolo	3/1/2013	Month-Month	$ 500	$ -
14		2 story	702	2/1	No	Jones, Jonathon	2/1/2010	Month-Month	$ 625	$ -
15		Storage units	A			S. Jacobs	4/3/2014	Month-Month	$ 50	$ -
16			B			S. Holland	8/1/2011	Month-Month	$ 50	$ -
17			C			S. Jacobs	12/1/2016	Month-Month	$ 50	$ -
18			D			Yenichek, Frank	8/1/2004	Month-Month	$ 44	$ -
19										
20	704 W. Market	Single ranch	704	3/2	Yes	Mason, Williams	11/1/2017	Month-Month	$ 825	$ -
21										
22	708, 710 W. Market	Duplex	708	2/1	No	Davis, Beardsly	5/17/2019	One year	$ 575	
23			710	2/1	Yes	Mapes, Smith	3/17/2019	One year	$ 700	$ 25
24										
25	319, 321 Monroe	Double	319	2/1	No	K. Holmes	2/1/2017	Month-Month	$ 575	$ -
26		Ranch	321	2/1	No	L. Holmes	5/23/2011	Month-Month	$ 550	$ 25
27										
28	413 - 417 Granville	Triple	413	2/1	Yes	Taylor, Wilcox	1/25/2020	One year	$ 675	$ -
29		Ranch	415	2/1	Yes	J. Justice	7/1/2019	One year	$ 650	$ -
30			417	2/1	Yes	S. Shook	8/1/1999	Month-Month	$ 525	$ -
31										
32	500, 502 Granville	Double	500	3/1.5	Yes	Ehni, LouAnn	9/1/2004	Month-Month	$ 575	$ -
33		2 story	502	3/1.5	Yes	A. Weekly	7/1/2012	Month-Month	$ 675	$ 50
34										
35	304 - 308 Water	Triple	304	2/1	Yes	N. Starner	1/23/2020	One year	$ 675	$ 25
36		Ranch	306	2/1	Yes	N. Donovan	3/6/2017	Month-Month	$ 600	
37			308	2/1	Yes	K. Cleek	5/1/2018	Month-Month	$ 640	$ 25
38										
39										
40			23			**Totals**	23		**$ 12,009**	**$ 175**
41			Total				Rented			
42			Units				Units			
43	Goldfinch Properties LLC									
44	1630 Bickel Church Rd.									
45	Baltimore, OH 43105									

Goldfinch Properties
Analysis of Operating Expenses

	2017	2018	Stabilized Proforma	
Insurance	$14,644	$10,012	$10,500	
Appliances & Capital Replace	$1,848	$4,928	$3,500	
Repairs, Cleaning & Landscape	$14,666	$17,955	$16,300	
Utilities	$1,335	$1,293	$1,300	
Management & Administration	$7,765	$9,239	$9,400	6.5%
Real Estate taxes	$15,800	$16,630	$15,800	
Total	**$56,058**	**$16,630**	**$56,800**	

Goldfinch Properties
Deal Structure
2/12/20

	Deal Structure Overview		
	Purchase Price @ Ask	$1,185,000	
	1st Mortgage @ 5% @ 25 Yr. Am.	(890,000)	(75%)
	Buyers Down Payment	$295,000	(25%)
		Current	**Stabilized**
	Cash Flow Proforma	**1/2020**	**Proforma**
Proforma	Net Operating Income	$84,188	$87,321
	Less: Debt Service	(62,434)	(62,434)
	Cash Flow Before Tax	$21,754	$24,887
	Cash or Cash Return	7.4%	8.4%
(1)	Add: Average Annual Principle Paydown	$23,200	$23,200
(2)	Add: Appreciation @ 3%/Yr.	$35,550	$35,550
	Estimated Annual Return	**$80,504**	**$83,637**

Footnotes
(1) Average Annual Principle Paydown Over a 10-year holding period
(2) Assumes 3%/Yr. appreciation in value

PARCELS SUMMARY
Goldfinch Properties LLC
Baltimore, Ohio
February 14, 2020

	ADDRESS	TOTAL UNITS	TOTAL BEDROOMS	TOTAL SF	UNITS SF	ACRES	AGE	ANNUAL TAXES $	TAX VALUE
1)	700-702 West Market Street	6	3	2,258	650	0.19	1977/1981	$2,206.22	$112,280
2)	704 West Market Street	1	3	1,241	1,241	0.15	1900/1977	$1,399.10	$89,450
3)	708-710 West Market Street	2	4	1,800	900	0.16	1900	$1,323.56	$84,580
4)	304-308 East Water Street	3	6	2,320	773	0.30	1940	$369.62	$23,630
5)	500-502 North Granville Street	2	6	2,720	1,360	0.20	1969/1975	$3,194.24	$204,170
6)	413-417 North Granville Street	3	6	2,464	821	0.44	1969	$2,299.36	$146,980
7)	319-321 East Monroe Street	2	4	1,568	784	0.20	1979	$1,836.28	$117,380
8)	0 North Main Street	0	0	0	0	0.09	N/A	$257.02	$16,420
9)	305-305 1/2 North Main Street	2	3	1,750	875	0.25	1900	$1,461.68	$93,410
10)	208-210 South Main Street	2	5	2,013	1,006	0.13	1900	$2,282.84	$145,930
	TOTALS/AVERAGE:	**23**	**40**	**18,134**	**841**	**2.106**		**$16,629.92**	**$1,034,230**