

Cincinnati, Ohio Portfolio


Save big with this unique opportunity to invest in multiple Doorvest homes.

Doorvest - Advancing financial security for all.

Portfolio Overview

\$557,000


Recommended for all Investors



702 Jamestown Dr

Miamisburg OH 45342

View Home Profile



81 Ascot Glen Dr

Franklin OH 45005

View Home Profile

This portfolio consists of two strong properties in the Cincinnati, Ohio MSA (Metropolitan Statistical Area). 702 Jamestown Dr consists of 4 beds, 2.5 baths, and 1748 sqft and 81 Ascot Glen Dr consists of 3 beds, 2.5 baths, and 2215 sqft. Both homes have undergone extensive renovations and are ready to purchase as a bundle.

Recent Market Highlights

- FC Cincinnati announced that development of a \$300 million, 8.5 acre mixed use district near TQL Stadium is officially underway. "The district will include a hotel, apartments, office space, retail, restaurants, and a privately owned public green space" and hopes to achieve success seen in similar developments around stadiums in Wrigleyville (Chicago, Illinois), Washington National Ballpark and Audi Field (Washington, DC), and Lambeau Field (Green Bay, Wisconsin). [Read More >](#)
- Among the 50 most populous U.S. metros, pending home sales were observed in decline since September '22, except in Cincinnati – which saw a 20.3% increase, according to Redfin. [Read More >](#)
- As part of General Electric's (GE) restructuring plan, it's been announced that GE Aerospace will become the 8th standalone Fortune 500 company to be headquartered in Cincinnati by early 2024. GE Aerospace employs over 7,500. [Read More >](#)

Renovation Highlights	702 Jamestown Dr		81 Ascot Glen Dr
	\$52,000	Renovation Cost	\$49,000
	General Maintenance	Roof	Brand New
	No Deficiencies	Foundation	No Deficiencies
	Existing	Water Heater	New
	Serviced Existing	HVAC	New
	New	Appliances	New
	New	Flooring	New

Quick Financials	702 Jamestown Dr		81 Ascot Glen Dr
	5.33%	Cash on Cash Return	5.19%
	\$1,975	Year 1 Rent	\$2,200
	\$7,800	Appreciation	\$8,910
	7.43%	Cap Rate	7.39%

Combined	Cash on Cash	Year 1 Rent	Cashflow	Appreciation	Cap Rate
	5.25%	\$4,175	\$659/mo	\$16,710	7.41%

Bundled Savings	Purchased in Bundle		Purchased Separately
	\$1,500	Property Reservation Fee	\$3,000 (+\$1,500)
	\$260,000	Purchase Price 702 Jamestown Dr	\$272,700 (+\$12,700)
	\$297,000	Purchase Price 81 Ascot Glen Dr	\$301,500 (+\$4,500)
	\$558,500	Total	\$577,200
	\$18,700	Immediate Savings	\$0

Detailed Financials

702 Jamestown Dr

Miamisburg OH 45342

Financials

Includes Promotion Savings

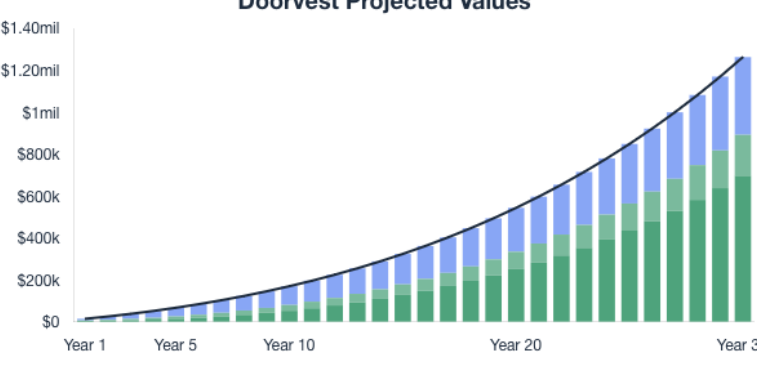
Estimated Profits

	Year 1	Year 5	Year 10	Year 20
Cash Flow	\$3,739	\$13,479	\$51,929	\$250,327
Appreciation	\$7,800	\$41,411	\$89,418	\$209,589
Equity Accumulation	\$1,981	\$11,443	\$27,666	\$83,265
Total	\$13,520	\$66,334	\$169,013	\$543,181

Estimated Summary

	Year 1	Year 5	Year 10	Year 20
Annual Cash Flow	\$3,739	\$4,012	\$10,355	\$28,996
Closing Costs	\$5,200	\$0	\$0	\$0
Cash Outlay	\$70,200	\$0	\$0	\$0
Cap Rate	7.43 %	7.73 %	10.18 %	17.37 %
Annual COC	5.33 %	5.72 %	14.75 %	41.30 %
Gross Yield	9.12 %	11.08 %	14.14 %	23.03 %
NOI Margin	81.47 %	74.17 %	76.53 %	80.18 %

Doorvest Projected Values



Estimated Monthly Income

	Year 1	Year 5	Year 10	Year 20
Monthly Income	\$1,975	\$2,401	\$3,064	\$4,991
Vacancy	\$0	-\$120	-\$153	-\$250
Credit Loss	\$0	-\$23	-\$29	-\$47
Total	\$1,975	\$2,258	\$2,882	\$4,694

Estimated Monthly Expenses

	Year 1	Year 5	Year 10	Year 20
Mortgage @ 7.00%	\$1,297	\$1,297	\$1,297	\$1,297
Property Tax @ 1.15%	\$212	\$229	\$253	\$309
Insurance	\$95	\$97	\$99	\$104
HOA	\$0	\$0	\$0	\$0
Servicing Fee @ 10%	\$198	\$240	\$306	\$499
Promotion Savings	-\$138	\$0	\$0	\$0
Turnover	\$0	\$17	\$17	\$18
Repairs & Maintenance	\$0	\$43	\$45	\$50
Total	\$1,663	\$1,880	\$1,974	\$2,228

Estimated Monthly Cash Flow

	Year 1	Year 5	Year 10	Year 20
Total Monthly Income	\$1,975	\$2,258	\$2,882	\$4,694
Total Monthly Expenses	\$1,663	\$1,880	\$1,974	\$2,228
Total	\$312	\$334	\$863	\$2,416

Recommended Monthly Reserve

We recommend you save the below amount for future Capital Expenditures. Reserves are not included in cash flow, cash on cash, nor CAP rate numbers.

CapEx\$216.67

81 Ascot Glen Dr

Franklin OH 45005

Financials

Includes Promotion Savings

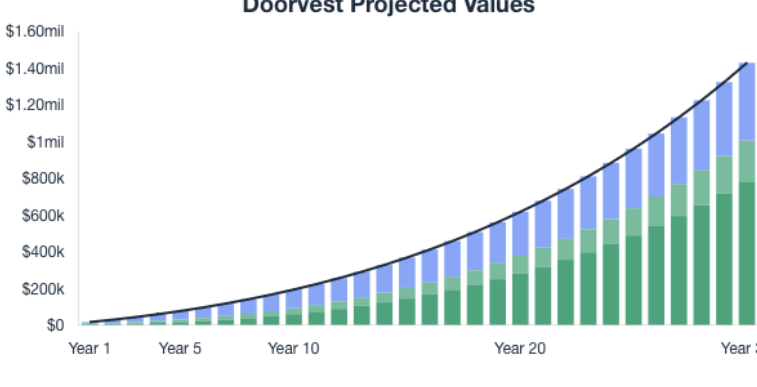
Estimated Profits

	Year 1	Year 5	Year 10	Year 20
Cash Flow	\$4,160	\$15,379	\$58,854	\$281,819
Appreciation	\$8,910	\$47,304	\$102,143	\$239,415
Equity Accumulation	\$2,263	\$13,072	\$31,603	\$95,113
Total	\$15,333	\$75,755	\$192,599	\$616,347

Estimated Summary

	Year 1	Year 5	Year 10	Year 20
Annual Cash Flow	\$4,160	\$4,574	\$11,680	\$32,540
Closing Costs	\$5,940	\$0	\$0	\$0
Cash Outlay	\$80,190	\$0	\$0	\$0
Cap Rate	7.39 %	7.70 %	10.10 %	17.15 %
Annual COC	5.19 %	5.70 %	14.57 %	40.58 %
Gross Yield	8.89 %	10.80 %	13.79 %	22.46 %
NOI Margin	83.12 %	75.79 %	77.90 %	81.16 %

Doorvest Projected Values



Estimated Monthly Income

	Year 1	Year 5	Year 10	Year 20
Monthly Income	\$2,200	\$2,674	\$3,413	\$5,559
Vacancy	\$0	-\$134	-\$171	-\$278
Credit Loss	\$0	-\$25	-\$32	-\$53
Total	\$2,200	\$2,515	\$3,210	\$5,229

Estimated Monthly Expenses

	Year 1	Year 5	Year 10	Year 20
Mortgage @ 7.00%	\$1,482	\$1,482	\$1,482	\$1,482
Property Tax @ 1.00%	\$210	\$228	\$251	\$306
Insurance	\$95	\$97	\$99	\$104
HOA	\$0	\$0	\$0	\$0
Servicing Fee @ 10%	\$220	\$267	\$341	\$556
Promotion Savings	-\$154	\$0	\$0	\$0
Turnover	\$0	\$17	\$17	\$18
Repairs & Maintenance	\$0	\$43	\$45	\$50
Total	\$1,853	\$2,091	\$2,191	\$2,467

Estimated Monthly Cash Flow

	Year 1	Year 5	Year 10	Year 20
Total Monthly Income	\$2,200	\$2,515	\$3,210	\$5,229
Total Monthly Expenses	\$1,853	\$2,091	\$2,191	\$2,467
Total	\$347	\$381	\$973	\$2,712

Recommended Monthly Reserve

We recommend you save the below amount for future Capital Expenditures. Reserves are not included in cash flow, cash on cash, nor CAP rate numbers.

CapEx\$247.50

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