

1511 Dixmont Ave.



- One of a kind Historic Charm
- Meticulously maintained by the same family since the 50's
- Near Xavier University
- Newer Roof, Boiler, Electric Service, and Hot Water Heater
- Call 1-888-766-0647 Ext.# 7549 24/7 to hear a recorded message or Text "33186" to 79564 for additional .



**Jason Bowman**  
CRS® GRI® ABR® ePRO®  
Re/Max Elite  
726 Mohawk Trail  
Milford, OH 45150

Cell: (513) 766-0647  
Fax: (513) 766-0627  
Jason@JJBowman.com  
www.JJBowman.com



All information is believed to be correct, but its correctness is not guaranteed.



## Additional Details

Unit #1	\$425	2 Years
Unit #2	\$425	5 Years
Unit #3	\$425	7 Years
Unit #4	\$425	3 Years
Unit #5	\$325	Vacant-needs rehab
Unit #6	\$325	Vacant

Hot Water Heater	3 Years
Boiler	10 Years
Roof	11 Years
Electric panel updates	7 Years

- Separate Gas and Electric service.
- Individual gas service could provide for easy conversion to tenant paid heat.
- Coin operated laundry could provide additional income.
- Rents below market value.
- A fresh management approach could bring back the historical beauty of this building while making it a very profitable investment.

## Current Annual Income & Expenses

Gross Income	\$ 24,720.00
Vacancy	\$
Annual Taxes	\$ 2,854.00
Insurance	\$ 3,023.00
Gas/Electric	\$ 7,080.00
Water/Sewer	\$ 1,770.00
<u>Maintenance</u>	<u>\$ 300.00</u>
Net Operating Income	\$ 9,693.00



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**Active**

A1160544pvt E01WH 1511 Dixmont Ave  
**City/Village** Cincinnati **Cnty** Hamilton  
**Subd** Wm Durrell Sr T **Twp**

**Unit#** **Subu** Walnut Hills **LP\$** 140,000  
**State** OH **Zip** 45207



Victory Parkway to E on Gilbert to Y intersection with Dixmont(across from the Naval Bldg)

**Cross Street** Gilbert

Open House	
Date	Time

**Tax ID** 0550001002400 **Other**

**Spec Fin** N

**Appliances Include** 4 frig, 4 gas range, 1 elec range-bsmnt

**Lease Info** month to month

Total Units		Total Bldgs		
Eff	1Bed	2Bed	3+Bed	
# of Units	6			
Avg Rent \$	425.00			
Est Sq Ft				

-2, 3 or 4 Units- ACTUAL			
Rms	Bed	Baths	Rent
Unit # 1			
Unit # 2			
Unit # 3			
Unit # 4			

**Separate Gas & Ele** Y **Heat Paid** Owner  
**Separate Furnace** N **Water Pd** Owner  
**Separate Air Cond** Y

**Auction** N

**This Listing Courtesy of RE/MAX Elite**

One of a kind historic charm and character with tremendous upside cash flow potential\*Meticulously maintained by the same family since the 50's\*Near XU\*Newer roof,boiler,elec service,HWH\*Long term tenants\*pocket doors\*beautiful woodwork\*

				Current Annual Income & Expense	
<b>Type</b>	Apartment 5+	<b>Bsmnt</b>	Full	<b>School</b>	Cincinnati City SD
<b>Levels</b>	3 Story	<b>Garage</b>	None	<b>District</b>	Call SD 513-363-0000
<b>Const</b>	Brick, Vinyl	<b>Parking</b>	Onstreet		
<b>Found</b>	Stone	<b>Parking</b>	<b>Spaces</b>	<b>Gross Inc</b>	\$ 24720
<b>Roof</b>	Tile	<b>Firepl</b>	4 Gas, Inoperable	<b>Vacancy</b>	\$
<b>Windows</b>	Wood, Double Hung	<b>Gas</b>	Natural	<b>Annual Tax</b>	\$ 2854.00
<b>Heating</b>	Gas, Steam	<b>Water</b>	Public	<b>Insurance</b>	\$ 3023
<b>Cooling</b>	Window Unit	<b>Sewer</b>	Public	<b>Gas/Elec</b>	\$ 7080
<b>Lot</b>	123x180	<b>Zoning</b>	Multi Family	<b>Wat/Sewer</b>	\$ 1770
<b>Acreage</b>	0.139	<b>Age</b>	97	<b>Waste Rem</b>	\$
<b>EQD</b>		<b>New</b>	N Existing Structure	<b>Maintenance</b>	\$ 300
<b>Transp</b>				<b>Other</b>	\$
				<b>Net Opinc</b>	\$ 9693

**Features**

**Common Facilities**

**Inside Features** 220 Volt, Storage Area

**Other Features**

**Extras**

**Documents Avail**

**Outside** Porch, Balcony, Fire Escape

**Miscel**

**Views**

**This listing is ActiveReport Prepared by**



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<http://www.JJBowman.com>

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**Office Phone** 513-248-3660  
**Fax Phone** 513-766-0627  
**Cell Phone** 513-766-0647  
**E-Mail** Team@JJBowman.com

## Property Detail Report

Subject Property

**3191 Gilbert Ave  
Cincinnati, OH 45207  
Cinti Csd-Cinti Corp -  
Hamilton County**



### Owner Info:

Owner Name : <b>Perkins Edward E</b>	Recording Date : <b>09/01/1986</b>
Tax Billing Address : <b>3533 Amberacres Dr (no mail)</b>	Annual Tax : <b>\$3,474</b>
Tax Billing City & State : <b>Cincinnati OH</b>	County Use Code : <b>Com-Apts 4-19 Units</b>
Tax Billing Zip : <b>45237</b>	State Use : <b>Apts 4-19 Units</b>
Tax Billing Zip+4 : <b>2524</b>	Universal Land Use : <b>Apartment</b>

### Location Info:

School District : <b>Cincinnati Csd</b>	Flood Zone Panel : <b>3902100213D</b>
Subdivision : <b>Durrell Sr Homestead</b>	Panel Date : <b>05/17/2004</b>
Census Tract : <b>39.00</b>	Flood Zone Code : <b>X</b>
Carrier Route : <b>C035</b>	Tax District : <b>Cinti Csd-Cinti Corp</b>

### Tax Info:

Tax ID : <b>055-0001-0024-00</b>	Total Assessment : <b>\$128,730</b>
Tax Year : <b>2008</b>	% Improv : <b>91%</b>
Annual Tax : <b>\$3,474</b>	Tax Area : <b>001</b>
Assessment Year : <b>2008</b>	Tax Appraisal Area : <b>001</b>
Land Assessment : <b>\$11,340</b>	Legal Description : <b>Gilbert Ave 123.51 X 80.90 Irr Lot 23 Wm Durrell Sr Tif Abatement</b>
Improved Assessment : <b>\$117,390</b>	Lot Number : <b>23</b>

### Characteristics:

Lot Frontage : <b>245</b>	Building Sq Ft : <b>6,686</b>
Lot Depth : <b>80.9</b>	Water : <b>Type Unknown</b>
Lot Acres : <b>.139</b>	Sewer : <b>Type Unknown</b>
Lot Shape : <b>Y</b>	Topography : <b>Flat/Level</b>

### Last Market Sale:

Recording Date : <b>09/01/1986</b>	Deed Type : <b>Deed (Reg)</b>
Settle Date : <b>09/01/1986</b>	Owner Name : <b>Perkins Edward E</b>

### Sales History:

Recording Date : <b>07/21/1999</b>		<b>09/01/1986</b>
Nominal : <b>Y</b>		
Buyer Name : <b>Perkins Edward E Trust</b>		<b>Perkins Edward E</b>
Seller Name : <b>Perkins Edward E &amp; Adoria J</b>		
Document No : <b>143030</b>		
Document Type : <b>Warranty Deed</b>		<b>Deed (Reg)</b>

Courtesy of Jason Bowman  
Cincinnati MLS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.