

Ohio Hedge Fund Buy Box

1. Geographic Area & Sourcing

- **Sourcing Method:** Off-market only | Encourage FSBO's to go Off-Market
- **Target Zip Codes (Columbus Area - 430xx/432xx):** 43001, 43004, 43008, 43015, 43016, 43017, 43018, 43023, 43025, 43026, 43031, 43035, 43040, 43054, 43055, 43062, 43068, 43071, 43074, 43080, 43081, 43082, 43085, 43107, 43110, 43113, 43119, 43123, 43125, 43130, 43140, 43147, 43201, 43202, 43203, 43204, 43205, 43206, 43207, 43209, 43211, 43212, 43213, 43214, 43215, 43219, 43220, 43221, 43222, 43223, 43224, 43227, 43228, 43229, 43230, 43231, 43232, 43235.
- **Target Zip Codes (Cleveland/Akron Area - 440xx/441xx/442xx/443xx):** 44001, 44011, 44012, 44017, 44022, 44023, 44024, 44026, 44035, 44039, 44040, 44044, 44045, 44050, 44052, 44053, 44054, 44055, 44056, 44060, 44065, 44067, 44070, 44072, 44074, 44077, 44081, 44087, 44090, 44092, 44094, 44095, 44102, 44103, 44104, 44105, 44106, 44107, 44108, 44109, 44110, 44111, 44112, 44113, 44114, 44115, 44116, 44117, 44118, 44119, 44120, 44121, 44122, 44123, 44124, 44125, 44126, 44127, 44128, 44129, 44130, 44131, 44132, 44133, 44134, 44135, 44136, 44137, 44138, 44139, 44140, 44141, 44142, 44143, 44144, 44145, 44146, 44147, 44149, 44202, 44203, 44212, 44216, 44221, 44223, 44224, 44236, 44240, 44241, 44250, 44256, 44262, 44272, 44278, 44281, 44301, 44302, 44303, 44304, 44305, 44306, 44307, 44310, 44311, 44312, 44313, 44314, 44319, 44320, 44321, 44333.
- **Target Zip Codes (Cincinnati/Dayton Area - 450xx/451xx/452xx/453xx/454xx):** 45001, 45002, 45005, 45011, 45013, 45014, 45015, 45030, 45034, 45036, 45039, 45040, 45042, 45044, 45050, 45054, 45065, 45066, 45067, 45068, 45069, 45102, 45103, 45106, 45111, 45120, 45122, 45140, 45150, 45152, 45153, 45157, 45160, 45162, 45174, 45176, 45202, 45203, 45204, 45205, 45206, 45207, 45208, 45209, 45211, 45212, 45213, 45214, 45215, 45216, 45217, 45218, 45219, 45220, 45223, 45224, 45225, 45226, 45227, 45229, 45230, 45231, 45232, 45233, 45236, 45237, 45238, 45239, 45240, 45241, 45242, 45243, 45244, 45245, 45246, 45247, 45248, 45249, 45251, 45252, 45255, 45305, 45315, 45322, 45324, 45342, 45345, 45377, 45383, 45402, 45403, 45404, 45405, 45406, 45409, 45410, 45414, 45415, 45416, 45417, 45419, 45420, 45424, 45426, 45429, 45430, 45431, 45432, 45434, 45439, 45440, 45449, 45458, 45459.

2. Financial Criteria

- **Max Purchase Price:** \$250,000.00
- **Minimum ARV (After Repair Value):** No less than \$75,000.00

3. Property Criteria

- **Home Type:** Preferred Single-Family Home (SFH); Multi-Family Home (MFH) may be considered.
- **Minimum Year Built:** 1900 or later.
- **Minimum Square Footage:** 850 sqft.
- **Minimum Bed/Bath Count:**
 - Standard: 3 Bed / 1 Bath.
 - If Seller is doing a Lease-back: 2 Bed / 1 Bath is acceptable.

4. Condition & Repair

- **Maximum Rehab Budget:** \$40,000.00
- **Repair Exclusions:** Will not purchase properties that require major repairs (e.g., full-gut rehabs, structural rebuilds).
- **Solar Panels:** Must be paid off. No properties with unpaid solar panels or solar panel liens.

5. Transaction Terms

- **Closing Timeline:**
 - Standard Close: 30 days required.
 - Cleveland Area (44xxx Zips): 45 days required.
- **Inspection/Option Period (Buyer):**
 - Minimum: 10 days.
 - Target/Preference: 14 days.
- **Lease-Back Option:** Accepted and preferred.
 - **Ideal Seller Occupancy:** Seller stays in the house for 1-2 years post-closing via a lease-back agreement.
- **Offer/Deal Number Turnaround:** 2 business days required to provide a deal number.

