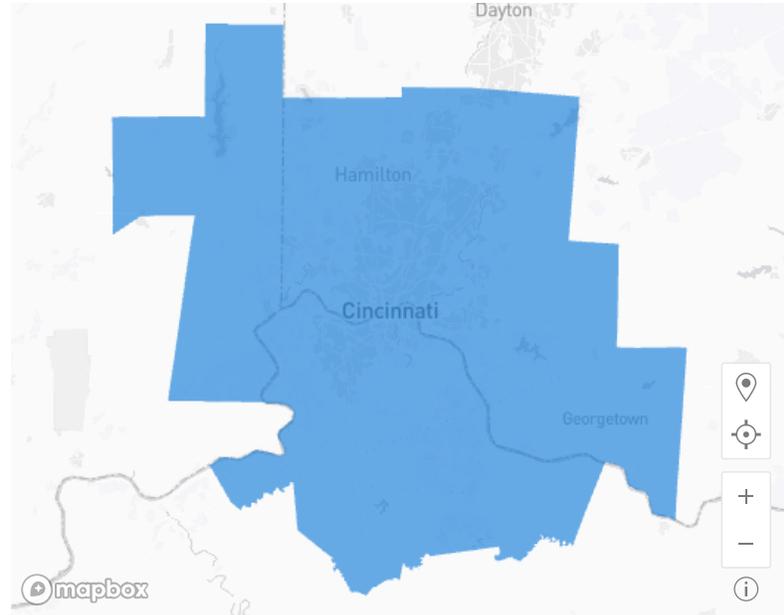
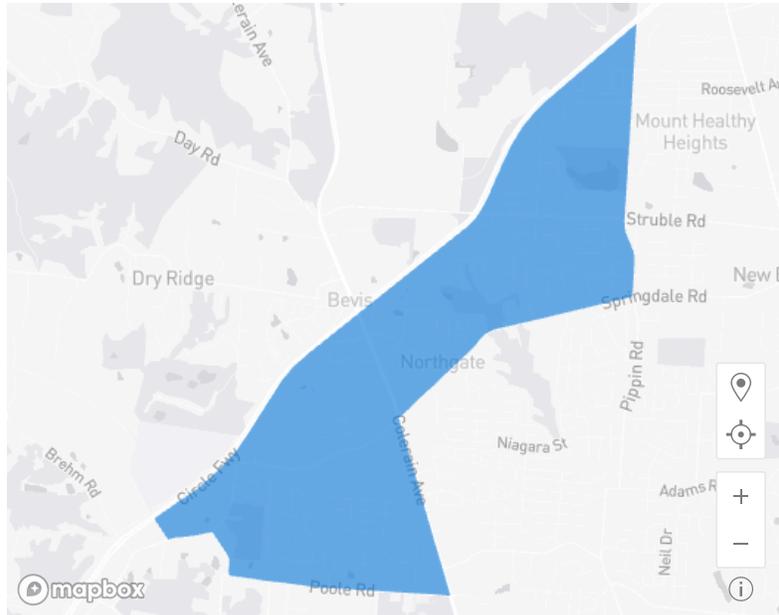


# 10269 Pottinger Rd, Cincinnati, OH 45251, USA

Report generated based on WTI's SECRETS framework for [tapan@wheretoinvest.io](mailto:tapan@wheretoinvest.io) on July 20 2024

**Neighborhood:** Northgate

**Metro Area:** Cincinnati, OH-KY-IN



The address is in the **Northgate** neighborhood, with a population of **7,066**. The neighborhood's projected population in 5 years is **7,195**. This neighborhood is in the **Cincinnati, OH-KY-IN** metro area with a population of **2,257,011**.



Metro area **Cincinnati, OH-KY-IN** has **20** industries. The largest employer in the metro is the **Healthcare** industry, employing **15%** of the workforce.



This neighborhood is safer than **63%** of neighborhoods in the US.



This neighborhood has a median household income of **\$62,776** and **18%** of people work from home at least some of the time.

This neighborhood has **2,535** single-family residences compared to the metro area's **474,400**.

The median rent is **\$777/month**.



The median value of a home is **128,294**.

This neighborhood has **732** investor-owned homes.



**6%** of the homes in the neighborhood can be bought at value and flipped. The gross rental yield in this neighborhood is **7.27%**.



There are over **119** total professionals identified to contact, which includes **18** realtors, **1** property manager(s), **5** contractors, **46** investment lenders and **49** hard money lenders.



The population of this neighborhood has changed by **-1.33%** since 2020.

|              |            |          |                      |       |
|--------------|------------|----------|----------------------|-------|
| Neighborhood | City       | County   | Metro Area           | State |
| Northgate    | Cincinnati | Hamilton | Cincinnati, OH-KY-IN | OH    |

**POPULATION**

|              |                |                |                  |                   |
|--------------|----------------|----------------|------------------|-------------------|
| <b>7,066</b> | <b>810,528</b> | <b>822,321</b> | <b>2,257,011</b> | <b>11,775,694</b> |
|--------------|----------------|----------------|------------------|-------------------|

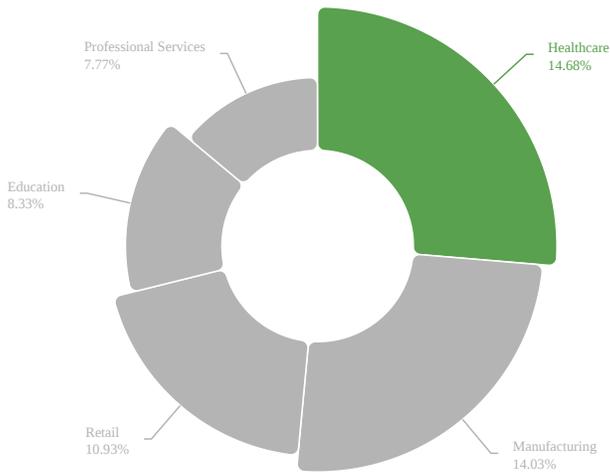
**AREA (SQUARE MILES)**

|             |            |            |              |               |
|-------------|------------|------------|--------------|---------------|
| <b>2.51</b> | <b>350</b> | <b>414</b> | <b>4,627</b> | <b>44,877</b> |
|-------------|------------|------------|--------------|---------------|

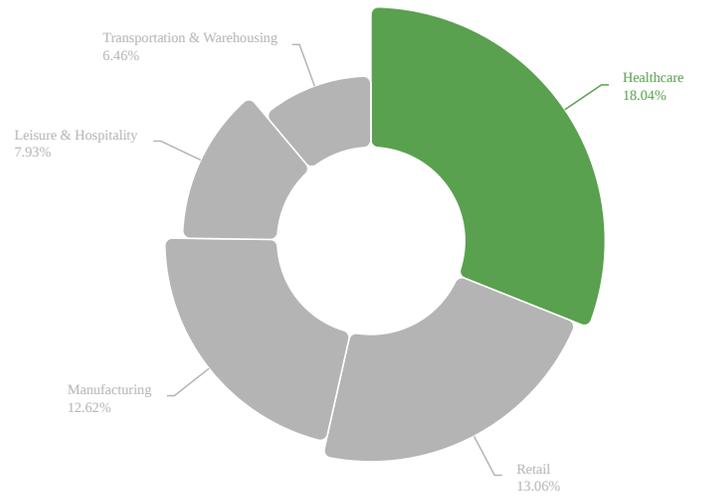
**METRO AREA MARKET TYPE**

| Market Type | Market Characteristics   | Population Range |
|-------------|--|------------------|
| Primary     | Primary markets are the largest housing markets in the country. Primary markets, also known as gateway markets, include large, dense population centers with long-established commerce and industry. Popular primary markets in the United States include: New York City, Boston, Los Angeles, Atlanta, Chicago, Miami, Seattle.   | 4M+              |
| Secondary   | Secondary markets refer to cities that are slightly smaller than primary markets. Secondary markets have slightly less economic activity, but are typically growing in terms of local commerce, industry and population. Secondary markets are attractive to individuals because they offer many of the same amenities and features as primary markets — while being more affordable and less densely populated.                               | 2M - 4M          |
| Tertiary    | The line between secondary and tertiary real estate markets can be a bit blurry, but tertiary markets are typically even smaller than secondary markets, with a more spread out population. They may have a smaller urban center and more suburban areas. These tertiary cities may have fewer amenities than secondary and primary markets, but they still attract renters and homeowners because of their affordability and quality of life. | 1M - 2M          |
| Quaternary  |  | 200K - 1M        |
| Quinary     |  | < 200K           |

## Metro Area



## Neighborhood



## METRO AREA DETAILS

| Industry                     | Percentage |
|------------------------------|------------|
| Healthcare                   | 15%        |
| Manufacturing                | 14%        |
| Retail                       | 11%        |
| Education                    | 8%         |
| Professional Services        | 8%         |
| Leisure & Hospitality        | 7%         |
| Financial Activities         | 6%         |
| Construction                 | 6%         |
| Transportation & Warehousing | 5%         |
| Other Services               | 4%         |
| Administration               | 4%         |
| Publishing & Advertising     | 3%         |
| Wholesale                    | 3%         |
| Arts                         | 2%         |
| Real Estate                  | 2%         |
| Information Services         | 2%         |
| Utilities                    | 1%         |

## NEIGHBORHOOD DETAILS

| Industry                     | Percentage |
|------------------------------|------------|
| Healthcare                   | 18%        |
| Retail                       | 13%        |
| Manufacturing                | 13%        |
| Leisure & Hospitality        | 8%         |
| Transportation & Warehousing | 6%         |
| Construction                 | 6%         |
| Administration               | 6%         |
| Financial Activities         | 6%         |
| Other Services               | 6%         |
| Education                    | 5%         |
| Wholesale                    | 5%         |
| Publishing & Advertising     | 3%         |
| Professional Services        | 1%         |
| Information Services         | 1%         |
| Utilities                    | 1%         |
| Real Estate                  | 1%         |
| Arts                         | 1%         |

Select Geography

State Metro Area County City **Neighborhood**

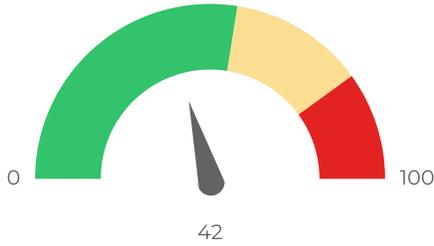
Northgate

# Personal Crime

MURDER INDEX ⓘ

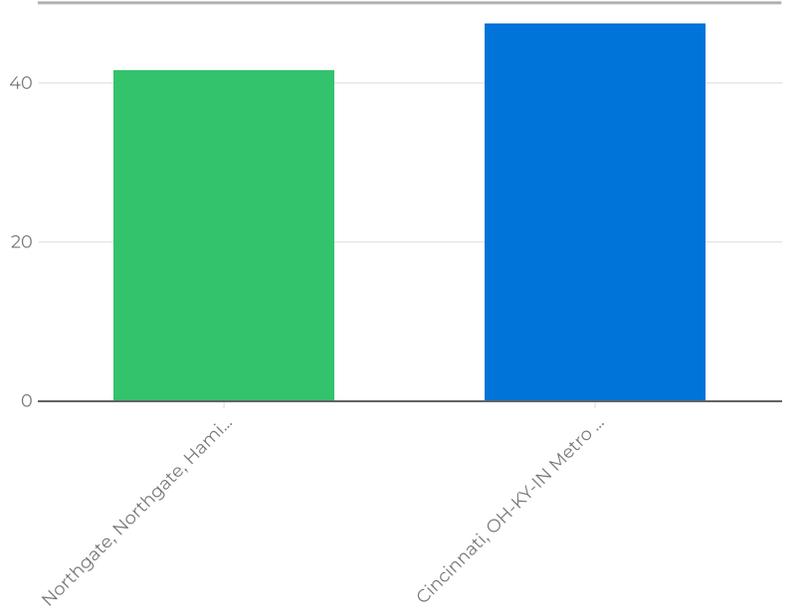
Murder Index

42



RISK OF MURDER RELATIVE TO METRO AREA

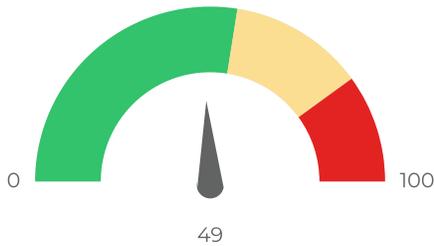
State Murder Index: 50



RAPE INDEX ⓘ

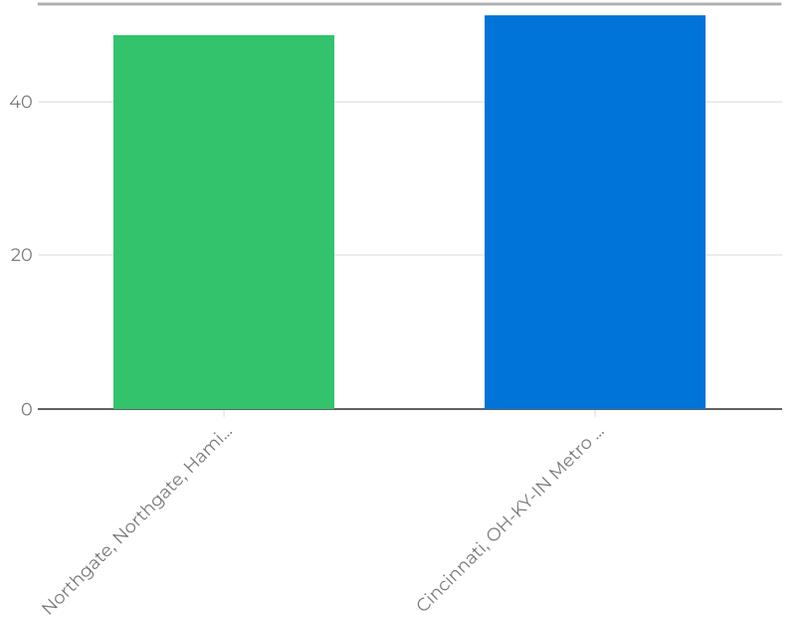
Rape Index

49



RISK OF RAPE RELATIVE TO METRO AREA

State Rape Index: 53

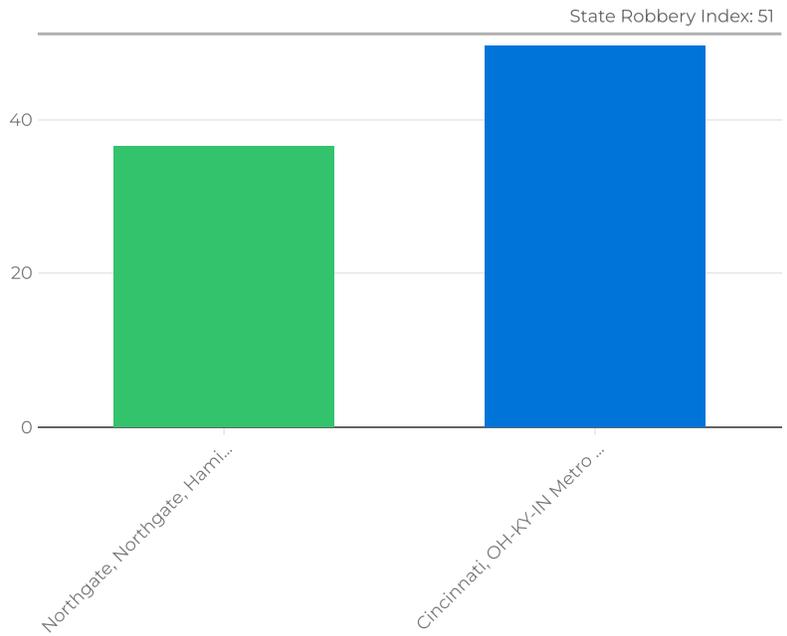
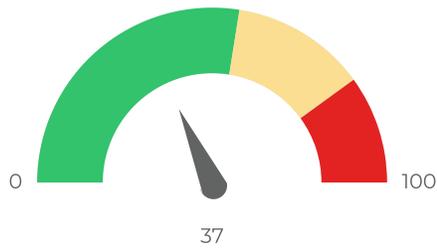


## ROBBERY INDEX ⓘ

## RISK OF ROBBERY RELATIVE TO METRO AREA

Robbery Index

37

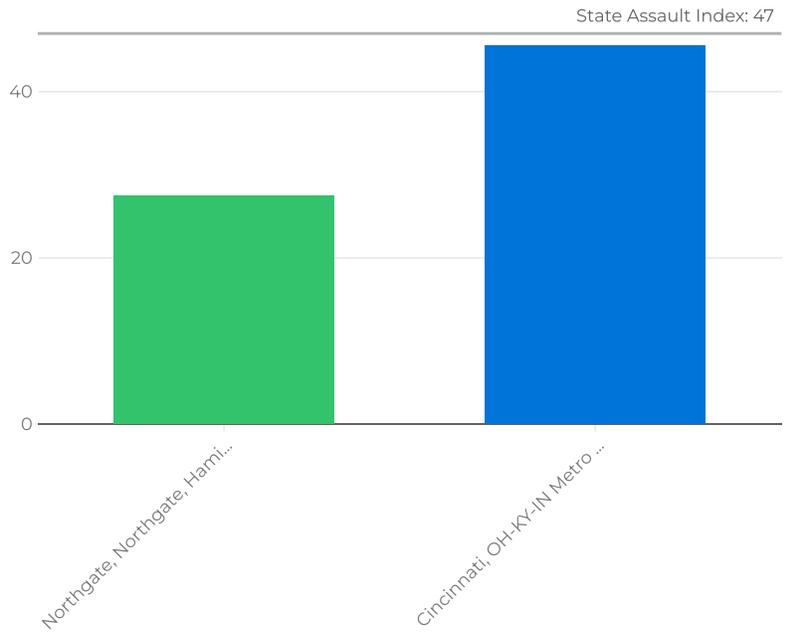
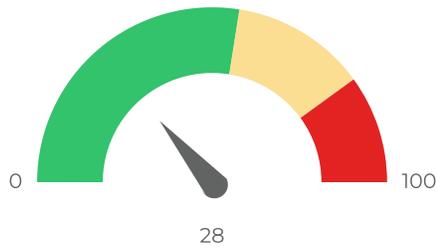


## ASSAULT INDEX ⓘ

## RISK OF ASSAULT RELATIVE TO METRO AREA

Assault Index

28



# Property Crime

### BURGLARY INDEX ⓘ

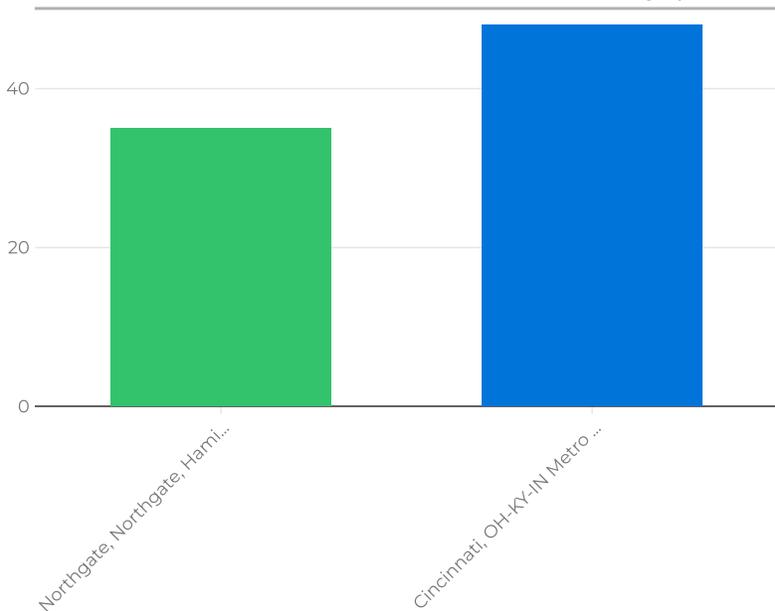
Burglary Index

35



### RISK OF BURGLARY RELATIVE TO METRO AREA

State Burglary Index: 50



### LARCENY INDEX ⓘ

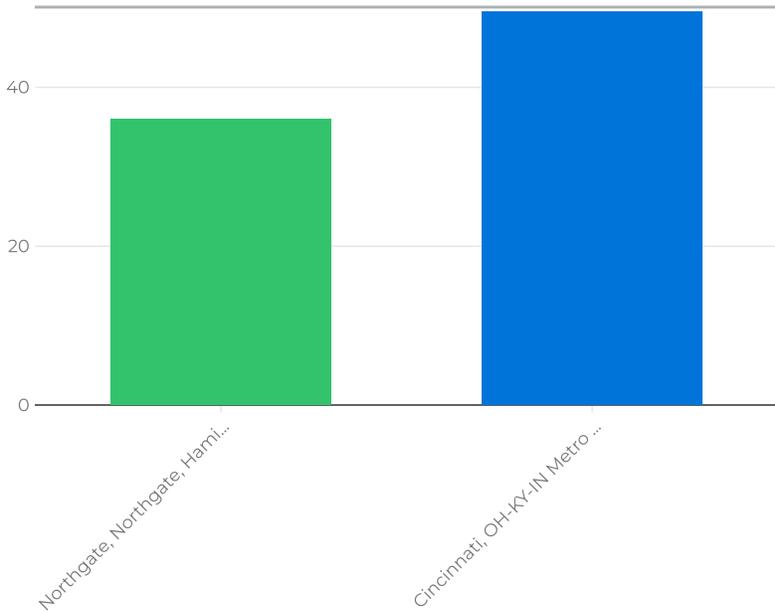
Larceny Index

36



### RISK OF LARCENY RELATIVE TO METRO AREA

State Larceny Index: 50

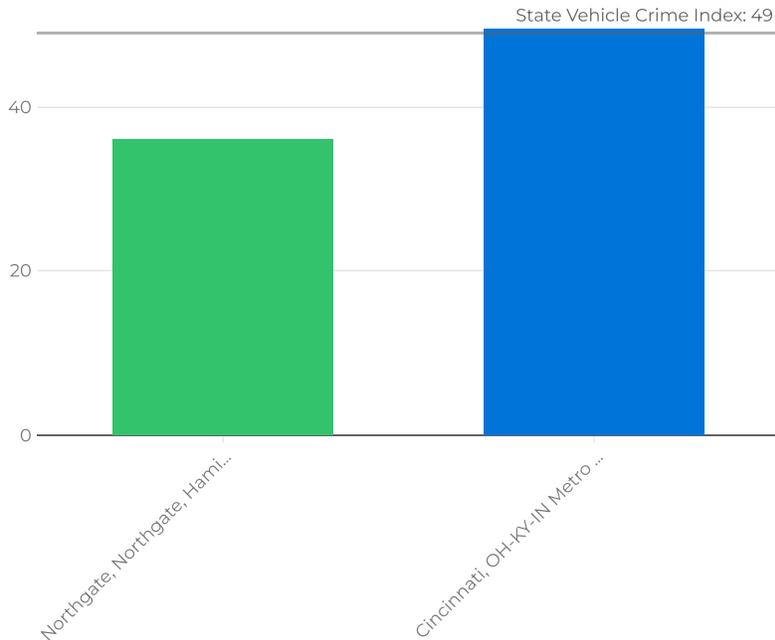
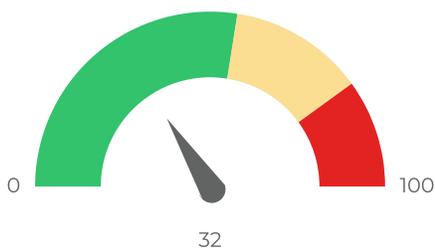


### MOTOR VEHICLE CRIME INDEX ⓘ

### RISK OF VEHICLE CRIME RELATIVE TO METRO AREA

Motor Vehicle Crim...

32



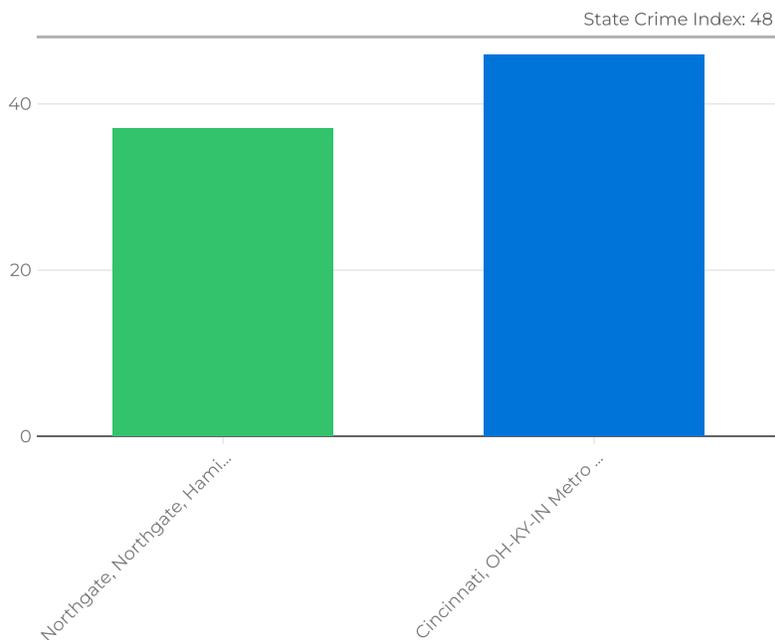
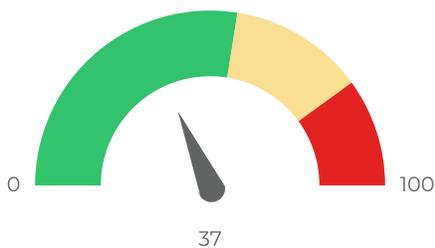
## Total Crime

### TOTAL CRIME INDEX ⓘ

### RISK OF CRIME RELATIVE TO METRO AREA

Total Crime Index

37



## Select Geography

State Metro Area County City **Neighborhood**

Neighborhood

City

County

Metro Area

State

Northgate

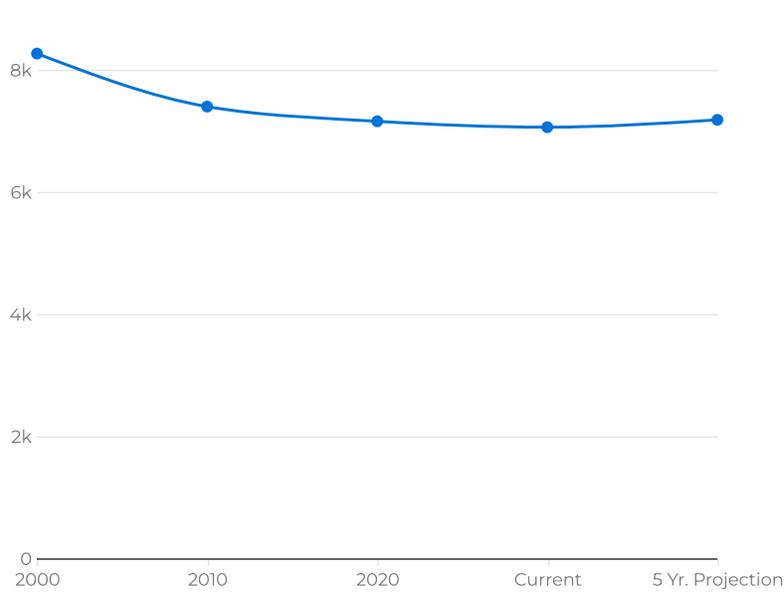
Cincinnati

Hamilton

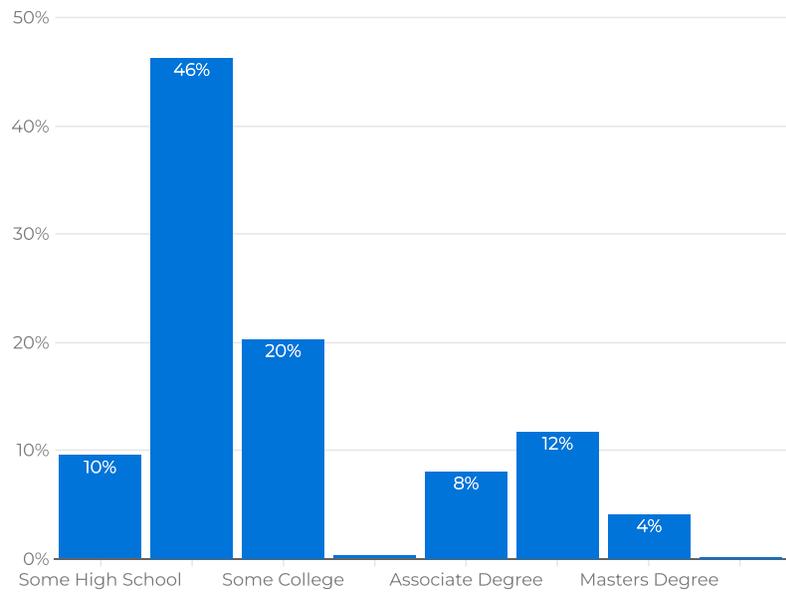
Cincinnati, OH-KY-IN

OH

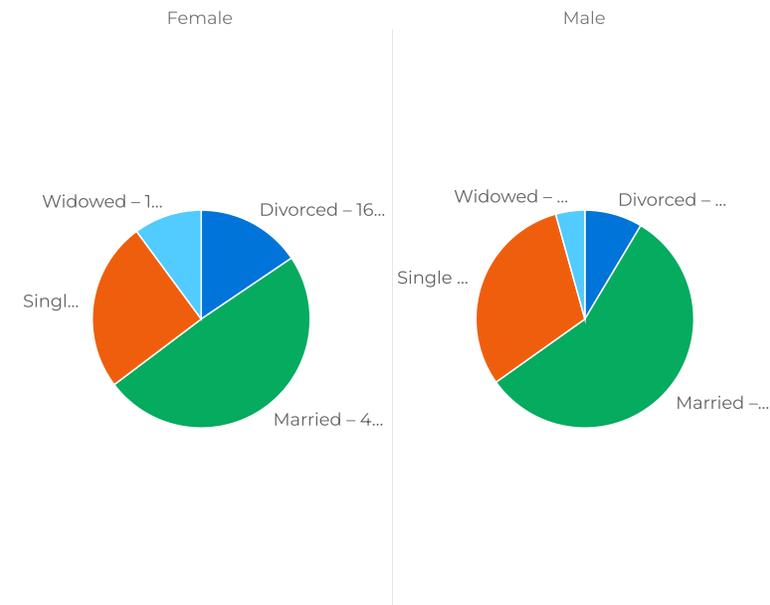
## POPULATION GROWTH



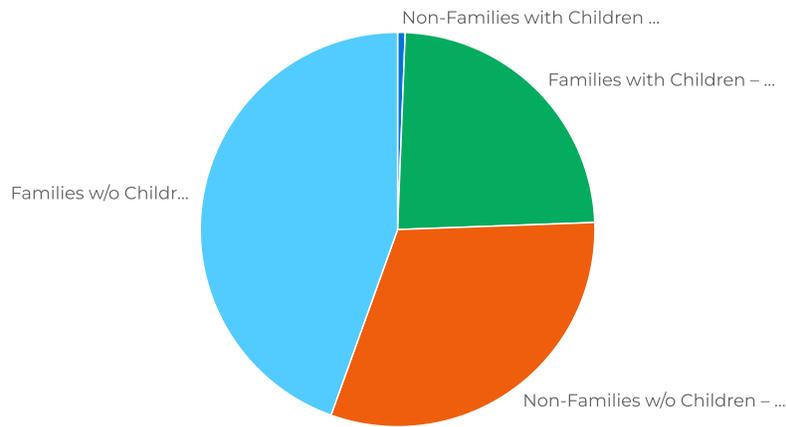
## EDUCATION



## MARITAL STATUS

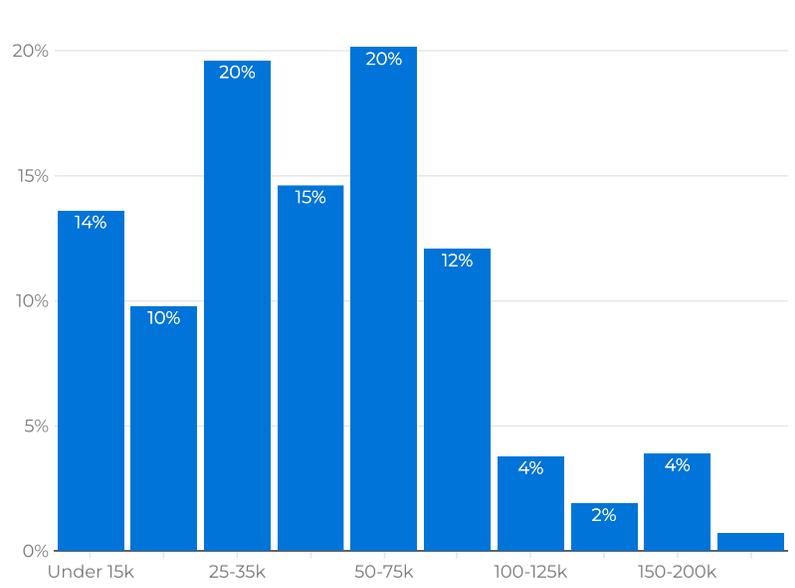
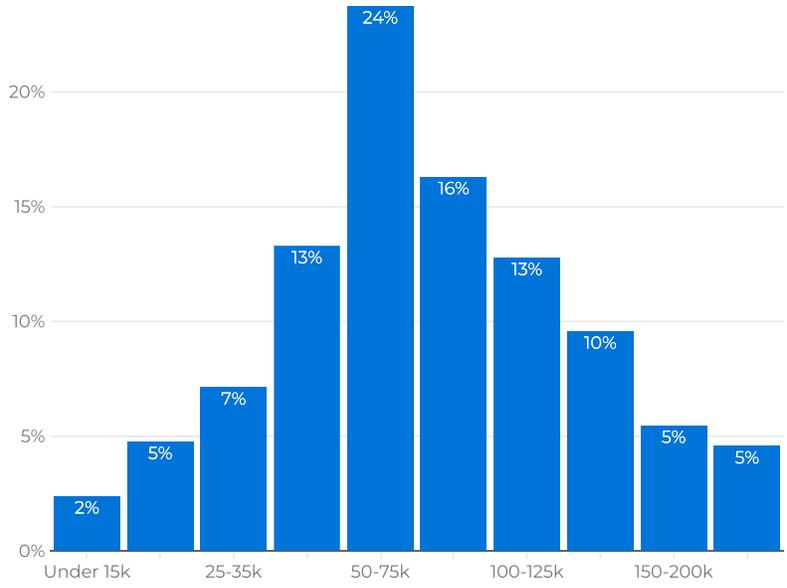


## LIVING ARRANGEMENT



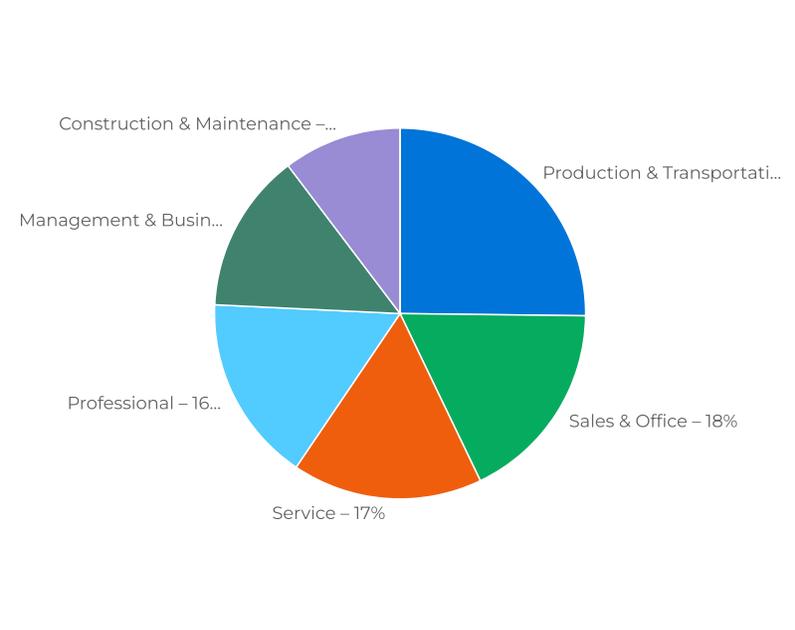
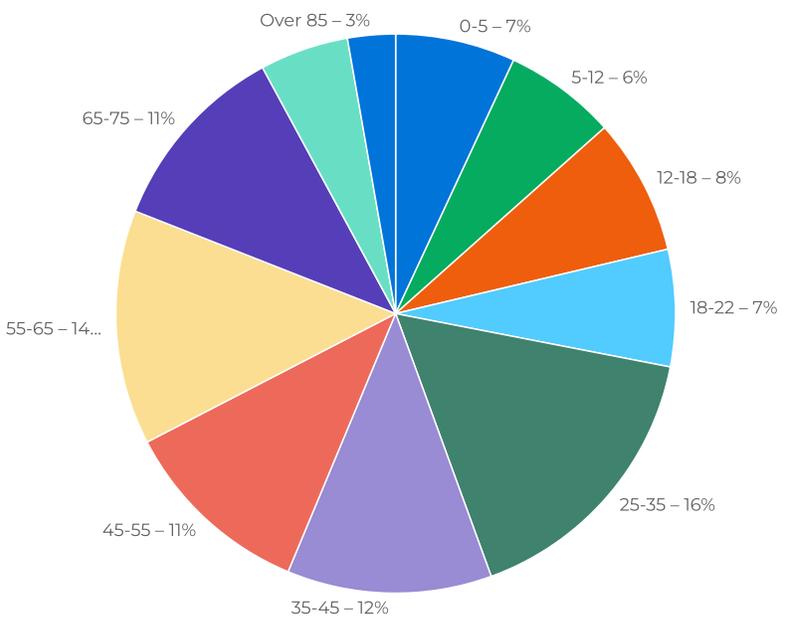
## FAMILY INCOME

## INDIVIDUAL INCOME



AGE

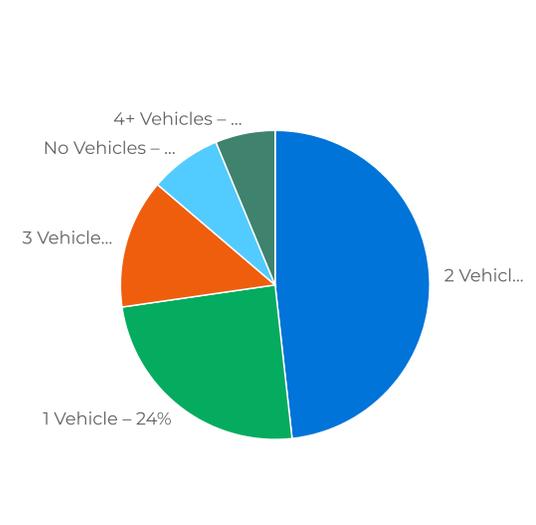
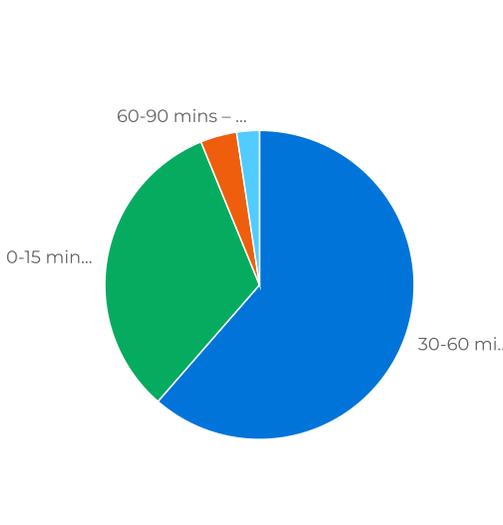
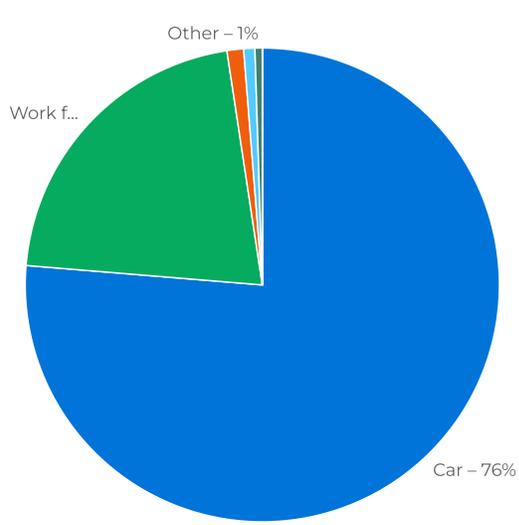
OCCUPATION



TRANSPORTATION MODE

TRAVEL TIME FOR WORK

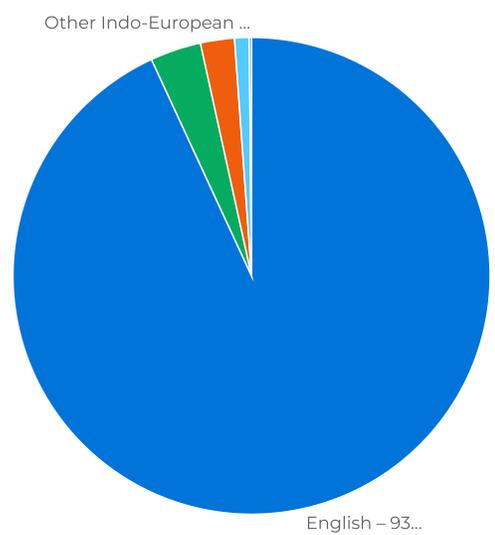
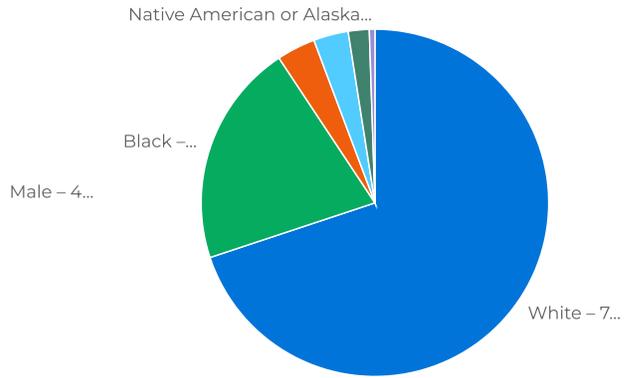
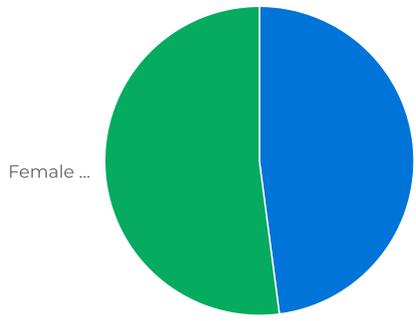
VEHICLES



GENDER

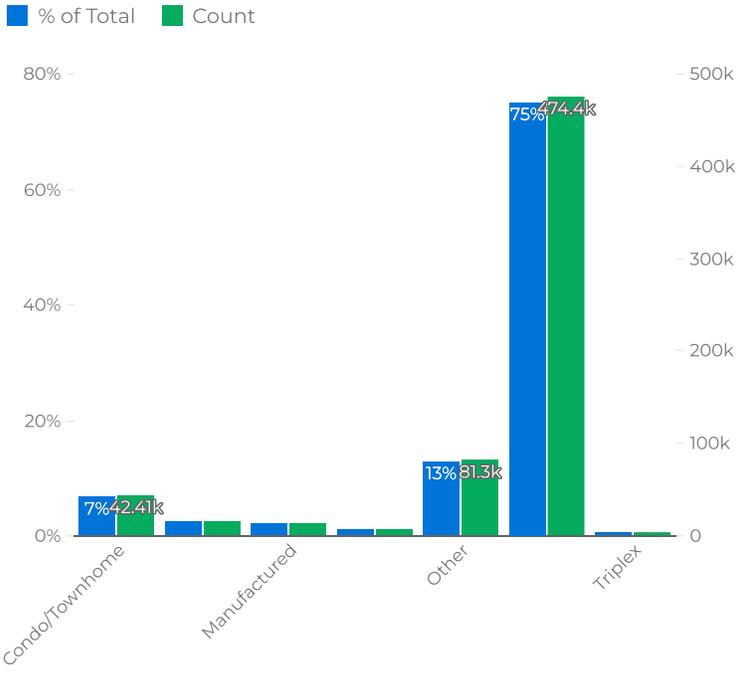
DIVERSITY

LANGUAGES SPOKEN

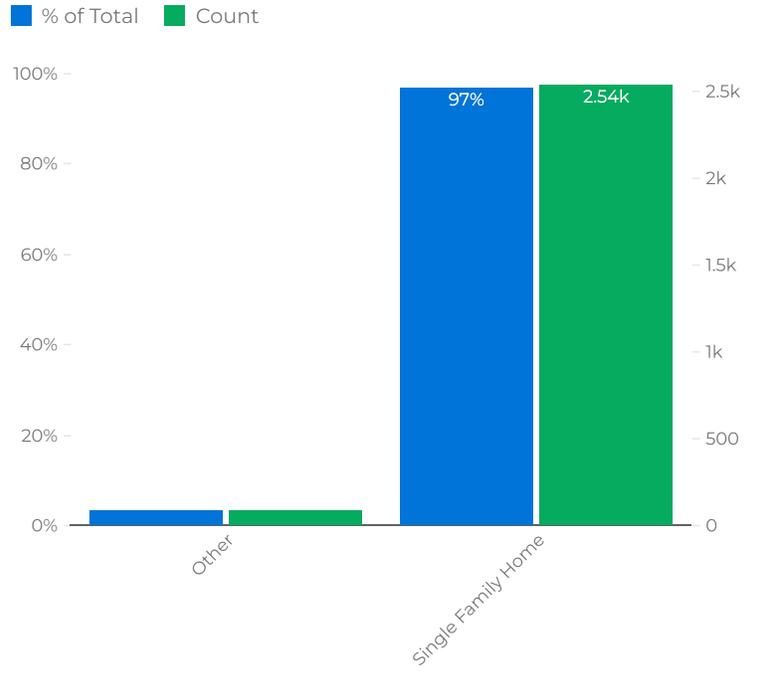


# HOME TYPES

Metro Area

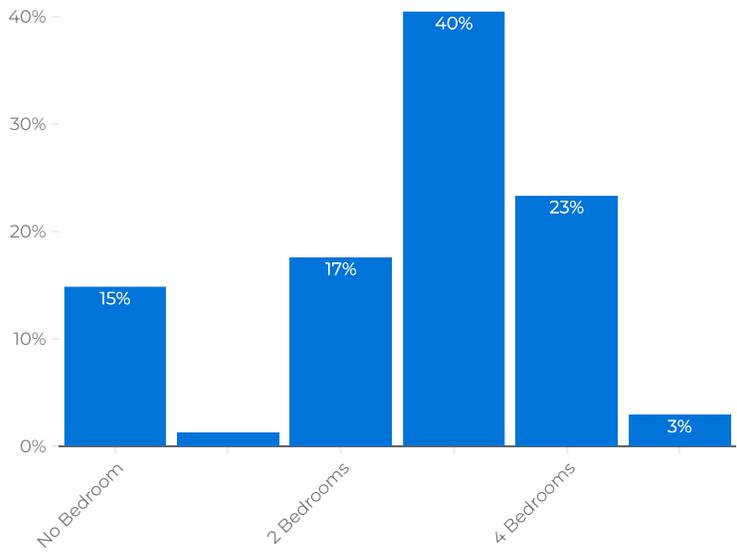


Neighborhood

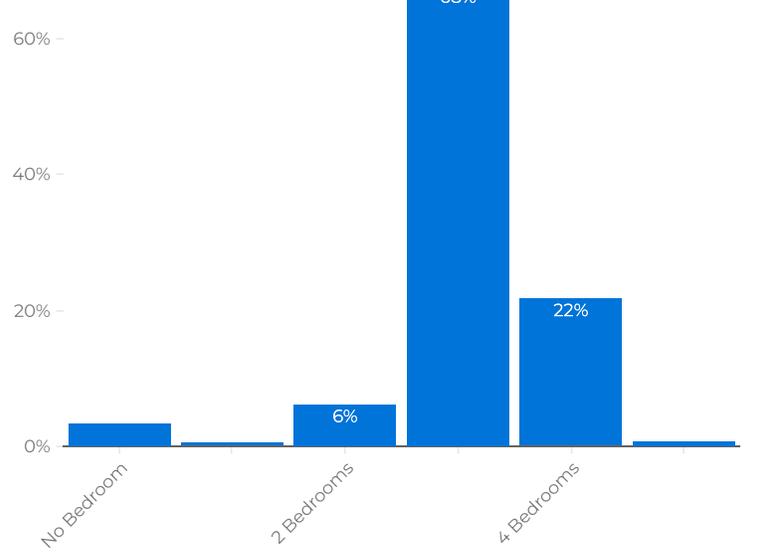


# NUMBER OF BEDROOMS

Metro Area

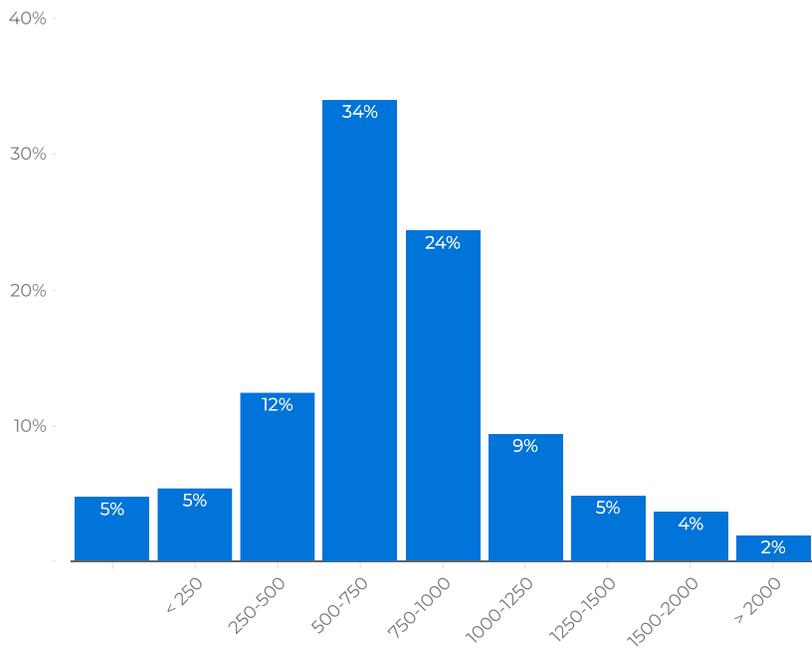


Neighborhood

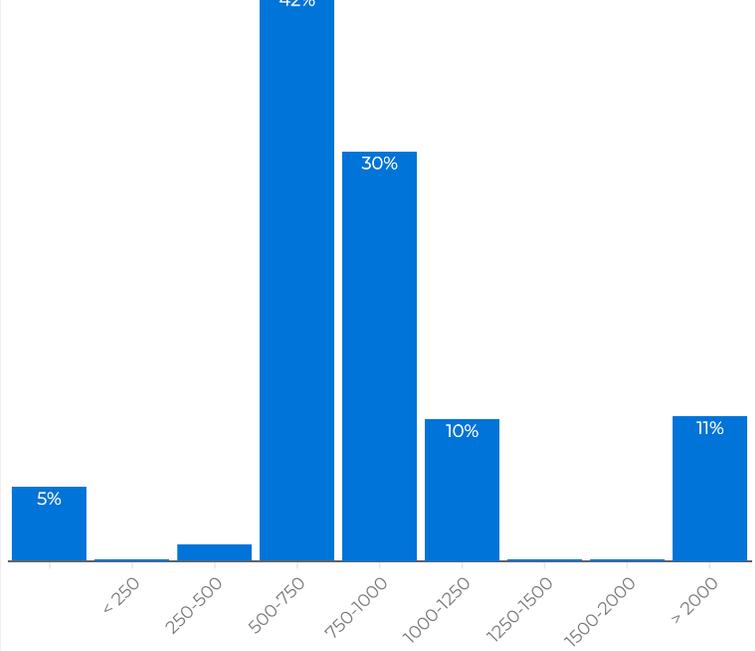


# HOUSING RENT

Metro Area

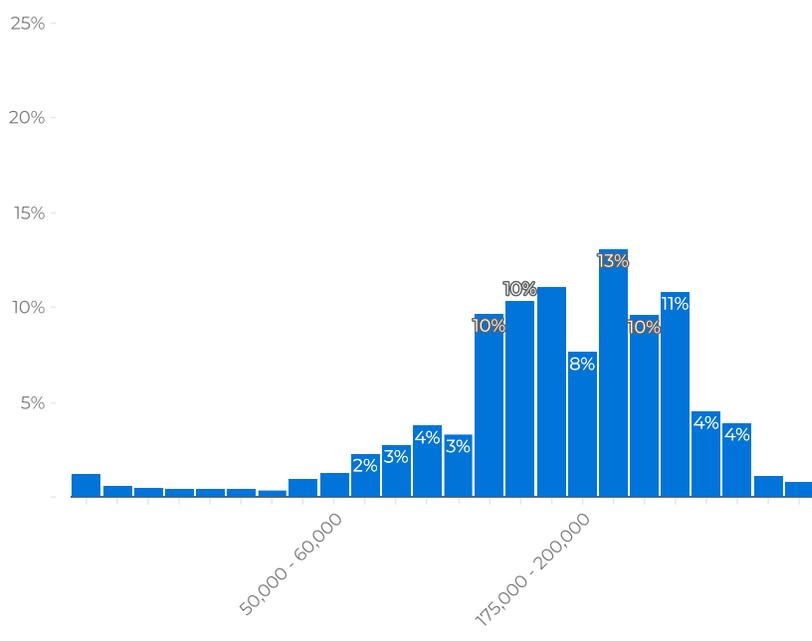


Neighborhood

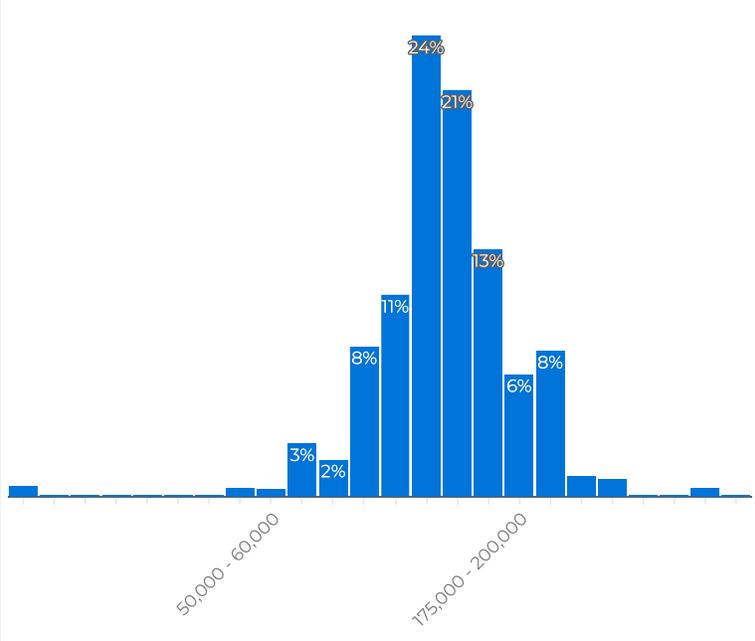


HOUSING VALUE

Metro Area

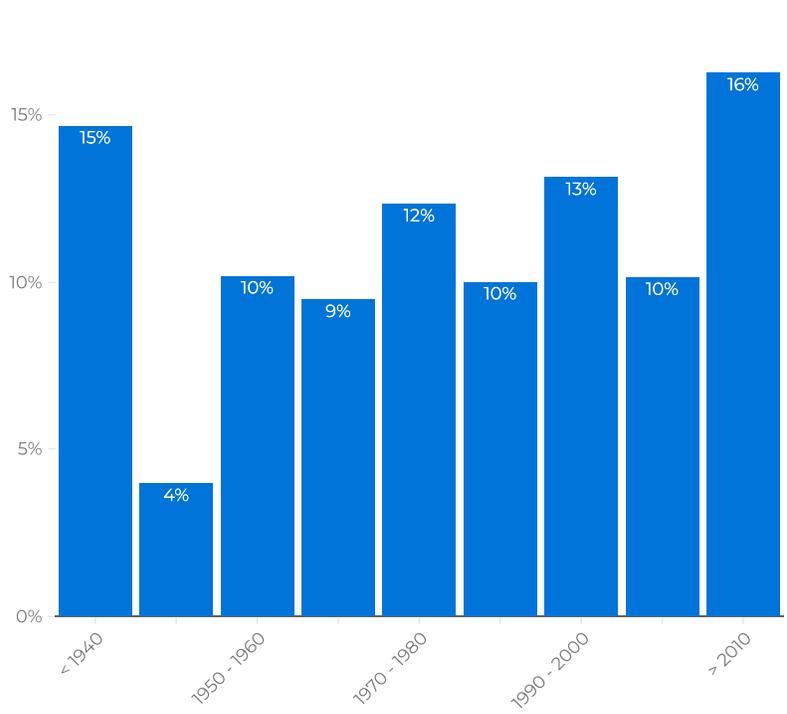


Neighborhood

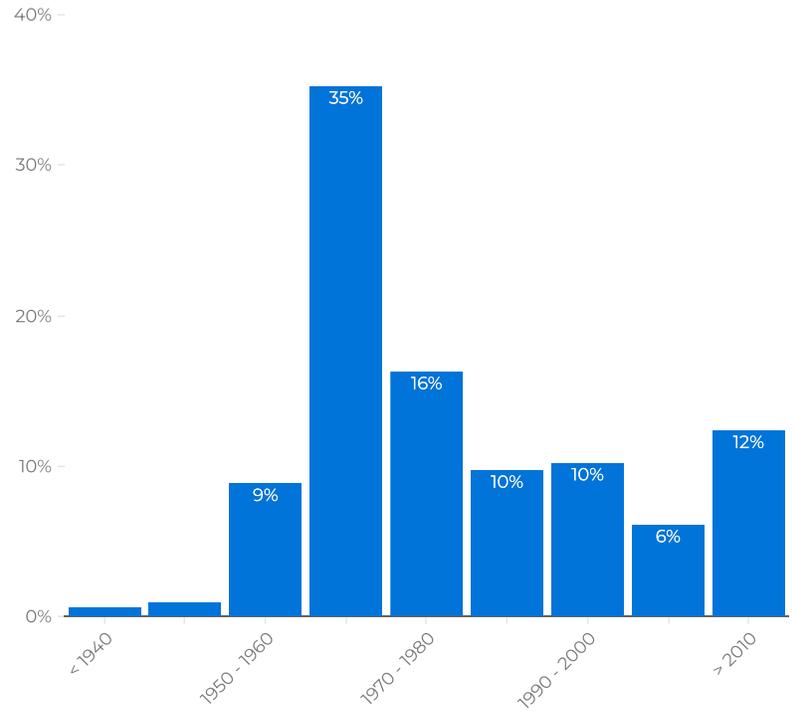


HOUSING AGE

Metro Area



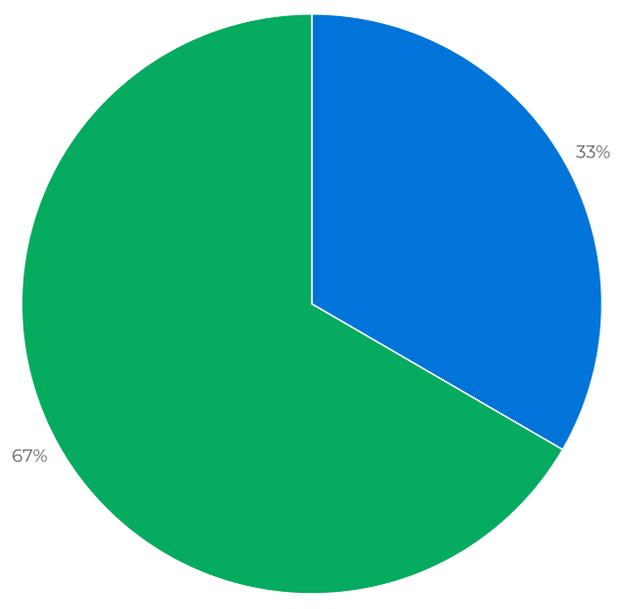
Neighborhood



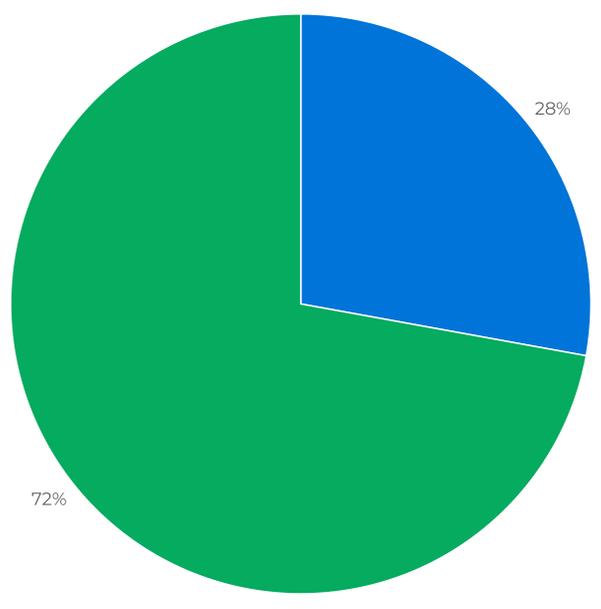
INVESTOR OWNED VS. HOMEOWNER OWNED

■ Investor Owned ■ Homeowner Owned

Metro Area

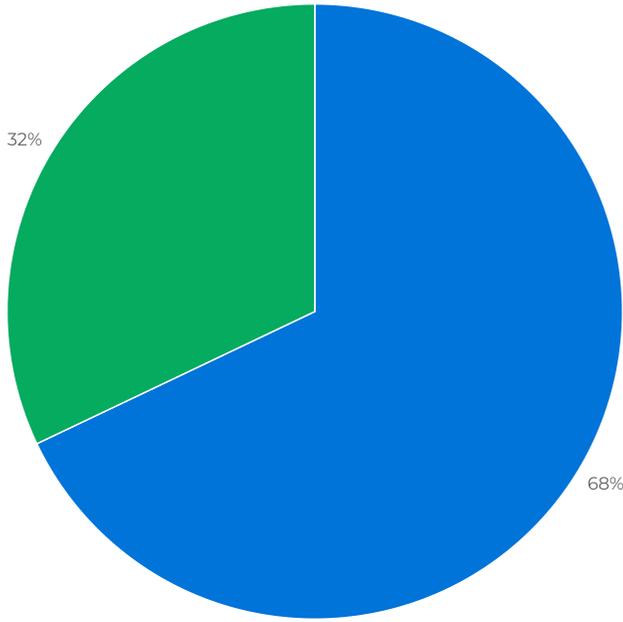


Neighborhood

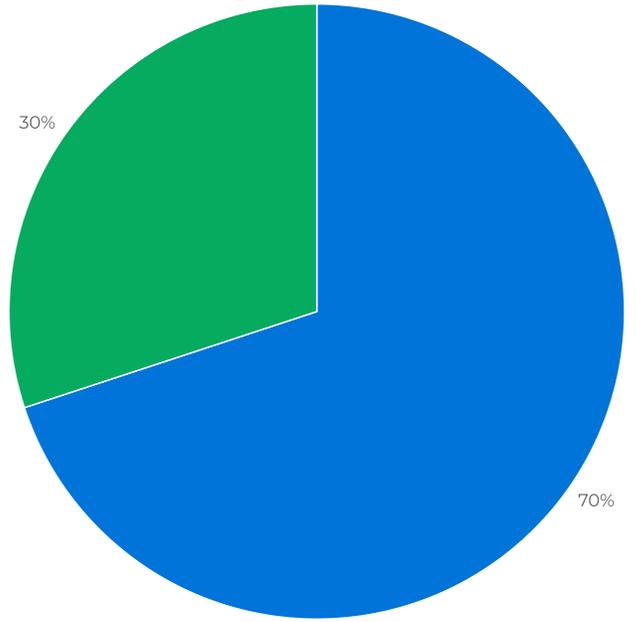


MORTGAGED VS. CLEAR

Metro Area



Neighborhood



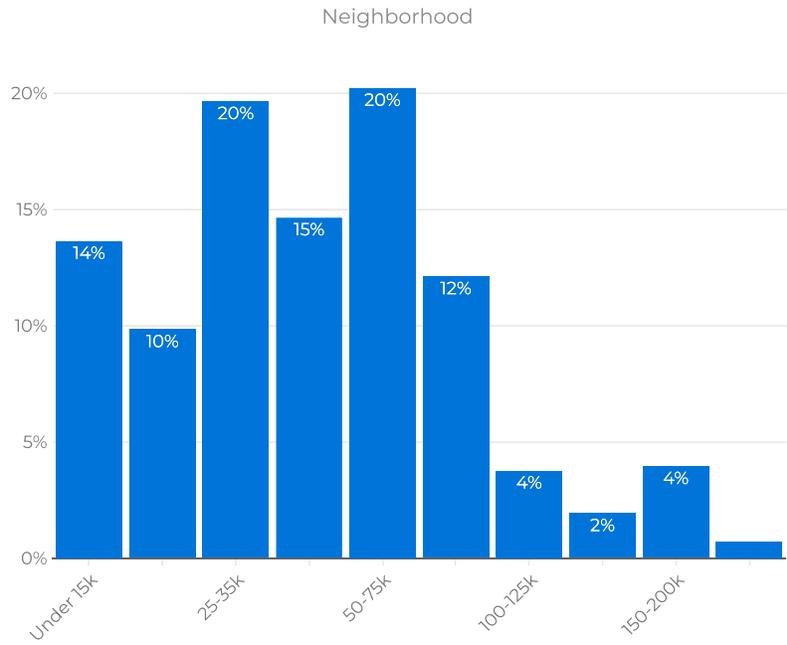
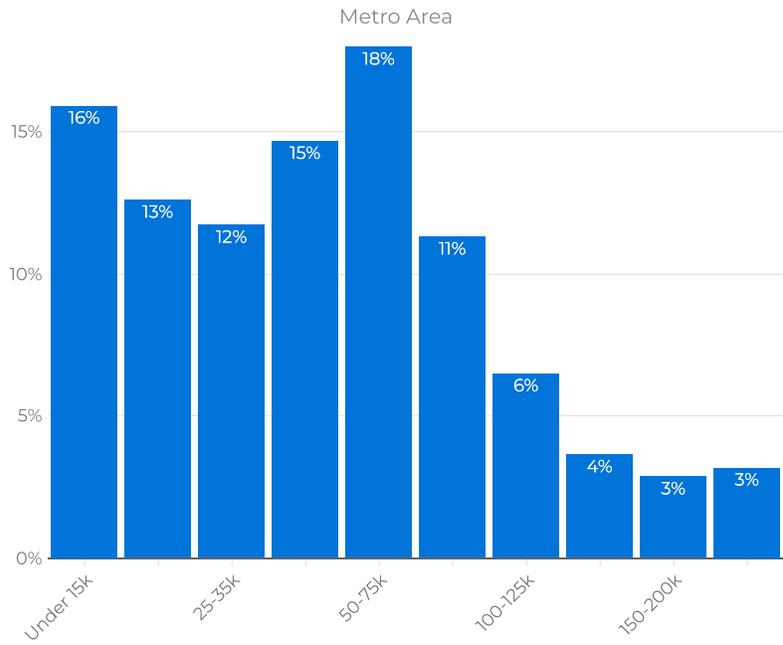
**NEIGHBORHOOD TAX ASSESSOR RECORDS**

[Back to T...](#)

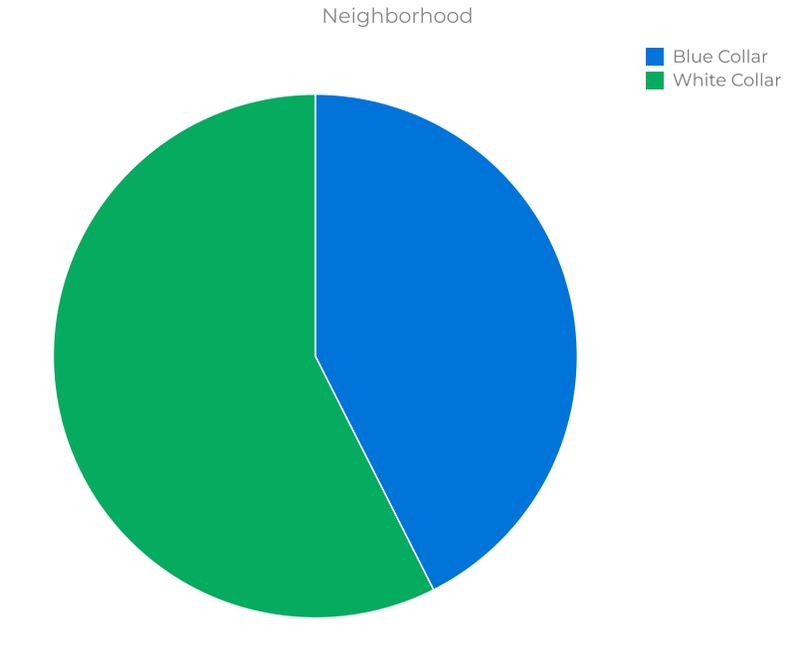
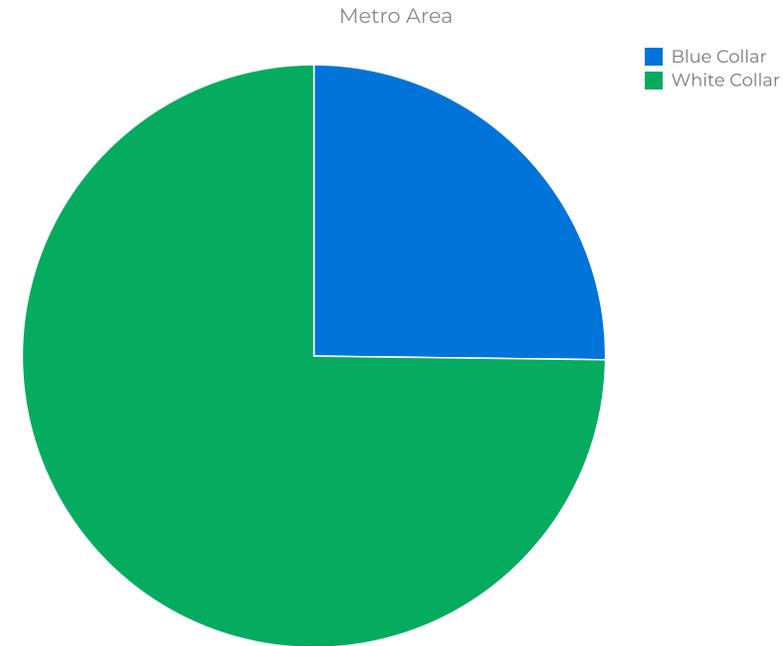
| Description       | Category          | Home Type      | Owner Name          | Address         | City     | Count | Zip    | State | Number of B... | Number ... |
|-------------------|-------------------|----------------|---------------------|-----------------|----------|-------|--------|-------|----------------|------------|
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | THOMAS CRAIG        | 10000 FERNH...  | CINCI... | Ha... | 452... | OH    | 4 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | TAMARA COFFEY       | 10002 WINDS...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | GEORGE SHELTON      | 10003 GLENK...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | BSFR II OWNER I LLC | 10004 FERNH...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | JOHN B YODER        | 10004 REGEN...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | HECTOR G SILVA      | 10005 FAIRGL... | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | JAMIE R SILVA       | 10005 FERNH...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | SEAN M TOERNER      | 10006 LORAL...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | TERRY BOWLING       | 10007 LORALI... | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | ANDREW J HAVERLAND  | 10007 REGEN...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | LISA M SMITS        | 10007 WINDS...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | MEENA DAS           | 10008 GLENK...  | CINCI... | Ha... | 452... | OH    | 4 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | MELANIE MARTINEZ    | 10008 WINDS...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | DANIEL J MCCLUSKEY  | 10009 GLENK...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | GEORGIA N HARDWICK  | 10010 FERNH...  | CINCI... | Ha... | 452... | OH    | 3 Bedrooms     | 0          |
| SINGLE FAMILY ... | SINGLE FAMILY ... | Single Fami... | DYLAN R ROSE        | 10010 REGEN...  | CINCI... | Ha... | 452... | OH    | 4 Bedrooms     | 0          |

# EQUITY

## INDIVIDUAL INCOME

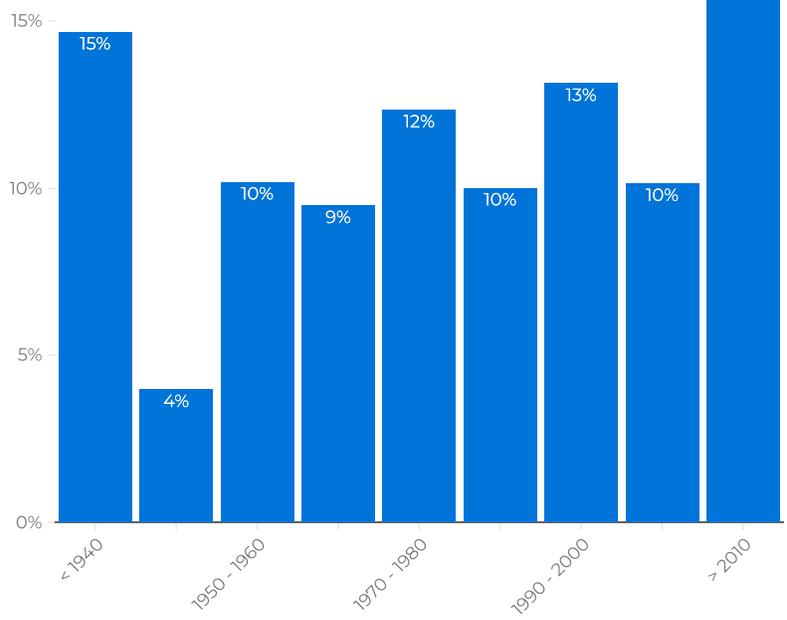


## BLUE VS. WHITE COLLAR JOBS

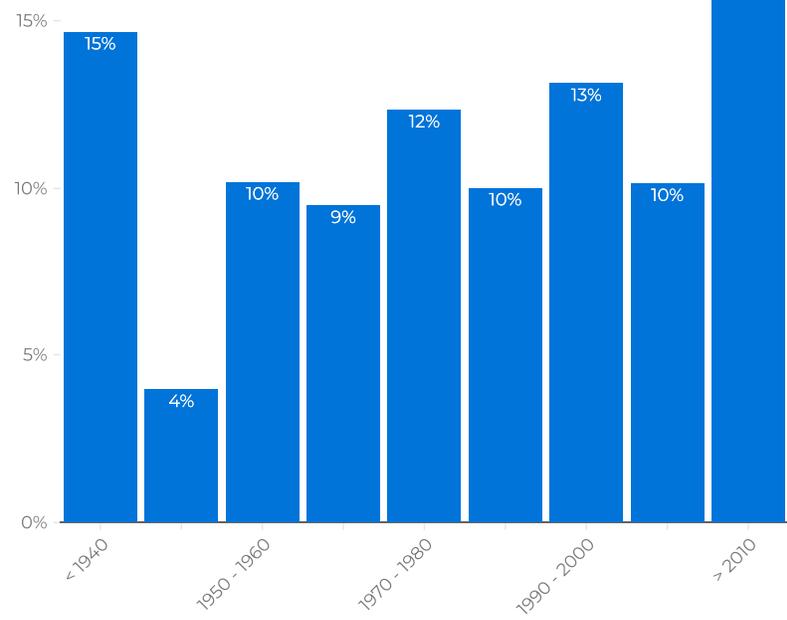


## HOUSING AGE

Metro Area



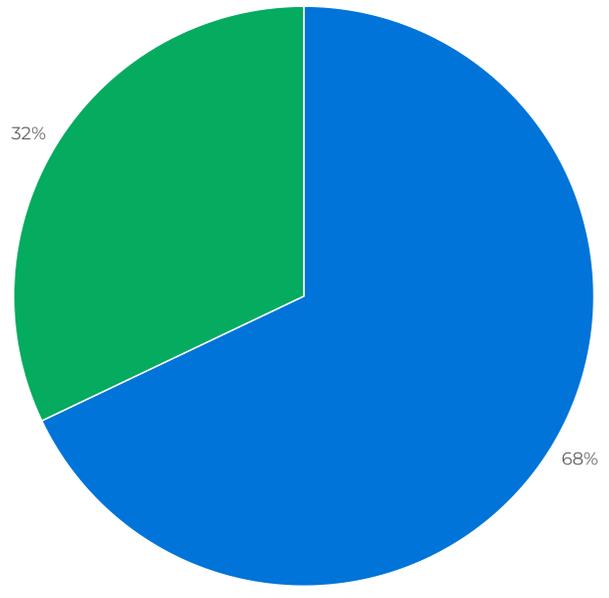
Neighborhood



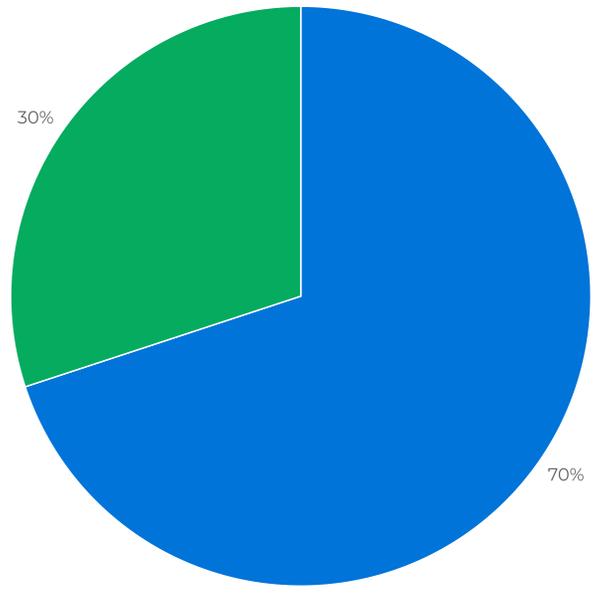
**MORTGAGED VS. CLEAR**

■ Mortgaged ■ Free & Clear

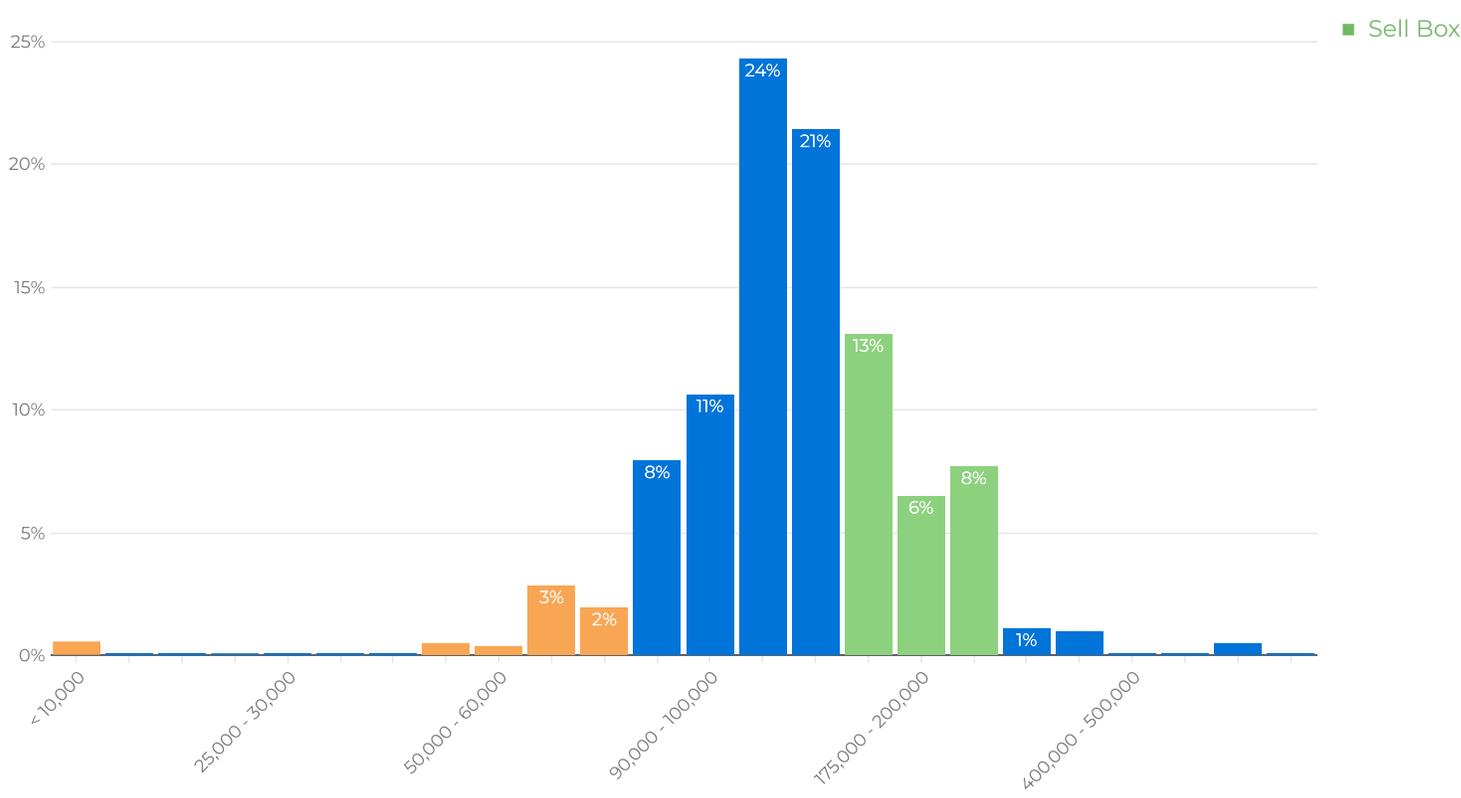
Metro Area



Neighborhood



EQUITY GENERATION CANDIDATES IN NEIGHBORHOOD



CASH FLOW (NEIGHBORHOOD)

MEDIAN MONTHLY RENT

**\$777**

MEDIAN HOME VALUE

**\$128,294**

GROSS YIELD

**7.27%**

MEDIAN TAX RATE

**5.39%**

AFFORDABILITY INDEX

**6.7**

COST INDEX: ANNUAL EXPENDIT...

**90**

COST INDEX: HOUSING

**92**

COST INDEX: HOUSEHOLD OPER...

**87**

## REALTORS

| Realtor                         | Phone          | Company                          |
|---------------------------------|----------------|----------------------------------|
| Eleanor Kowalchik               | (513) 986-8092 | Move2Team                        |
| Tom Deutsch Jr                  | (513) 460-5302 | Coldwell Banker Realty           |
| Judith Maiden                   | (513) 580-2402 | Comey & Shepherd Realtors        |
| Rich Webber                     | (513) 586-4269 | Hand In Hand Realty, LLC         |
| Julie Pressler                  | (513) 295-5027 | Coldwell Banker West Shell       |
| Bryan and Kathryn Team Hoelz... | (513) 334-5431 | Coldwell Banker Realty           |
| WENDI SHEETS                    | (513) 204-9028 | eXp Realty                       |
| Michael Wallet                  | (513) 266-6714 | Star One Realtors                |
| Tony Vanjohnson                 | (937) 421-6929 | eXp Realty                       |
| Doug Spitz                      | (513) 716-1119 | Coldwell Banker Realty, DWELL... |
| Adam Hayhow                     | (513) 342-2262 | Coldwell Banker Realty           |
| Jason Bowman                    | (513) 258-2120 | RE/MAX Alliance                  |
| Amy Markowski                   | (513) 657-4544 | Real Brokerage Technologies      |
| Nicholas Motz                   | (513) 202-3251 | eXp Realty                       |

## PROPERTY MANAGERS

| Property Manager | Phone     | Company   | Contact   |
|------------------|-----------|-----------|-----------|
| ES Properties    | undefined | undefined | Email :[] |

## CONTRACTORS

| Contractor                            | Phone     | Company   |
|---------------------------------------|-----------|-----------|
| Bath Planet                           | undefined | undefined |
| Amy Schuermann Interiors              | undefined | undefined |
| Cincinnati Garage Door Repair Experts | undefined | undefined |
| Stag Auto Locksmith                   | undefined | undefined |
| Barber's Remodeling And Repair        | undefined | undefined |

## INVESTMENT PROPERTY LENDERS

| Company                      | Phone        |
|------------------------------|--------------|
| Kiavi                        | +18444154663 |
| Kiavi                        | +18444154663 |
| Stratton Equities            | +18009626613 |
| Harbor Private Equity        | +14049653625 |
| Next-Financing               | undefined    |
| Lima One Capital             | +18003904212 |
| Visio Lending                | +18885210353 |
| COGO Capital                 | +18007471104 |
| New Silver                   | +18558445626 |
| Patch Lending                | +18889591465 |
| Sherman Bridge Lending       | +18669549950 |
| Angel Oak Prime Bridge       | +18882091333 |
| Hilton Financial Corporation | +16023758951 |
| Gelt Financial               | +15612210900 |
| LendingOne                   | undefined    |
| Red Rock Capital             | +17199005400 |
| Sharestates                  | +12122010750 |
| Peak Choice Capital          | +19202677682 |
| Sunset Equity Funding        | +13108028132 |

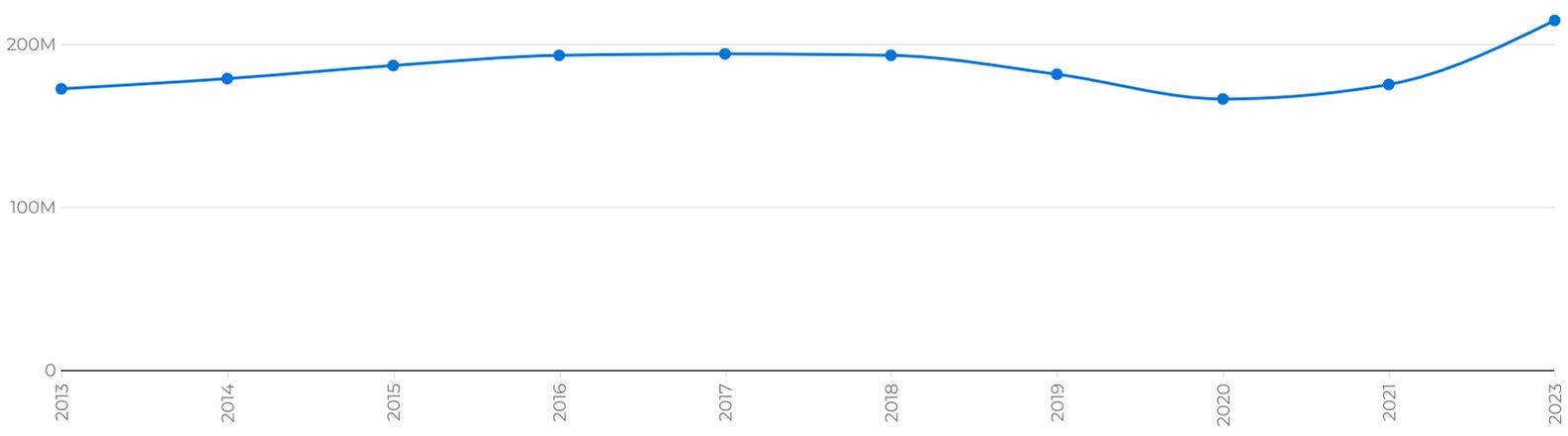
## HARD MONEY LENDERS

| Company                    | Phone        |
|----------------------------|--------------|
| CMN Funding                | +15184351119 |
| Kiavi                      | +18444154663 |
| Direct Lending Partner     | +16105904840 |
| Harbor Private Equity      | +14049653625 |
| Kiavi                      | +18444154663 |
| RCN Capital                | +18604325858 |
| Lima One Capital           | +18003904212 |
| New Silver                 | +18558445626 |
| Do Hard Money              | +18016927703 |
| JCAP Private Lending       | +19492366600 |
| Global Integrity Finance   | +12145485190 |
| Dominion Financial         | +14433388371 |
| Patch Lending              | +18889591465 |
| Angel Oak Prime Bridge     | +18882091333 |
| Silver Hill Funding        | undefined    |
| Straightline Funding       | +18883091972 |
| LYNK Capital               | +14074762500 |
| Secured Investment Lending | undefined    |
| LendingOne                 | undefined    |

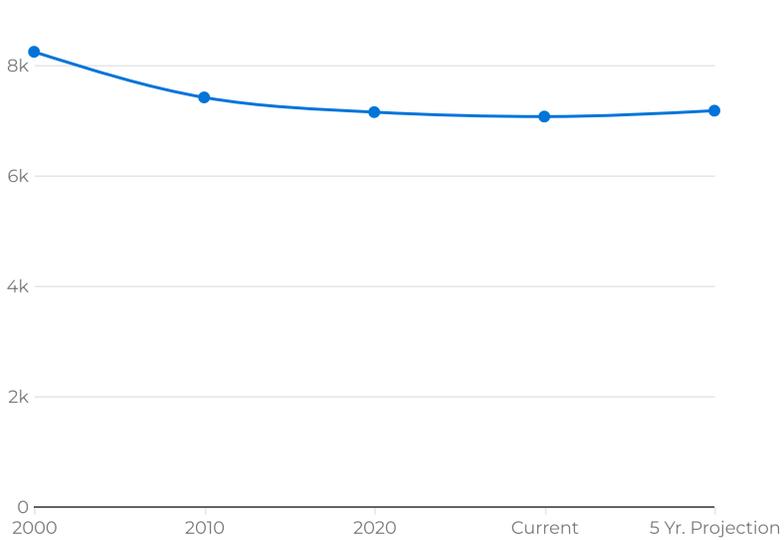
Select Geography

- State
- Metro Area
- County
- City
- Neighborhood**

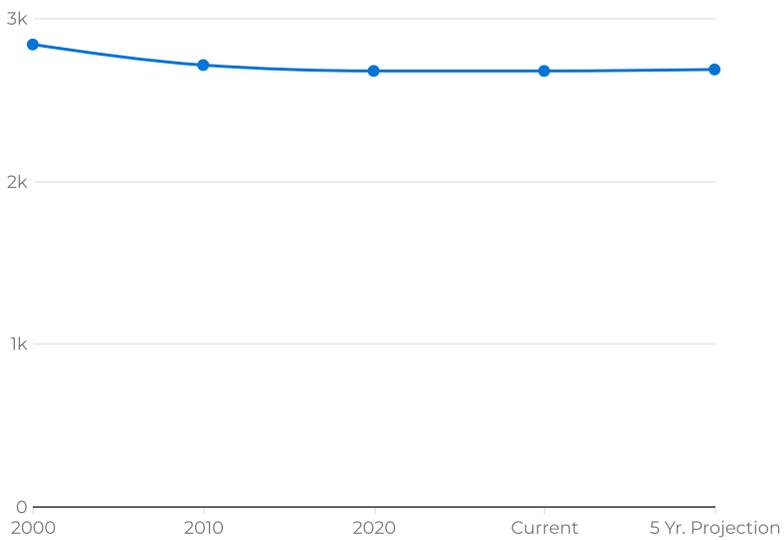
### HOUSEHOLD INCOME TREND



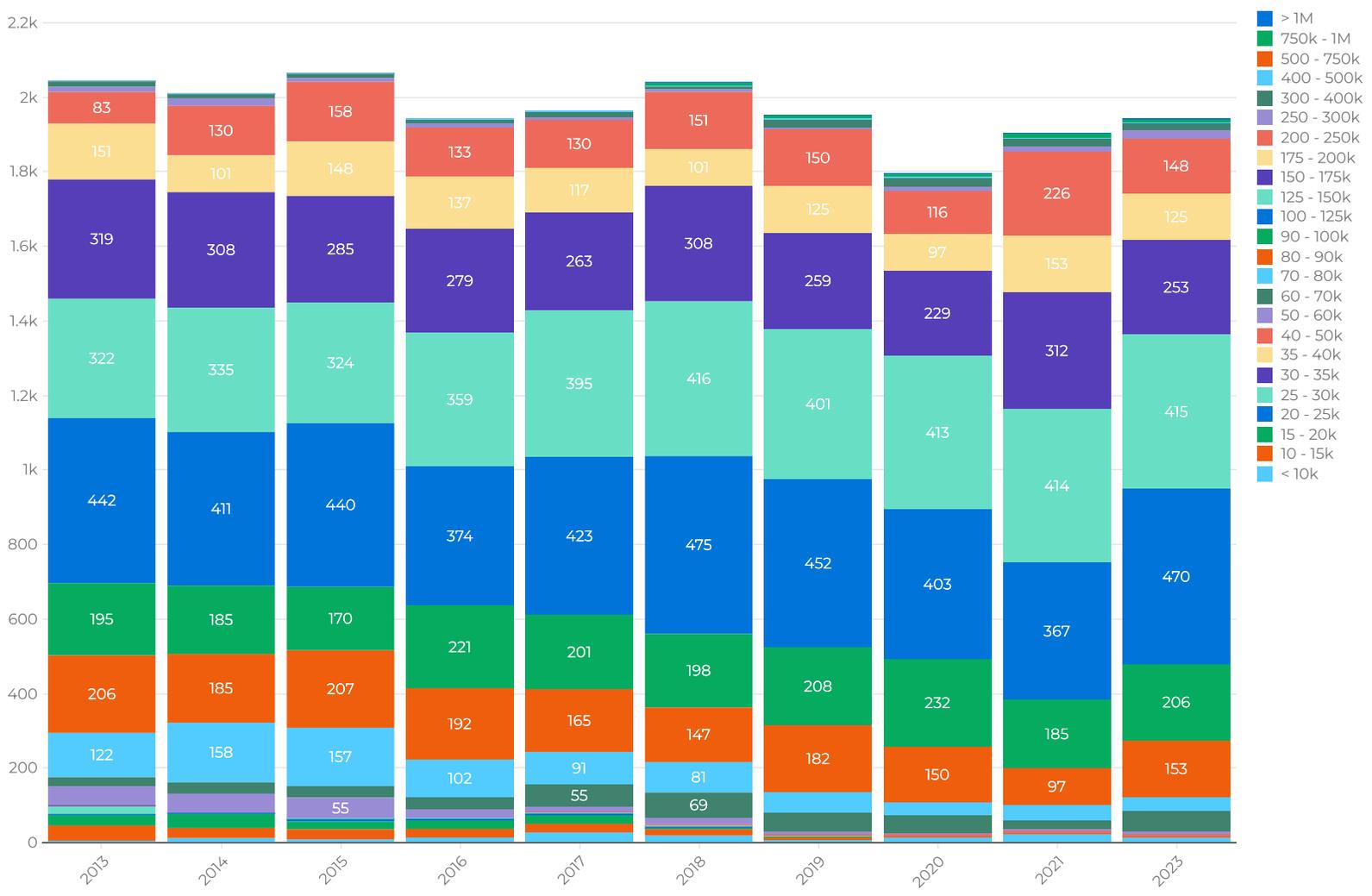
### POPULATION TREND



### NUMBER OF HOUSEHOLDS TREND



### # of OWNER-OCCUPIED HOUSES by VALUE



### # of RENTER OCCUPIED HOUSING UNITS by GROSS RENT

