



EASTHAVEN CAPITAL

BUY BOX

COLUMBUS, OH + OHIO METROS



1 SINGLE FAMILY

- ✓ Columbus primary · Cleveland, Cincinnati, Dayton, Akron, Lorain secondary
- ✓ 3/1 to 4/2 · 900–2,000 sqft · built 1950+
- ✓ Cosmetic to medium rehab · distressed / value-add
- ✓ Pre-foreclosure, probate, tired-landlord welcome · vacant preferred
- ✗ No fire, structural, failed foundation, or flood zone

★ 70% rule: max offer = 70% of ARV minus repairs



2 SMALL MULTIFAMILY

- ✓ 5–20 units (up to ~30 if the numbers are real) · built 1960–2010
- ✓ Value-add, underperforming, or mismanaged preferred
- ✓ \$40K–\$90K per door · motivated seller · on or off market
- ✓ Seller financing welcome
- ✗ No full-gut rehab, flood zone, or rent-stabilized

★ Going-in cap 7%+ verified on T-12 actuals — not pro forma



3 DEAL STRUCTURE

- ✓ SFR: cash assignment or BRRRR acquisition
- ✓ Multifamily: cash, conventional, seller finance, JV / equity
- ✓ JV: you bring the deal, I bring capital + execution
- ✓ Finder's fees & assignment spreads paid on deals I close



4 TARGETS

- ✓ SFR: 70% rule · minimum to medium reno
- ✓ Multifamily: 7%+ verified going-in cap · light to medium value-add
- ✓ Close fast · clean terms · repeat business

FUNDED BUYER · LOCAL BOOTS-ON-GROUND · STRAIGHT NUMBERS, FAST ANSWERS



**SCAN → TEXT, CALL,
OR BOOK A CALL**

EASTHAVENCAPITAL.COM

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