

TITAN
REAL ESTATE GROUP

**3584 ALASKA AVENUE
DEVELOPMENT PROPOSAL**

Development Team

- Titan Real Estate Group, Lead Developer and General Contractor
- Avondale Development Corporation, Co-Developer
- Kenneth Bowerman, Architect
- KDH Consulting Engineers, Civil Engineer
- Spring Valley Bank, Mortgage Banker and Underwriter
- Aronoff, Rosen & Hunt, LPA, HOA documents and real estate counsel



The Rembrandt Show Home, CiTiRAMA 2017, Woodlawn

Titan participated in CiTiRAMA 2017 in the Village of Woodlawn, with The Rembrandt, a two-story, 2,179 square foot single-family home. The home was completed for CiTiRAMA, from excavation to landscaping, in less than 90 days.

The open floor plan design has four bedrooms including a first-floor master, 3 ½ baths and a finished basement. Quality finishes include nine-foot ceilings and hardwood flooring on the main level, great room with coffered ceiling, gourmet kitchen with stainless steel appliances and granite countertops, and a screened-in porch. The Rembrandt is priced at \$325,000, equating to \$150 per square foot of living space. The home reflects the craftsmanship, attention to detail and excellent value that Titan provides our residential buyers.





NEW HOMES FOR SALE

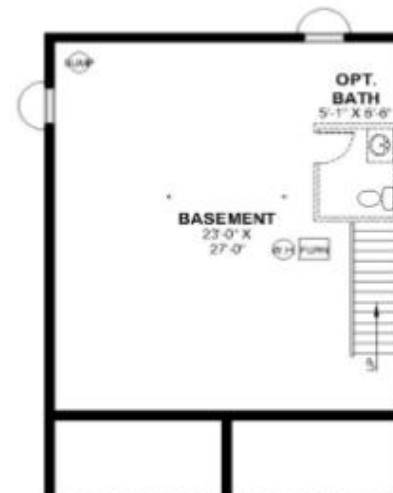


IN MADISONVILLE

www.BuildMadisonville.com

 3

 2.5



www.BuildMadisonville.com

Details:

3 bedrooms, 2 ½ baths, 1400 square feet. Choose your finishes!

Tax Abatement:

These homes will enjoy a 10 year abatement on City of Cincinnati taxes.

Down Payment Assistance:

Qualified buyers can receive a \$5,000 down payment assistance grant

Addresses:

5205 Ravenna, 5207 Ravenna, 5731A Peabody, and 5731B Peabody

Interested in Buying?

For information on purchasing one of these homes, please contact:

Heather Kopf
Kopf Hunter Haas Realtors
heather@khhrealtors.com
(513) 871-4040

PROJECT DETAILS

Ten (10) Two-Story Homes

- 1,500-2,978 Square Feet

Ten (10) Ranch Homes

- 1305-2,298 Square Feet

Lot Sizes

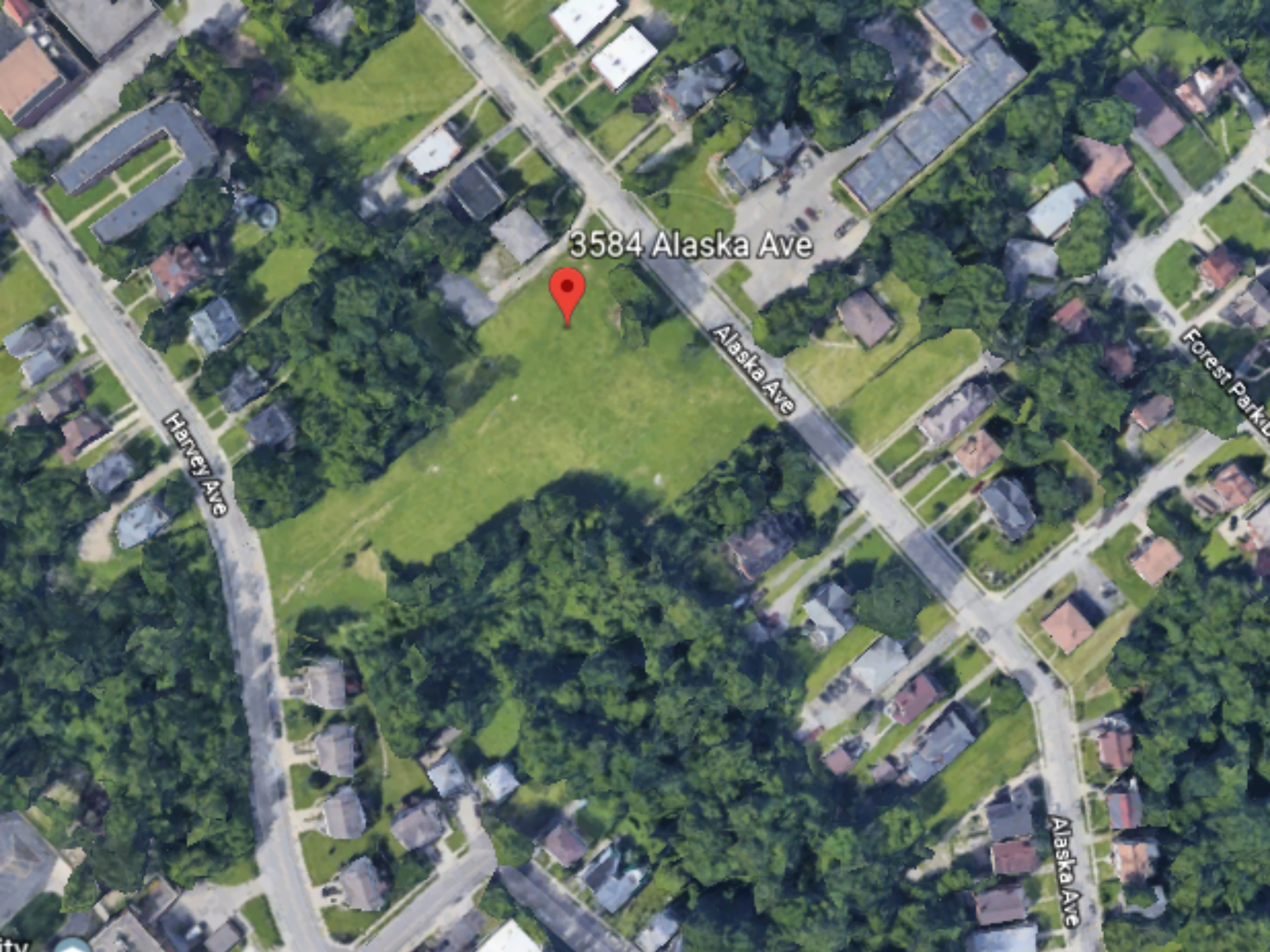
- Min 40' – Max. 75.5' width
- Min 78' – Max 114' depth

Projected Sale Price

- \$200,000-\$300,000
- Sales restricted to buyers that make less than 120% AMI

DEVELOPMENT GOALS

- Collaborate with Avondale Development Corporation, City of Cincinnati, Children's Hospital & The Home Ownership Center to increase home ownership in Avondale
- Provide new quality housing options for Avondale
- Provide 10 accessible homes to support the disabled and senior residents
- Work with Web Ventures to provide MBE/WBE subcontractors. We have a goal of 25%.
- Make Avondale a viable housing option for the more than 60,000 employees that travel to the Uptown area daily
- Connect Alaska and Harvey with new street.



3584 Alaska Ave

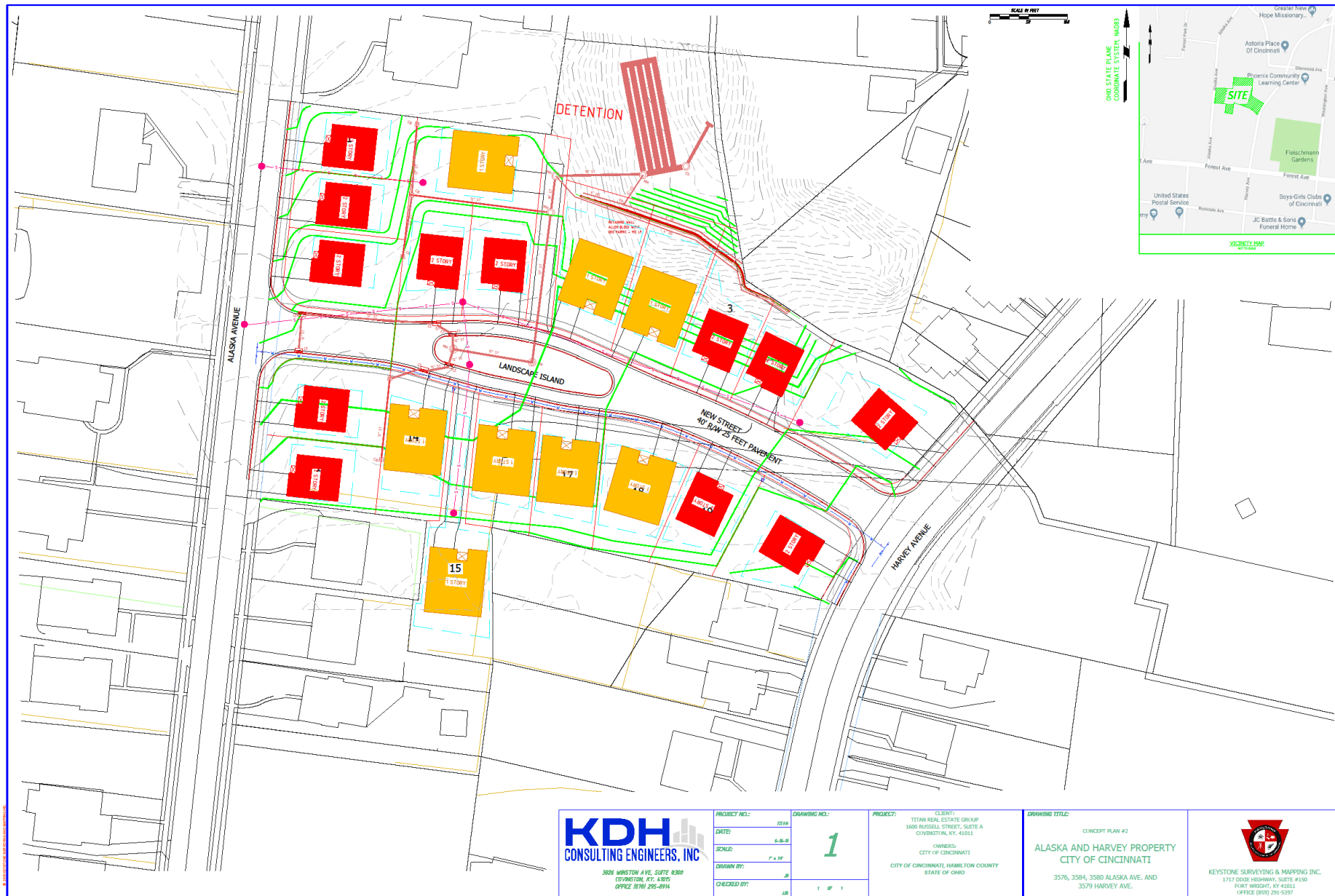
Harvey Ave

Alaska Ave

Forest Park

Alaska Ave

PROPOSED DEVELOPMENT



KDH
CONSULTING ENGINEERS, INC.
3806 WINSTON AVE, SUITE 1000
CINCINNATI, KY 45205
OFFICE 513-751-8914

PROJECT NO.:	2234	DRAWING NO.:	1
DATE:	6-18-20		
SCALE:	7" = 30'		
DRAWN BY:	JB		
CHECKED BY:	JB		

PROJECT: CLIENT: TITAN REAL ESTATE GROUP
1580 RUSSELL STREET, SUITE A
CINCINNATI, KY 45211
OWNERS: CITY OF CINCINNATI
CITY OF CINCINNATI, HAMILTON COUNTY
STATE OF OHIO

DRAWING TITLE:
CONCEPT PLAN #2
ALASKA AND HARVEY PROPERTY
CITY OF CINCINNATI
3576, 3584, 3580 ALASKA AVE. AND
3579 HARVEY AVE.


KEYSTONE SURVEYING & MAPPING INC.
1717 DOOLE HIGHWAY, SUITE #150
FORT WRIGHT, KY 41011
OFFICE (502) 291-5297

ALASKA AND HARVEY PROPERTY DEVELOPMENT - ALASKA AND HARVEY CONCEPT DEVELOPMENT CONCEPT PLAN #2



THE REMBRANDT

Open Concept Living • 4 Bedrooms • 2.5 Baths • Finished Basement • 2 Car Garage

For More Information Contact Build Cincinnati of Coldwell Banker West Shell

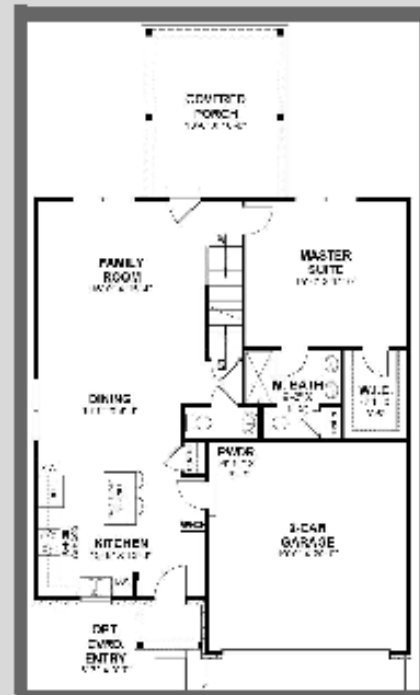
Michael Hines • (513) 260-0424 • mike@buildcincinnati.com

Bob Hines • (513) 260-0428 • bob@buildcincinnati.com

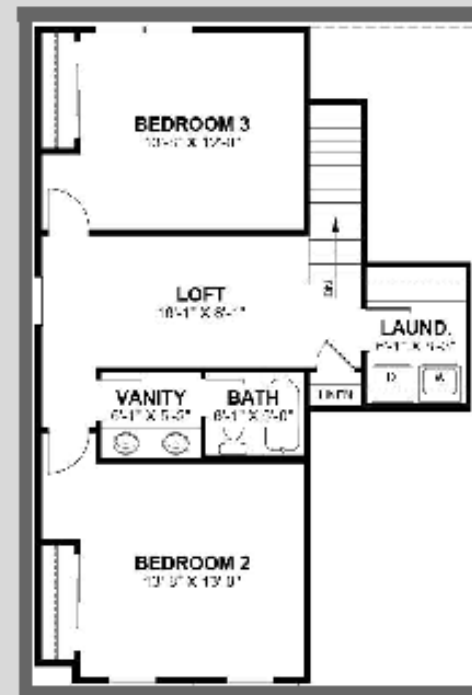
www.titanreg.com

TITAN
REAL ESTATE GROUP

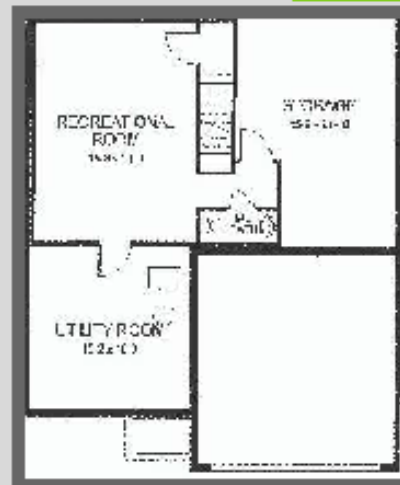
THE REMBRANDT



FIRST FLOOR



SECOND FLOOR



LOWER LEVEL



Michael Hines • (513) 260-0424 • mike@baldoincincinnati.com
 Bob Hines • (513) 260-0428 • bob@baldoincincinnati.com
www.titanreg.com

COLDWELL
BANKER
WEST SHELL





THE DEVONSHIRE

One Floor Living • Open Kitchen Design • Family Room with Fireplace • Optional Rec Room & 4th Bed in Basement



For More Information Contact Build Cincinnati of Coldwell Banker West Shore

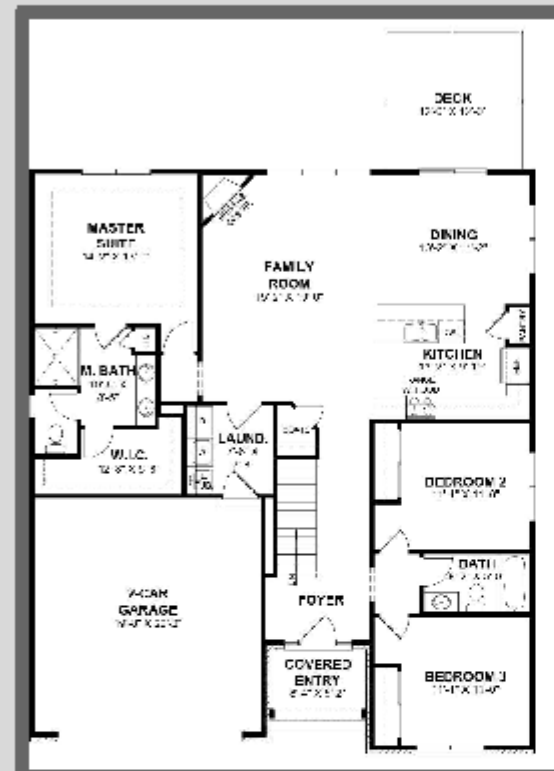
Michael Hines • (513) 260-0424 • mike@buildcincinnati.com

Bob Hines • (513) 260-0428 • bob@buildcincinnati.com

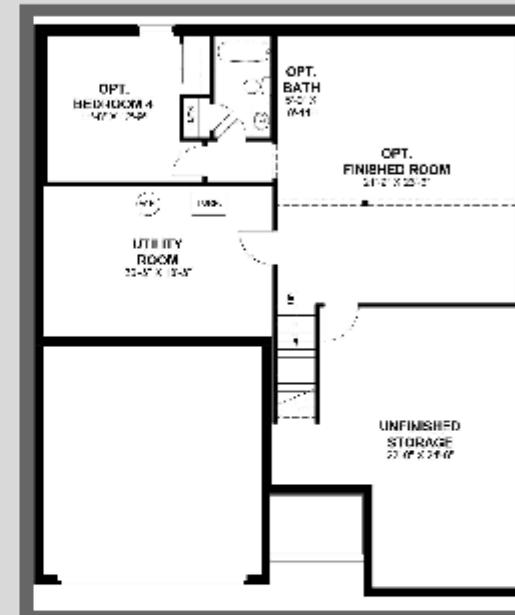
www.titanreg.com



THE DEVONSHIRE



FIRST FLOOR



OPTIONAL LOWER LEVEL



Michael Hines • (618) 260-0424 • mhines@buildincincinnati.com
 Bob Hines • (618) 260-0428 • bob@buildincincinnati.com
www.titanreg.com

COLDWELL
BANKER
 WEST SHELL



Avondale Community Engagement

Open Community Meetings

- Informational meetings will be held at the Avondale Business Center.

Marketing

- Informational meetings will be advertised via flyers, media, public announcements and community engagement facilitated by ADC.
- Updates will be kept current on Titan and ADC's website.

Digital Communication

- **Websites:** www.growavondale.org and www.titanreg.com will be updated regularly and will include information about upcoming information sessions, community investment and subcontractor opportunities.
- **Community Open House Flyers:** Information about the community information sessions will be posted on Inside Avondale Facebook and Twitter channels.
- **Phone/Email:** Phone and email will be provided to residents that is checked daily and responded to within 24 hours.

TITAN
REAL ESTATE GROUP

CONTACT US:

JODI FUNKE, PRESIDENT
ARCHIE SEARP, DIRECTOR
859-647-7900