



INTRODUCING WALWORTH JUNCTION

Where Neighborhood Living Meets City Style



www.WalworthJunction.com

- 39 Home sites
- River & City Views
- Street Trees & Street Lights
- All New Underground Utilities to homes
- Lawn & landscaping maintenance by HOA
- Cul-de-sac, gated, no outlet street
- Preferred Group of Custom Builders
- Permanent Green Space / Park Across Street
- Walkable to local restaurants & businesses
- Architectural guidelines to protect investment
- Potential Oasis Bike Trail Adjacent to Neighborhood
- SITE OF HOMEARAMA® 2020: October 10th - 25th

WALWORTH JUNCTION LOCATION

River & City Views • Just off Columbia Parkway • Walkable to Restaurants & Entertainment



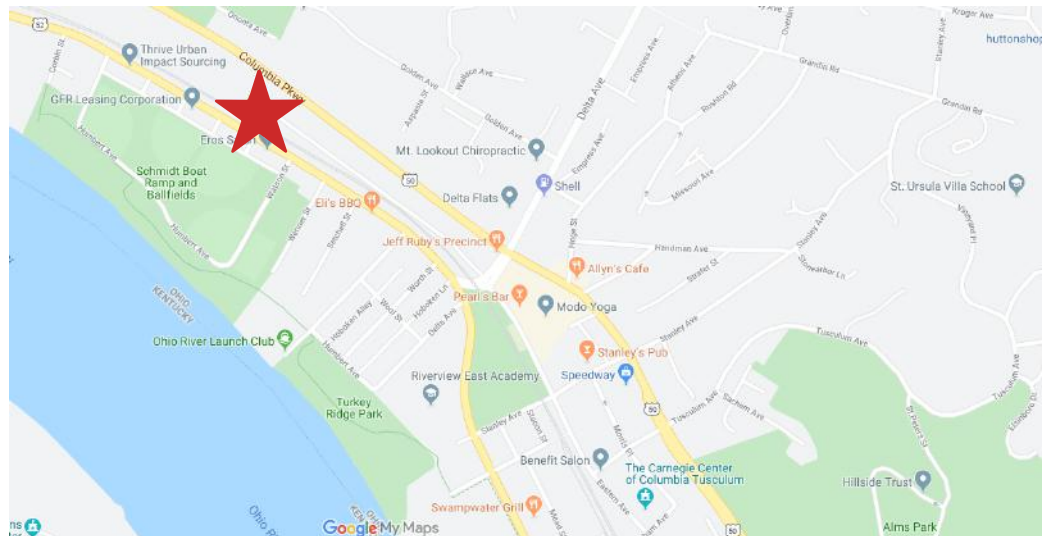
Developed by East End LLC

Located just down the street from The Precinct on Delta Avenue, it's ideally located on the edge of Columbia Tusculum in the East End and around the corner from Hyde Park and Mt. Lookout. All 39 homes are walkable to Eli's BBQ, Hi-Mark, Allyn's Cafe and Pearl's, not to mention countless other little shops and watering holes. This is the draw of Walworth Junction. And better yet, it's a hop, skip and a jump from Downtown Cincinnati.



UNBEATABLE LOCATION

- **Amazing River & City Views**
- **10 minute Drive to Downtown**
- **Easy Access to Mt. Lookout & Hyde Park**
- **Surrounded by Parks**
- **Walkable to Local Restaurants & Businesses**



WALWORTH JUNCTION LOT PRICING

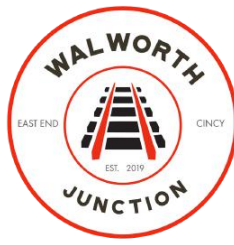


Lot #	Size	Lot Price	Builder	Status
1	50' x 90'	\$179,900		Available
2	50' x 100'	\$179,900		Available
3	45' x 110'	\$189,900		Available
4	40' x 110'	\$199,900		Available
5	40' x 110'	\$199,900		Available
6	40' x 110"	\$199,900		Available
7	40' x 110"	\$199,900		Available
8	40' x 110"	--	Redknot Homes	Available
9	40' x 110"	\$209,900		Available
10	40' x 110"	\$219,900		Available
11	40' x 110"	\$219,900		Available
12	40' x 110"	\$219,900		Available
13	40' x 110"	\$219,900		Available
14	40' x 110"	\$219,900		Available
15	40' x 110"	\$219,900		Available
16	40' x 110"	--	Geranium Homes	Available
17	40' x 110"	--	Geranium Homes	Available

Lot #	Size	Lot Price	Builder	Status
18	50' x 110'	--	Frazier Homes	Available
19	40' x 110'	\$229,900		Available
20	40' x 110'	\$229,900		Available
21	40' x 110'	\$229,900		Available
22	40' x 110'	\$229,900		Available
23	40' x 110"	\$229,900		Available
24	40' x 110"	--	Sterling Homes	Available
25	40' x 110"	\$234,900		Available
26	40' x 110"	\$234,900		Available
27	40' x 110"	\$234,900		Available
28	40' x 110"	--	JNB Homes	SOLD
29	40' x 110"	\$234,900		Available
30	40' x 110"	--	Sterling Homes	SOLD
31	40' x 110"	--	Justin Doyle	Available
32	40' x 110"	\$239,900		Available
33	40' x 110'	\$239,900		Available
34	40' x 110'	--	Redknot Homes	Available
35	50' x 110'	--	Sterling Homes	SOLD
36	50' x 110'	--	Frazier Homes	SOLD
37	40' x 110'	--	Redknot Homes	SOLD
38	40' x 110"	\$249,900		Available
39	40' x 110"	--	Wieland Builders	SOLD

www.WalworthJunction.com

LOTS 18-39 ARE ELIGIBLE FOR HOMEARAMA® 2020 PARTICIPATION



WALWORTH JUNCTION F.A.Q.S

Everything You Need to Know About The City's First LEED New Home Community!

1. What was Walworth Junction prior to being developed?

The history at Walworth Junction runs deep. This site was formerly a railroad switching and maintenance station that was heavily used. This is the reason that Walworth has been completely remediated with hundreds of truckloads of dirt removed for clean dirt. Information on the environment clean-up will happily be provided upon request.

2. Where is Walworth Junction?

Walworth Junction is situated at the end of where Walworth Avenue ends. Walworth comes off Delta Avenue near The Precinct and runs north and south between Columbia Parkway and Riverside Drive.

3. What are the setbacks?

On most lots, the front yard setback is 15 feet with 5 yard side yards. There is also a rear yard build line that is set with the easement of the alley way access drive.

4. How many homes are planned?

There will be 39 new custom homes in Walworth Junction.

5. What is the average lot size?

The average lot size is 40 ft. wide by 120 ft. deep.

6. What are the starting price points of the homes?

With lot prices starting at \$180,000, we estimate that the starting price of homes will be \$1,000,000.

7. Will Hoff Avenue be a connection?

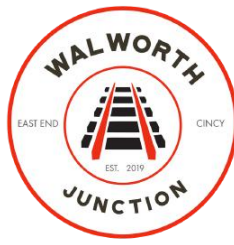
There will be a connection to Hoff Ave, but this will be for emergency vehicles only.

8. Will these homes be tax abated & what is the TIF financing?

All homes are planned to be LEED Gold Certified and there is a Tax Increment Financing Assessment on all lots, which was used for remediation on the site. For details, please reach out to the Walworth sales team: Mike Hines, at mike@buildcollective.com or 513-260-0424.

9. Who is the Developer?

East End Development LLC is made up of principals TJ Ackermann and Ralph Meierjohan. They have been the development team behind many prominent projects in Cincinnati.



WALWORTH JUNCTION F.A.Q.S

10. Will there be a park on the site?

Walworth Junction will feature a large community park that runs along the side of Walworth Avenue as you approach the development. Plans are still being designed, but this will be an incredible amenity for the residents.

11. What about the tunnel connecting Walworth?

To access Riverside Drive from Walworth, there is an existing tunnel adjacent to the north side of the development that runs under the railroad tracks. It has been lighted, painted, and restored. This tunnel will give residents quick access to Eli's BBQ, Hi-Mark, and Emma's!

12. Is there a Homeowners Association?

The HOA is in the process of being developed, but this will be one of the defining features of Walworth Junction. It will protect Homeowners with an Architectural Review Board, maintenance of the site, and covenants to make the community the best it can be! Fees are estimated to be \$165/month.

13. What is the expected timing of the development and homes?

With streets and final development going in Spring 2020, homes will begin construction this summer.

14. What and when is the HOMEARAMA® Show?

Presented by the Home Builders Association of Cincinnati, HOMEARAMA® offers the opportunity to tour completed homes to see the latest design trends by top custom home builders. The show will run from October 10th through 25th, 2020. More information can be found at www.cincybuilders.com.

15. What are the height restrictions?

Per variance, the height has been changed to 42'. For more details, please reach out to the sales team or the builders.

16. What surface will the street and alley be?

The street for Walworth Junction will be made of pavement and curb, and the rear alley way will be concrete.

This document is not part of a legal, binding contract. Information is believed accurate, but may change without notice.

HOMEARAMA® AT WALWORTH JUNCTION

Save Tens of Thousands with Show Pricing Specials • Choose from Preferred HOMEARAMA® Builders



Developed by East End LLC

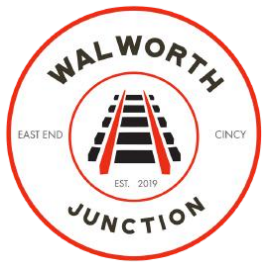


For the first time in its history, HOMEARAMA® comes to the City of Cincinnati. With an incredible location, Walworth Junction is nestled along the Ohio River and offers incomparable City Living with a neighborhood feel. The show will be from October 10th through 25th, 2020.



SHOW BUILDERS:

- Lot 28: JNB Custom Homes - Sold
- Lot 30: Sterling Homes - Sold
- Lot 31: Justin Doyle Homes - Available
- Lot 34: Redknot Homes - Available
- Lot 35: Sterling Homes - Sold
- Lot 36: Frazier Homes - Sold
- Lot 37: Redknot Homes - Sold
- Lot 39: Wieland Builders - Sold



THE TEAM BEHIND WALWORTH JUNCTION



Developers Ralph Meierjohan & TJ Ackermann

Developers: East End Development LLC

TJ Ackermann & Ralph Meierjohan are the team behind East End LLC. TJ and Ralph bring years of experience specializing in the development of land into residential and commercial projects. They excel at investigation and evaluation of current real estate entities to formulate ideas on how to re-develop these entities into stronger, revenue generating opportunities. They also create and implement real estate infrastructure development funds to encourage and promote growth of the local municipalities and communities. Walworth Junction is the latest of dozens developments they have brought to the Cincinnati area.

Sales Team: Build Collective of Coldwell Banker West Shell

Build Collective of Coldwell Banker West Shell was created by Mike Hines & Bill Hines, former land developers, specifically to assist buyers build a custom home through acquiring the best lots in town and connecting with the top builders. Our specialized construction and development experience has uniquely qualified us to best help buyers build their dream home! In addition to advising buyers, the team at Build Collective is the definitive resource for builders and land developers in the region. By leveraging our relationships with the top builders and experience with scores of new communities, teardown lots, and infill properties, our team at Build Collective is the most knowledgeable around the region. We are truly the link between quality homebuilders and satisfied homeowners.



The Build Collective Team: Bob Hines, Mike Hines, Brandi Srader Schildmeyer, Bill Hines, Becky Mannix and Emily Woodruff

