

SHORT-TERM RENTAL

Investing

YOUR GUIDE TO HOCKING HILLS INVESTING



FREEDOM
PROPERTY GROUP

ROCK HOUSE
REALTY



LET'S BUILD YOUR

rental portfolio

Whether you're looking for your first short-term rental or just building your rental portfolio, we've got you covered!

1. Referrals for lending, builders, home inspectors, insurance agents, cleaners, contractors, and more! We want to help you assemble the best team to purchase your investment property.
2. Fast, reliable communication throughout the process - from start to finish.
3. Email updates with all new listings that meet your criteria sent automatically so you are first to know!
4. Details on up-and-coming and off market deals to stay ahead of the competition.
5. Showings or video tours planned around your schedule.
6. Negotiation skills, market knowledge, and experience to ensure you get the best overall deal and win in multiple-offer situations, and strategies to help you stand out and WIN against other offers.



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@freedom_propertygroup

let's get social



@freedompropertygroupohio

MEET YOUR STR *expert*

Meet Amanda Myers, one of the most prominent forces in the realm of short-term rental expertise in the Hocking Hills region. In the past few years, Amanda, Associate Broker and Team Owner for Freedom Property Group | Rise Realty Co., led her team to over 100 million dollars of real estate sales, including residential, investment, land, and land development. Her real estate career aside, she is also an investor herself, with short term rentals in and out of Ohio, long term rentals, flip experience, and land development experience. Thus far, she has assisted with countless successful short term rentals in the area and specializes in property optimization to increase your return on investment.

Amanda also has expertise in both self-managing and property management. She has experience with many platforms to help you streamline the process of self-managing a short-term rental or partnering with a property management company after closing.



AMANDA MYERS

ASSOCIATE BROKER | TEAM OWNER
INVESTOR SPECIALIST



WORK WITH THE *best*

When you work with us, you get ALL of the best resources and support to successfully manage and grow your rental portfolio!

1. **Cutting-edge analysis tools** to help best evaluate potential rental projections.
2. **Expertise to properly analyze your potential investment** using various strategies, including Return on Investment (ROI), Cash-On-Cash (COC) Return, After-Rehab Value (ARV), and more.
3. As investors ourselves, we own both in and out-of-state short and long-term rentals! **We know what you're looking for and can help determine which properties will make the best investments.**
4. **We have the connections!** We have established relationships with reputable handymen, cleaners, contractors, and much more. With these connections, we can help you work with the best to ensure your property is taken care of now and in the future.
5. **We have lenders that specialize in the short-term space.** They are the best in the industry and can work with you and your unique circumstances to create a winning situation!
6. When you work with us, **you'll get exclusive access to all of the BEST self-management automation tools to help you manage your investment seamlessly**, whether local or remote.
7. If being hands-off sounds more your speed, **we also have amazing property management partners!**

NEARBY TRAILS

OLD MAN'S CAVE



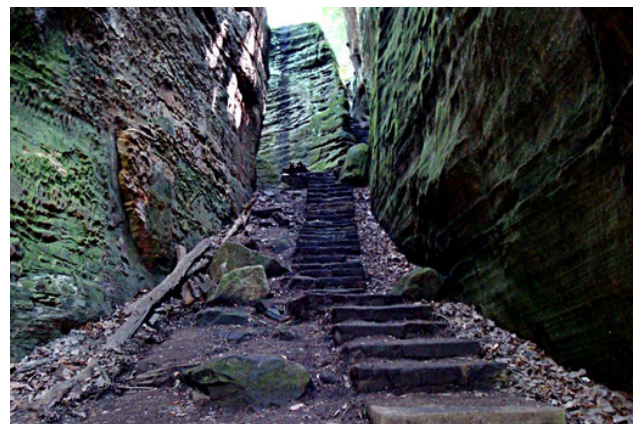
ASH CAVE

CONKLE'S HOLLOW



ROCK HOUSE

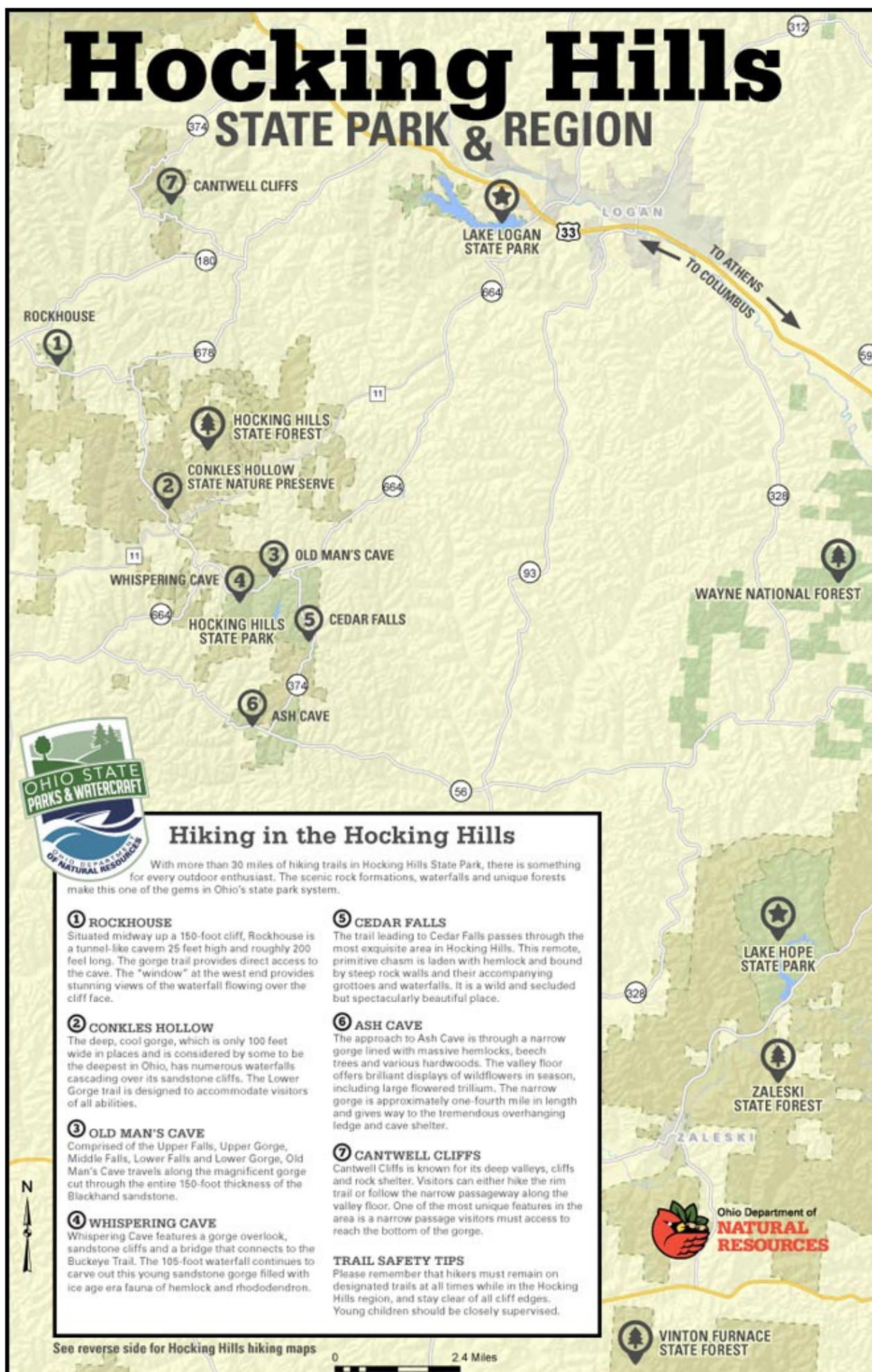
CEDAR FALLS



CANTWELL CLIFFS

Hocking Hills

STATE PARK & REGION



Hiking in the Hocking Hills

With more than 30 miles of hiking trails in Hocking Hills State Park, there is something for every outdoor enthusiast. The scenic rock formations, waterfalls and unique forests make this one of the gems in Ohio's state park system.

1 ROCKHOUSE

Situated midway up a 150-foot cliff, Rockhouse is a tunnel-like cavern 25 feet high and roughly 200 feet long. The gorge trail provides direct access to the cave. The "window" at the west end provides stunning views of the waterfall flowing over the cliff face.

2 CONKLES HOLLOW

The deep, cool gorge, which is only 100 feet wide in places and is considered by some to be the deepest in Ohio, has numerous waterfalls cascading over its sandstone cliffs. The Lower Gorge trail is designed to accommodate visitors of all abilities.

3 OLD MAN'S CAVE

Comprised of the Upper Falls, Upper Gorge, Middle Falls, Lower Falls and Lower Gorge, Old Man's Cave travels along the magnificent gorge cut through the entire 150-foot thickness of the Blackhand sandstone.

4 WHISPERING CAVE

Whispering Cave features a gorge overlook, sandstone cliffs and a bridge that connects to the Buckeye Trail. The 105-foot waterfall continues to carve out this young sandstone gorge filled with ice age era fauna of hemlock and rhododendron.

5 CEDAR FALLS

The trail leading to Cedar Falls passes through the most exquisite area in Hocking Hills. This remote, primitive chasm is laden with hemlock and bound by steep rock walls and their accompanying grottoes and waterfalls. It is a wild and secluded but spectacularly beautiful place.

6 ASH CAVE

The approach to Ash Cave is through a narrow gorge lined with massive hemlocks, beech trees and various hardwoods. The valley floor offers brilliant displays of wildflowers in season, including large flowered trillium. The narrow gorge is approximately one-fourth mile in length and gives way to the tremendous overhanging ledge and cave shelter.

7 CANTWELL CLIFFS

Cantwell Cliffs is known for its deep valleys, cliffs and rock shelter. Visitors can either hike the rim trail or follow the narrow passageway along the valley floor. One of the most unique features in the area is a narrow passage visitors must access to reach the bottom of the gorge.

TRAIL SAFETY TIPS

Please remember that hikers must remain on designated trails at all times while in the Hocking Hills region, and stay clear of all cliff edges. Young children should be closely supervised.

See reverse side for Hocking Hills hiking maps

0 2.4 Miles



Ohio Department of
**NATURAL
RESOURCES**



VINTON FURNACE
STATE FOREST

ATTRACTIONS



ZIPLINING

Hocking Hills Canopy Tours - a unique and exhilarating experience flying through the trees.



RIVER FLOAT

Hocking Hills Adventures - offering canoe, kayak, raft and tubing river trips.



PETTING ZOO

Muddy Boots Farm - experience the farm and many different animals from rabbits to camels.



FLEA MARKET

Enjoy a delicious Oasis Coffee while shopping both indoor and outdoor vendors with unique finds for everyone.

just to name a few!

LAKE HOPE LODGE

27731 SR 278, McArthur

Casual dining with scratch-made items, local produce and meats, and wood fired pizzas, with a view!



JIMBO'S BURGERS & BEER

23356 SR 56, South Bloomingville

Casual dining for lunch and dinner with great menu options.



HOCKING HILLS DINER

2217 E. Front Street, Logan

Extensive and delicious home-cooked menu with breakfast served all day.



PIZZA CROSSING

58 N. Mulberry Street, Logan

Easygoing pizza joint in downtown Logan with pizzas, subs, pastas, salads and more. A local favorite!



HOCKING HILLS URBAN GRILL

14405 Bradford Drive, Logan

Enjoy nightly-specials and wonderful food in an elegant atmosphere.



KINDRED SPIRITS

21190 SR 374, Logan

Casual fine-dining experience in an 1840s log cabin. Wonderful meal and drink menu.



BEST BARS & WINERIES



LE PETITE CHEVALIER

26328 Locust Grove Road, Creola

Family-owned vineyard and winery with estate grown wine bottled on-site. Beautiful views and atmosphere.

HOCKING HILLS WINERY

30402 Freeman Road, Logan

Family-owned and operated winery right outside of Logan and great access to US-33. Beautiful outdoor seating with firepits and more.



THE SHAMROCK IRISH PUB

62 E. Main Street, Logan

True pub atmosphere in downtown Logan with fantastic drink selection and delicious food options.

THE HOME TAVERN

363 Gallagher Avenue, Logan

More of your "down home" local gathering spot with great bar menu and live music on the weekends.

ARE YOU READY FOR *passive income?*

We look forward to guiding you along your journey to short-term rental investing! **It is truly an honor to be able to help you.** Our team will work tirelessly to ensure all of your **expectations are exceeded!**

We also want you to know that our goal is to be your "real estate resource" **forever.** We always want you to contact us with any real estate questions going forward.

We would be honored to help any of your family or friends with their real estate needs! Your referrals are always appreciated, and **we will always treat your friends and family like they're our own!**



more questions?

I'm always available to help! Shoot me a text or give me a call for the quickest response. Helping my clients achieve and exceed their investing goals is what I am passionate about - I'm always here to answer your questions.



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