

The Williamson Building was constructed between 1891 and 1904 and is a representative example of the commercial construction which occurred in the late nineteenth and early twentieth century when Cincinnati's central business district expanded outward. The Williamson Heating Company occupied the first floor while the Globe Overall company factory housed the second to fifth floor.

Purchased in 2001 by Middle Earth Developers this warehouse underwent commercial to residential conversion creating 26 market rate apartments. July 2006 Huff Realty listed the condominiums, ranging from \$130,000 to \$278,000. This is the first apartment conversion in the Central Business District. All units feature garage parking and storage units. With immediate occupancy, and loads of space, these condominiums are the best deal in town!

For Private Showing Please Contact:

Christine Schoonover
513.235.8662

Casey Gilmore
513.378.1735

Jeff Rupard
513.919.2405





MIDDLE EARTH PROPERTIES
MIDDLE EARTH DEVELOPERS, INC.

COMPANY PROFILE

Middle Earth Properties (MEP) is an Ohio partnership between Jay W. Voss and Timothy R. Voss. The partnership was formed in 1992 to take advantage of the complementary talents and assets of the partners into a single residential real estate management and development entity. MEP created Middle Earth Developers, Inc. (MED) to serve as the contracting and development entity, while MEP remains as the property manager and owner of the company assets. In 1996, Dion Pangallo joined the firm as a partner to serve as construction and project manager. In 2002, Glenn Kukla was brought in as a partner to manage projects in the process of development and assist with prospecting, financing, structuring, and managing new projects.

MED's focus is to develop residential and mixed-use property in and around the Cincinnati Central Business District (CBD), with an emphasis on upscale apartments and condominiums. On all projects, MED serves as its own developer, general contractor, and property manager/leasing agent. The current administrative staff complement consists of five persons in our development group, three staff in the property management group, three in the maintenance department, and seventeen in the construction management group. Keeping contracting in-house enables MED to control all aspects of the project including project plans, construction schedule, and budget performance.

Jay Voss has been a Certified Public Accountant since 1981 and has worked as both an auditor for a major accounting firm (Ernst and Young) and as a controller for a major corporation (Vivi Color). Since 1995, Jay has been in charge of overseeing MEP's daily operations and managing the company's finances, taxes, and property management group. He also is responsible for construction project accounting and contract management. Jay holds a BA in Accounting from Miami University of Ohio and an MBA in Accounting from Xavier University.

Tim Voss has been involved in real estate development and management since 1986, mainly for properties and entities owned by the Voss family. He has led over eighteen major rehabilitation projects, resulting in completion of more than 160 newly rehabilitated residential rental units throughout Cincinnati. Tim also has overseen three condominium projects that have added 43 new condominiums to downtown Cincinnati. Currently, Tim supervises all construction and development cost estimating, project prospecting, and project management for Middle Earth Developers. Tim holds a BS in Management and an MA in History from Xavier University, and has attended Loyola University School of Law.

Dion Pangallo has over 10 years experience in the construction industry and construction management. Since 1996, Dion has led the MED construction group, and has served as on-site supervisor for all projects. He is currently in charge of managing all project subcontractors, as well as overseeing three construction crews, each comprised of carpenters, laborers, and tradespeople.

Glenn Kukla has over 7 years experience in real estate development in Covington, Kentucky, and Cincinnati, Ohio. Before joining MED, Glenn worked as a commercial loan officer and real estate consultant for the Cincinnati Development Fund from 1999 to 2001. He currently assists in managing projects in the process of development and helps with prospecting, financing, structuring, and managing new projects. Glenn holds a BS (with Honors) in Environmental Science from the University of Cincinnati.





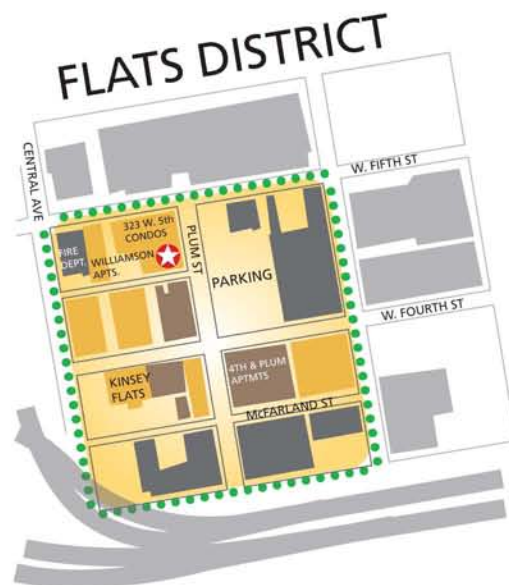
The "FLATS DISTRICT" in the heart of downtown Cincinnati is one of our City's most desirable residential neighborhoods. Combine apartments, condominiums, markets, fine restaurants and the upscale art galleries and you have an area where people of all ages and all ethnic backgrounds are flocking.

The international flavor of the "Flats District" exudes sophistication. Major corporations are relocating their employees to this community with the assurance that they will be safe, entertained and able to assimilate into a cosmopolitan setting much like they are accustomed to.

Just doors from WILLIAMSON LOFTS you will find Jean-Robert at Pigall's, one of Cincinnati's finest dining experiences. One block from your front door is our Convention Center and one block the other direction is Paul Brown Stadium. You can shop at Tiffany's, Saks, Brooks Brothers and more, all within 4 blocks of your condo. There is world-class live theatre at the Aronoff and the Ensemble; one of our country's most prestigious libraries is at the corner of 8th and Vine.

Nightclubs are within blocks on W Fourth and at Fifth & Elm, and Plum Street Cafe, Campanello's and Tna's are right around the corner. Dine at Elm St. Café, shop at the Contemporary Furniture Gallery, or get your hair styled at any of several salons within the block. The "infamous" Main Auction Galleries is not on Main, but just south of you on West Fifth!

Enjoy an exhilarating, fulfilling lifestyle in the City Center, where you meet cosmopolitan new friends, can walk to work and play, and have the riverfront at your doorstep. West Fourth and Fifth are the residential neighborhood you can truly call "Home".





DIRECTIONS

From I-75:
North/South take Fifth Street Exit.

From I-71:
Take Third Street Exit, make a Right on Central to Left on 5th.

