

CINCINNATI

JULY 2026

REAL PRODUCERS[®]

On the Rise
NICHOLAS VALIN



Sponsor Spotlight
HOMEARAMA[®] 2026

Hillary
Justice

PHOTO CREDIT: KRISTA SILZ
OF CINCYPHOTO

CONNECTING. ELEVATING. INSPIRING.



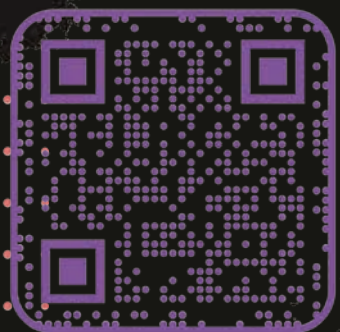
NMLS #2512762

More Than a Lender.

A Partner in Our Community.

To Celebrate the Inception of A-Z Foundation

We're hosting a **Free Family Fun Day**. Expect everything from food trucks and bounce houses to axe throwing and video game trucks. It's more than just a fun day out; it's our way of taking the success we've built together and pouring it back into the people and partnerships that make our community thrive. Come **Join Us** and learn more about the foundations initiatives!



When: July 18, 2026
10:00am-4:00pm
Where: Yankee Park
7500 Yankee St, Dayton,
OH 45459



You've built
your reputation on

trust

**100% Money Back
Guarantee**

If your client isn't satisfied —
we don't get paid.



WE HELP YOU PROTECT IT

Premium inspections, Advanced tools.
Exceptional client experience.
An extension of your brand.

MORE THAN INSPECTIONS Built for Top Agents:

- Impress clients
- Reduce fallout
- Earn referrals
- Elevate your brand

**Serving the
Cincinnati
area since 1998.**

The Capuano Team
513-771-6689

cincinnati@pillartopost.com
cincinnati.pillartopost.com

VETERAN OWNED BUSINESS



Contents



18 Nicholas Valin



22 HOMEARAMA® 2026

IN THIS ISSUE

- 6 Preferred Partners
- 8 Meet The Team
- 10 Cover Story: Hillary Justice
- 18 On the Rise: Nicholas Valin
- 22 Sponsor Spotlight: HOMEARAMA® 2026
- 28 Top 150 Standings



10 Hillary Justice
COVER STORY

If you are interested in nominating people for certain stories, please email us at: patrick.braddick@n2co.com



MAX SNYDER
Branch Manager/Loan Officer | NMLS # 2217562

C 937.409.9364
E Max.Snyder@rwmloans.com
W MaxS.rwmloans.com



NMLS# 79445 | DRE# 01174642

REALTOR® DAY

Tuesday, September 1st | 2pm - 4pm

Cocktail Reception!

Tour all 8 Show Homes for a Chance to Win the Grand Prize!

Lots of walking. Flat shoes suggested. No children, strollers, pets or guests. One drink ticket per Realtor. Must present your Realtor business card at the gate for admission. Please be sure to register for food purposes.

GRAND PRIZE

Sponsored by: General Electric Credit Union

\$500 towards a co-sponsored client event of your choosing!

One lucky Realtor will win the Grand Prize by touring all 8 show homes. Host an event for multiple clients at once! Treat them and their families to a great time at a restaurant, park, or anything of your choosing. Receive \$500 towards this, and support from your co-sponsor at the event.

REGISTER AT: CINCYHOMEARAMA.COM/EVENTS/REALTOR-DAY
(REALTORS ONLY)

2026
HOMEARAMA
THE ESTATES AT BOTHE FARMS



Event Sponsored by:
 General Electric Credit Union
cincyhomearama.com



HANSON
HOME TECHNOLOGY • HI-FI AUDIO • HOME THEATER

TURN EVERY SHOWING INTO AN EXPERIENCE

Visit one of our experience centers for the latest in Smart Home Lighting, Blinds, TV's, Hi-Fi Audio, Golf Simulators, Outdoor Entertainment, Home Theaters, and more.

Cincinnati
10800 Montgomery Rd.
513-563-0444

Dayton
5749 Far Hills Ave.
937-293-6200

HansonAV.com

Buying a Home Blind?

Remove the blindfold.
Get a professional inspection.

We're here to advocate for YOU

- ✓ Detailed reports
- ✓ Clear explanations
- ✓ No scare tactics, no fluff

AA Home Inspection

Schedule your home inspection today!

Michael Patton, Owner
Scheduling: 513.319.7770 // 877.813.7587
Personal Cell for Agents: 859.750.5654
aahomeinspection.com

Preferred Partners

This section has been created to give you easier access when searching for a trusted real estate affiliate. Take a minute to familiarize yourself with the businesses sponsoring your magazine. These local businesses are proud to partner with you and make this magazine possible. Please support these businesses and thank them for supporting the REALTOR® community!

CATERING

Jersey Mike's
Wyatt Moore
(513) 510-4282
www.jerseymikes.com

HOME AUDIO / VIDEO

Hanson Audio Video
(513) 563-0444

HOME BUILDER

Home Builders Association of Greater Cincinnati
(513) 851-6300

HOME INSPECTION

AA Home Inspections
(513) 319-7770
aahomeinspection.com

Pillar to Post Home Inspectors-The Capuano Team
(513) 771-6689
cincinnati.pillartopost.com/

Safe Start Home Inspections
Nathan Wessel
(513) 968-4311
www.safestarthi.com

HOME STAGING & DESIGN

Intertwine Design
(513) 886-7653
www.intertwinedesignco.com

HOME WARRANTY

Achosa Home Warranty
Kristen Moore
(859) 547-6024

INSURANCE

Firehouse Insurance
(513) 526-9853
firehouseins.com

Kyler-Moore Insurance Agency
(513) 315-7845
www.kyler-mooreinsuranceblueash.com/

MORTGAGE LENDER

100 Doors Lending Team
Max Snyder
(937) 409-9364

3rd Street Financial
Robert Mahaffey
(513) 769-4111

A-Z Lending
Dante Zompetti
(937) 522-5419
a-zlending.com

CrossCountry Mortgage
(513) 476-4575

GVC Mortgage
Cody Coomer
(513) 479-4630

JPMorgan Chase Bank NA
(614) 422-4638

Paramount Residential Mortgage Group
Jeremy Pope
(513) 432-6971

Rate
(513) 609-4484
www.rate.com/ronerdmann

Ruoff Home Mortgage
Dave Scully
(513) 633-8476
www.ruoff.com/davescully

Ruoff Mortgage
Megan King
(513) 795-7592

Rural 1st
Roger Hauke
(513) 322-2786

True North Home Loans
Bo Kearney
(513) 404-6948
truenorthhomeloans.com

MOVING / PACKING

Big Blue Moving
(859) 608-2583

MOVING / STORAGE

Black Tie Moving
(614) 347-9007

REAL ESTATE LAW

Yonas and Phillabaum LLC
(513) 427-6100
www.cincinnatiattorney.com

TITLE COMPANY

American Homeland Title Agency
(513) 863-9100
www.americanhomelandtitle.com

Bluegrass Land Title
(859) 488-7304 x1604
www.bluegrasslandtitle.com

TRANSACTION COORDINATOR

Agents Plus 1
Maria Carmosino
(513) 482-0465
agentsplus1.com/

VIDEOGRAPHY/PHOTOGRAPHY

Next Door Photos
Daniel Ziegler
(513) 297-3328

YARD SIGN INSTALLATION

Pink Posts Installation
(859) 395-8188
pinkposts.com/

Guaranteed on-time closing or your buyers get \$5,000

The Chase Closing Guarantee¹ will give your buyers the confidence they need to plan their move. We promise an on-time closing for eligible products in as soon as three weeks, or they get \$5,000, if they qualify.

Visit chase.com/cg for more details.

I'm here for your buyers:



Jane Lach, Senior Home Lending Advisor
Chase certified in FHA loans
C: (513) 257-5666
jane.lach@chase.com
homeloan.chase.com/jane.lach
NMLS ID: 1574097

CHASE



Scan to visit my website



For real estate and lending professionals only and not for distribution to consumers. This document is not an advertisement for consumer credit as defined in 12 CFR 1026.2(a)(7). Ask me about eligibility, timing and documentation requirements. Contract closing date must be at least 21 calendar days (30 calendar days for FHA- and VA-insured loans and 60 calendar days for all cooperative project (co-ops) purchases) after receipt of a completed mortgage application, supporting documents and a fully-executed purchase contract. Loan type, property type and other restrictions and limitations apply. This offer is subject to change at any time without notice. All home lending products are subject to credit and property approval. Rates, program terms and conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions and limitations apply. The Chase Closing Guarantee may be reported on Form 1099-MISC. Your clients should contact their tax advisor or the IRS for more details.

Home lending products provided by JPMorgan Chase Bank, N.A. Member FDIC.
©2025 JPMorgan Chase & Co. B1124-4464093 109870F | 27640517

You deserve a vacation.

Real Estate Transaction Coordination
and Administrative Services



agentsplus1.com



help@agentsplus1.com



CLAIMS COMPLETED IN HOURS! NOT DAYS OR WEEKS!



You choose **your own contractors** for all required services



Our process provides **more value to your local community**



Our service experts are here to **improve your experience**

Bryan

Gotta love claims completed the same day they are filed 🙌

Literally within 1 hour. Don't worry, you'll get yo props!!



KRISTEN MOORE
VP of Sales National Accts
859-547-6024

kristenm@achosahw.com
www.achosahw.com



Meet The Team



Patrick Braddick
Publisher



Kristen McDowell
Ad Strategist



Beth McCabe
Senior Writer



Krista Silz
Photographer



Brenna Smith
Photographer

Have an Idea?

Want to pitch, nominate or share a really cool story with our readers? Scan the QR code below to share with our Publisher.



TIME TO MAKE YOUR CLIENT'S DREAM LAND A REALITY.

As the leader in rural lending, we can provide your clients a wide range of financing solutions designed specifically to make their rural living dreams a reality.

RURAL 1st

Closer to What Matters

Home • Construction • Lot & Land Loans

Scan the QR code to learn more.

Loans subject to credit approval. Rural 1st is a tradename and Rural 1st, the Rolling Hills Window Icon and Closer to What Matters are exclusive trademarks of Farm Credit Mid-America, NMLS 407249. Rural 1st products are available to consumers within the territories of participating Farm Credit System Associations. Equal Housing Lender.

RP DISCLAIMER: The articles and opinions expressed in this publication are those of the respective authors and do not necessarily reflect the views of The N2 Company d/b/a Real Producers ("N2"). Advertisements appearing in this publication are paid placements and are not endorsed or recommended by N2. N2 is not responsible for the statements, opinions, or business practices of any authors, contributors, or advertisers featured herein. Portions of this publication may include content created with the assistance of artificial intelligence (AI) tools by authors or contributors and may not be independently verified by N2.

RUOFF TECHNOLOGY

With industry leading technology, we make sure your loan process moves swiftly so you can close quickly and settle in sooner.

Digital Closing Experience

- Avoid hand-signing page after page at closing.
- Apply your digital signature to nearly all your documents in seconds.
- Use a computer, mobile phone, or tablet.
- Know your signature is secure with special encryption and extra layers of security.

Ruoff MORTGAGE

Dave Scully
SVP, Area Manager
NMLS: 757304 | MLO-OH.757304
513.633.8476
dave.scully@ruoff.com

Ruoff Mortgage Company, Inc., d/b/a Ruoff Home Mortgage, is an Indiana corporation licensed by the Indiana Department of Financial Institutions (DFI). For complete licensing information visit: <http://www.nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY=141888>. This is not an offer for extension of credit or a commitment to lend. All loans must satisfy company underwriting guidelines. Information and pricing are subject to change at any time and without notice. Equal Housing Lender. NMLS 54741888 01062020

STEPPING IN TO SUMMER

with a title team you can trust!

NOW SERVING KENTUCKY, INDIANA, OHIO, AND WEST VIRGINIA

WWW.BLUEGRASSLANDTITLE.COM

SAVE TIME, SAVE TRIPS,

SELL MORE WITH PINK POSTS INSTALLATION

PINK POSTS INSTALLATIONS

We store your signs, riders, lockboxes, and brochure boxes. When you have a new listing, you simply place the order and we take care of the rest! **NEXT DAY INSTALL!** Realtor Owned Company **pinkposts.com** **859-395-8188**

Hillary

MOVING ON UP

Justice

WRITTEN BY ELIZABETH MCCABE
PHOTO CREDIT: KRISTA SILZ OF
CINCY PHOTO

Life has a way of forcing people to reinvent themselves. Sometimes it comes through heartbreak. Sometimes through loss. Sometimes through growth, change, or the quiet realization that staying the same is no longer an option.

For Coldwell Banker Realty Top Producer Hillary Justice, those moments of reinvention have shaped nearly every chapter of her life.

That's why her tagline, "Moving On Up," means so much more than real estate.

"Moving On Up reflects both my clients' journeys and my own," Hillary says. "Whether someone is divorcing, downsizing, upgrading, losing a partner, or starting over, they're still moving on up into the next chapter."

And perhaps nobody understands that better than she does.

Today, Hillary is one of the top-producing agents in her brokerage, ranking as the #3 individual sales agent in 2025 with more than \$65 million in career volume. She recently earned President's Circle Elite status and celebrated with a company trip to the Bahamas, a milestone that reflects years of persistence and perseverance. After all, her success story was never overnight.

Long before the awards and accolades, Hillary was simply trying to survive.

"Having my first child at 17, I had to grow up very fast," she says.

Raised in Cincinnati after being born in New Jersey, Hillary spent much of her early adulthood balancing motherhood, work, and responsibility. She attended cosmetology school and worked in salon environments while raising her son as a young single mother. Later, after divorce and with three children depending on her, she continued doing whatever it took to support her family.

"I taught 6 a.m. spinning classes before the kids got up," she recalls. "Then I'd get them ready for school and go to work."

“There’s something incredibly rewarding about building a business that REFLECTS WHO YOU TRULY ARE.”



That relentless work ethic became part of her DNA.

One of the most pivotal experiences before real estate came through her role as an estate sale coordinator for Everything But The House. Hillary managed entire home sales from start to finish, including organizing, researching, staging, photographing, writing descriptions, and overseeing the process under strict deadlines. Looking back, it was unknowingly preparing her for the career she would eventually build.

At a turning point in life, with her children getting older, Hillary decided to take a friend’s advice and pursue real estate. She earned her Ohio license in 2018 and later became licensed in Kentucky as well.

The beginning wasn’t glamorous.

“It was definitely a slow start,” she admits.

Then life delivered another difficult season. During the pandemic, Hillary stepped away from business to care for her ill mother. After her mother passed away, she returned with renewed clarity and determination.

“In 2021, I got laser focused,” she says.

She changed brokerages, sought mentorship, joined a team for additional exposure and experience, and continued learning every aspect of the business. Eventually, she made the decision to return to Coldwell Banker Realty as an independent agent and never looked back.

Now, Hillary’s business is thriving because of something increasingly rare in today’s fast-paced world: genuine connection.

“Real estate is deeply relationship-driven,” she says. “I take a lot of pride in being hands-on and accessible to my clients.” She encourages newer

agents, “Focus on relationships over transactions early on. Your reputation becomes your business. Learn your market deeply, communicate exceptionally well, and don’t try to imitate another agent’s personality or business model.”

“I’m incredibly grateful for the relationships and trust that have built my business,” Hillary adds. “This career has evolved into something much bigger than real estate for me; it’s about helping people move confidently into new chapters while continuing to grow personally and professionally myself.”

Many of Hillary’s clients are navigating emotional transitions such as growing families, aging parents, divorce, grief, downsizing, or fresh starts. She understands how personal those moments can feel and approaches them with empathy, authenticity, and a steady presence.

“Consistency, communication, and trust create long-term success,” she says.

As her business has rapidly expanded, Hillary admits one of her biggest personal challenges has been learning not to carry everything alone.

“For a long time, success looked like survival and hard work,” she explains. “Now success looks more like balance, creativity, and building something meaningful.”

“There’s something incredibly rewarding about building a business that reflects who you truly are,” Hillary says.

Part of that evolution has included learning to delegate, create systems, and protect boundaries while still maintaining the highly personal experience her clients value.

And exciting growth is happening behind the scenes. Hillary recently brought her younger sister Leslie onto the business as an administrative and marketing assistant as she relocates back to Ohio from New York. Together, they have been focused on building stronger systems, elevating branding and marketing efforts, and creating more intentional structure for continued growth.

Hillary also credits much of her continued success and ability to scale the business to the support of trusted collaborators around her, including her agent partner Wendy Ruehlmann, who assists with transaction coordination and collaboration on select deals, as well as Aaron Barker, career coach who helps keep her mindset focused, intentional, and organized as both her business and personal life continue evolving.

Creative marketing and storytelling have become major passions for Hillary as she continues elevating her brand and client experience. She’s deeply inspired by architecture, history, and the stories homes carry with them.

“I love helping clients see the character and potential in homes they may have otherwise overlooked,” she says.



“THERE’S MORE FREEDOM NOW. More confidence, more clarity, and more appreciation for how far life has come.”



At the center of everything remains family. Hillary beams when talking about her children, Caleb, Owen, and Grace, all of whom are “moving on up” in their own ways, too. Caleb and daughter-in-law Kelsey recently purchased his second home with Hillary’s help. Grace, a recreational therapist in Michigan, is planning her wedding and preparing to move back to Ohio with her fiancé, Holden, later this year. Owen continues

to live independently in a LADD-supported group home and works at the Anderson Kroger.

Over the past 17 years, Hillary has shared life’s many transitions, challenges, and successes alongside her husband, Mark, whose steady support has been a meaningful part of both her personal and professional growth. Married for four years, the couple is now embracing their empty-nester chapter and enjoying a season of greater balance and connection.

Having recently celebrated her 50th birthday, Hillary finds herself reflecting with gratitude on how far life has come while looking ahead with excitement for what’s next. Together, she and Mark enjoy kayaking on the Little Miami River, hiking local parks, traveling whenever possible and continuing to

make their home in Anderson Township a place they truly love.

“There’s more freedom now,” she says. “More confidence, more clarity, and more appreciation for how far life has come.”

While her business continues thriving, Hillary is equally focused on being intentional about creating a life that feels fulfilling personally and professionally.

And through every challenge, transition, setback, and success, one phrase continues guiding her forward.

“The best is yet to come,” Hillary says. “I’ve always believed that growth comes from staying positive, learning from our experiences, embracing change and new opportunities, and having the courage to keep moving on up into whatever life has in store for us next.”





Specializing In Customizing Mortgage Solutions For Both Purchase And Refinance Transactions.

TOP 1% MORTGAGE ORIGINATOR

- 24/7 Preapproval Service
- Zero Loans Declined Once Submitted
- Loans Down To 580 Credit Score

Robert Mahaffey,
President • NMLS 26082

ERD STREET FINANCIAL
MORTGAGE EXPERIENCE SPECIALIST

(513) 806-2635 • WWW.ROBERT.MORTGAGE
6964 TYLERSVILLE RD., STE. B • WEST CHESTER, OH 45069
NMLS 304138



Scan To Learn More



KYLER-MOORE
INSURANCE AGENCY LLC
— INSURANCE DONE DIFFERENT —

WHICH WOULD YOU CHOOSE?

CALL US TO FIND OUT WHAT FREEDOM OF CHOICE CAN DO!



10979 Reed Hartman Hwy, 209 • Blue Ash
513-745-0250
Kyler-MooreInsurance.com



Safe Start
HOME INSPECTIONS, LLC
INTERNACHI® CERTIFIED

SAFE START HOME INSPECTIONS OFFERS:

- ▶ Full residential and commercial inspections
- ▶ State licensed Wood Destroying Insect Inspections
- ▶ State licensed Radon testing
- ▶ Sewer Scope Inspections

We understand not everyone is in need of a full home inspection and can customize to fit your needs. Whether it is to just look in a crawlspace or inspect the plumbing we can customize an inspection to fit your needs.

Office: 513-968-4311 | **Mobile:** 937-321-7479
nwessel@safestarthi.com | SafeStarthi.com

We're your LOCAL LENDER

For more than 41 years, Ruoff Mortgage has helped make the **dream of homeownership** a reality. Whether you are looking to move or refinance, we will help you every step of the way with confidence.

With an average clear to close of **just 15 days** we make the homebuying process quick and stress-free, so you can focus on the things that matter most—spending quality time with your friends, family and community. Contact us today to get started.



Megan King
VP, Branch Manager
NMLS: 273628
OH: MLO-OH.273628
KY: MC840736
513.443.5186
megan.king@ruoff.com



AJ Hodge
Senior Loan Officer
NMLS: 1045145
OH: MLO.042794.000
513.907.2374
aj.hodge@ruoff.com



Sheri Watkins
Senior Loan Officer
NMLS: 279665
OH: MLO.025193.002
KY: MC72811
513.265.8666
sheri.watkins@ruoff.com



The average Clear to Close time is dependent on loan type, proper documentation, and other qualifying factors. Loan decision is subject to satisfactory appraisal, title review, and no change to financial condition. This is not an offer for extension of credit or a commitment to lend. Some restrictions may apply. Ruoff Mortgage NMLS #141868. Equal Housing Lender. Ruoff Mortgage Company, Inc. d/b/a Ruoff Mortgage is an Indiana corporation. For complete licensing information visit: <http://www.nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY/141868> 1142025

PASSION FOR CREATING SPACES
THAT YOU WILL NEVER WANT
TO LEAVE!



INTERTWINE
DESIGN



BOOK YOUR FREE 1-HOUR
CONSULTATION HERE:
INTERTWINEDESIGNCO.COM
INTERTWINEDESIGNERS@GMAIL.COM

INTERIOR DESIGN
DESIGN CONCIERGE
HOME STAGING
HISTORIC RENOVATIONS
HOME REFRESH
ACCESSIBLE SPACE DESIGN
SHORT TERM RENTALS

TRANSFORM
YOUR SPACES
NOW!

(513) 886-7653
@INTERTWINE_DESIGN

CINCINNATI'S #1 MOVING COMPANY



Offering Residential and Commercial quality packing and moving services
to Ohio and Kentucky.
Local and Long Distance Moving • Locally Owned and Operated.

ASK ABOUT OUR SISTER SERVICES:

BIG BLUE PACKING • BIG BLUE PRESSURE WASHING • BIG BLUE STORAGE
BIG BLUE CLEANING CREW • BIG BLUE HOLIDAY DECOR



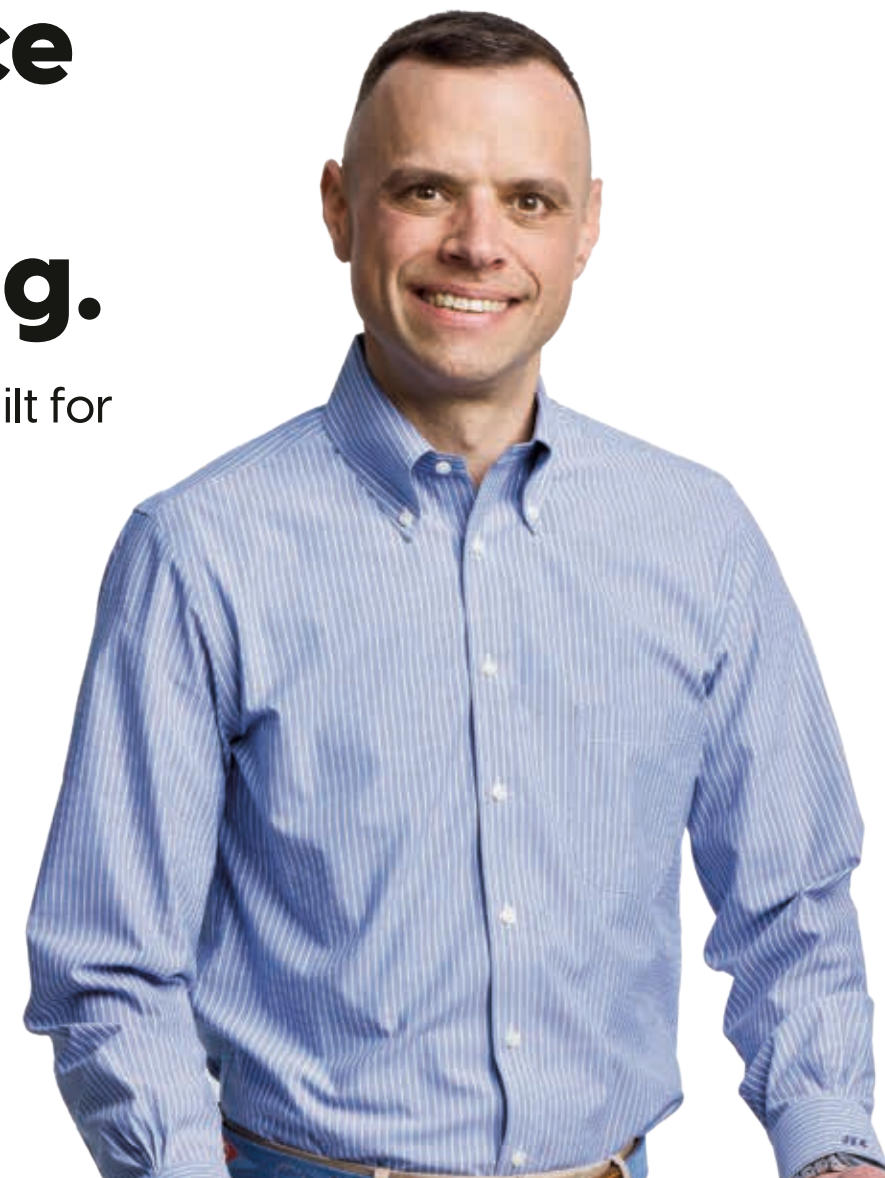
859.608.BLUE (2583) | BIGBLUEMOVINGKY.COM

Experience changes everything.

Strategy and service built for
today's market.

The difference between
a smooth transaction and
a stressful one comes
down to having the right
mortgage partner.

Joseph Koester and
his team provide
the strategic financing
expertise, responsive
communication and
trusted guidance agents
rely on when every
detail matters.



Let's close more deals together.

Local expertise. National strength. Proven results.

Joseph Koester

Senior Vice President of Lending | NMLS709407

513.476.4575

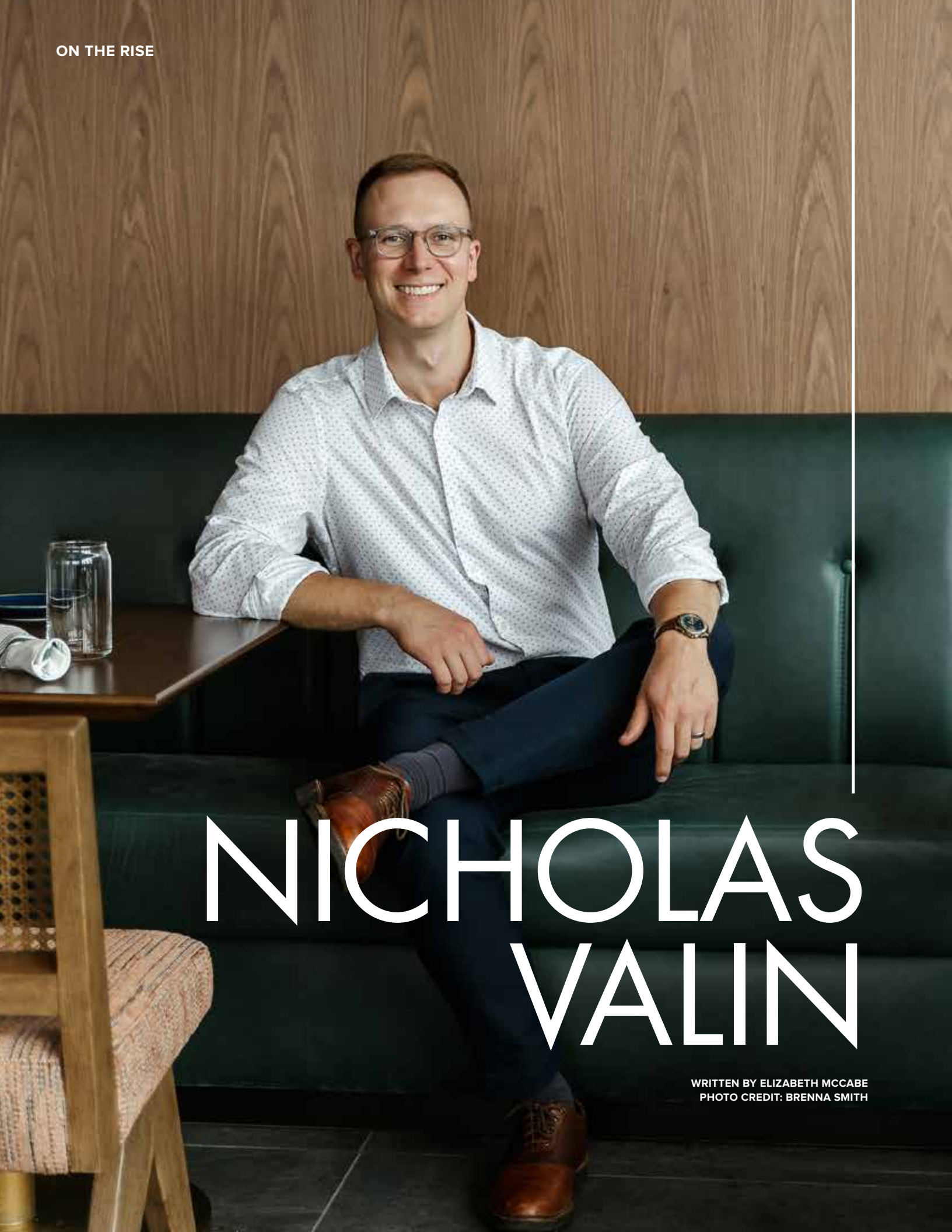
ccm.com/joseph-koester
joseph.koester@ccm.com



THE JOE KOESTER GROUP
CROSSCOUNTRY MORTGAGE®

CROSSCOUNTRY MORTGAGE, LLC | 4243 Hunt Rd. Suite 401, Blue Ash, OH 45242

Equal Housing Opportunity. All loans subject to underwriting approval. Certain restrictions apply. Call for details. All borrowers must meet minimum credit score, loan-to-value, debt-to-income, and other requirements to qualify for any mortgage program. CrossCountry Mortgage, LLC NMLS3029 NMLS2699896 (www.nmlsconsumeraccess.org). 26LO_86ba5wjzh



NICHOLAS VALIN

WRITTEN BY ELIZABETH MCCABE
PHOTO CREDIT: BRENNA SMITH

The Man Who Helped Build Avengers Campus Is Now Rebuilding Neighborhoods, ONE HOME AT A TIME

Most people walk through Disneyland and see magic. Nicholas Valin sees the trenches underneath it.

He sees the electrical lines hidden below the pavement. The construction crews coordinating impossible deadlines. The landscape architects carefully positioning every tree. The designers obsessing over how a single space should *feel* the moment someone steps into it.

And that is because Nicholas was there helping build it.

Fresh out of The Ohio State University with a degree in civil engineering, Nicholas packed up everything he owned and moved to California for his first professional job: helping construct the original Avengers Campus at Disneyland.

“They threw me into the deep end,” Nicholas laughs. Not just a little deep, either. At just the beginning of his career, Nicholas found himself managing nearly \$20 million in contract work while serving as the critical bridge between Disney Imagineers, architects, designers, field crews, artists, and tradesmen responsible for bringing the massive project to life.

“I was the guy in the middle,” he explains. “My job was figuring out how to build this thing, keep it on budget, keep it on schedule, and make the vision actually come to life.”

No pressure.

Over the next three years, Nicholas helped oversee portions of one of Disneyland’s most ambitious transformations, including the demolition of the former Bugs Land area and the creation of immersive attractions, restaurants, pathways, landscaping, shops, and environments inspired by the Marvel universe.



And according to Nicholas, Disney obsessed over one thing above all else: How people *feel*.

“When you walk into Avengers Campus, every detail is intentional,” he says. “The trees, the pathways, the buildings, the landscaping ... everything is designed to make you feel like you stepped into the movie.”

That lesson changed the way Nicholas sees real estate forever.

Today, as founder of NVRE Group at Comey & Shepherd Realtors, he approaches homes with that exact same mindset.

“You can tell how people feel about a house within the first ten seconds,” Nicholas says. “That first impression matters.” It is why he obsesses over lighting, staging, smell, layout, flow, and atmosphere when preparing listings. Homes need to be “bright, airy and welcoming,” he points out. “Everything has to come together to create that feeling of home.”

But long before Nicholas entered real estate, he was already learning how to solve problems under pressure.

And Disney gave him plenty of them.

“There was a new surprise every single day,” he says. “You dig trenches and suddenly hit old electrical lines or irrigation systems. Things that work on paper don’t always work in real life.”

Beyond the construction challenges, Nicholas also had to learn how to manage personalities from every corner of the project. Architects. Artists. Engineers. Tradesmen. Designers. Landscapers.

Sometimes they clashed.

“As the construction manager, you’re orchestrating a symphony,” he explains. “You’re the sounding board, the therapist, the problem solver, and the person rallying everyone together to make the magic happen.”



That ability to manage moving pieces would later become one of his greatest strengths in real estate. Because to Nicholas, every transaction is still a project.

“Every deal needs a project manager,” he says. “There’s so much happening behind the scenes that clients never even see. My job is to handle all of it so they don’t have to stress.”

Eventually, Nicholas realized he wanted something more entrepreneurial and open-ended than engineering alone. And ironically, the spark for real estate came from buying a duplex.

When Nicholas and his wife moved back to Ohio, the couple did not have enough money for the kind of home they wanted. “We went the route of house hacking,” says Nicholas. “We bought a duplex in East Walnut Hills in pretty rough condition and put a lot of sweat equity into it to make it really nice.” He and his wife lived on the top floor, renting out the first floor.

“I loved the process of doing that and loved the agent who represented us. I thought to myself, ‘I can make a career out of this.’ It didn’t happen right away. That was the spark that led me to get

my real estate license.” It launched his career in October 2024.

Today, Nicholas specializes heavily in investment properties, helping clients identify hidden opportunities and avoid costly mistakes using both his engineering background and construction experience.

“I know how homes are built and how systems work,” he explains. “That helps me spot problems before they become expensive surprises.” But Nicholas says the work becomes especially meaningful when neglected homes get transformed into something beautiful again.

“We’re taking the worst house on the street and turning it into the best,” he says. “That lifts neighborhoods up.”

And much like Disney taught him years ago, Nicholas believes real estate is about more than walls and finishes. It is about creating emotion. “It’s the feeling people get when they walk in,” he says. “That’s what matters.”

Outside of work, Nicholas’s life looks very different these days than it did during his California adventure years. Back then, he and his wife spent much of their free time camping,

“I’m excited about the future and all the people I’ll get to help along the way.”

backpacking, and exploring national parks across the country, often visiting a new park every month.

“We pretty much explored nonstop,” he says. Now? Life revolves around their two young children, ages one and two-and-a-half. “These days it’s more neighborhood pools and playgrounds than backpacking through Yosemite,” he laughs.

The family spends much of their time outdoors, at local parks, or surrounded by their church community at St. Gertrude Church. “That community is our rock,” Nicholas says. “Sunday morning carries us through the rest of the week. Being grounded in faith and a moral framework is really important to me,” he says.

Looking ahead, Nicholas has big plans for NVRE Group, including expanding into multiple branches, involving investment properties, residential homebuyers, and eventually larger development projects.

But at the center of it all, Nicholas’ mission remains simple: Helping people.

“I love what I do, and I love working with people from all different backgrounds,” he says. “I’m excited about the future and all the people I’ll get to help along the way.”

And somewhere inside him, the engineer who once helped build Avengers Campus is still there. Only now, instead of building movie magic for millions of Disney guests, he is helping families find places where real life happens every single day. ■



SAVE THE DATE FOR
HOMEARAMA® 2026

Bigger Homes. Bigger Dreams. Bigger Inspiration.

WRITTEN BY ELIZABETH MCCABE
PHOTO CREDIT: KRISTA SILZ OF CINCY PHOTO

Some people walk into a luxury home and immediately start imagining their future there. Others walk in and begin mentally redesigning their own kitchen. That is the magic of HOMEARAMA® 2026. It's more than touring houses. Expect an experience that sparks imagination, creativity, and possibility the moment you step through the front door.

And this year's event is shaping up to be one of the most impressive showcases yet.

Presented by the Home Builders Association of Greater Cincinnati, HOMEARAMA® 2026 will take place August 29 through September 13 at The Estates at Bothe Farms in Hamilton Township, Warren County. The event marks the 63rd year of the long-running showcase, which has become one of the region's premier annual events for home design and construction, architecture, and innovation.

This year, HOMEARAMA® returns to sprawling estate-style living with eight custom-built luxury homes sitting on exclusive two-acre-plus homesites. The homes will range from approximately

5,500 to 8,000 square feet and are expected to be priced between \$1.6 million and more than \$3 million.

After last year's showcase in Oakley, this year's event offers an entirely different feel.

"We are returning to large homes on large estate lots," explains Carmen Hickerson, Executive Director of the HBA. "These homes are going to be stunning and reflect the current trends in the homebuilding industry."

And those trends are changing rapidly.

Today's buyers want homes that are both beautiful and functional. They want smart-home technology that allows them to control lighting, temperature, security, and entertainment with the touch of a button. They want seamless indoor-outdoor living spaces where families and friends naturally gather. They want homes that feel extraordinary but still livable.

Visitors to HOMEARAMA® 2026 will see all of that on display.

"You will see outdoor living spaces," Carmen says. "That indoor-outdoor ambiance

is a huge priority for homebuyers right now."

Another growing trend visitors will notice throughout the homes? Flex spaces. These adaptable rooms are intentionally designed to evolve alongside a family's changing needs. One homeowner may use the space as a home office. Another might create a reading nook, homework station, media room, fitness space, or playroom.





“People desire a home that works for their lifestyle,” Carmen explains. “And those needs can change over time.”

That balance between aspiration and practicality is exactly what makes HOMEARAMA® so popular year after year.

Yes, the homes are breathtaking. Yes, they are grand. But the event is also deeply inspirational for everyday homeowners looking for ideas they can realistically bring into their own spaces.

“It’s not just about aspiration,” Carmen says. “It’s also about inspiration.”

She understands that many visitors walk into these homes and immediately think, “I could never afford to live in a house like that.” But that does not mean they cannot walk away with ideas that fit their own lifestyle and budget.

Maybe it is a flooring choice. A cabinetry trend. A clever mudroom design. A new outdoor entertaining concept. A lighting fixture. A paint color. A layout idea.

HOMEARAMA® gives visitors the opportunity to see the latest and greatest in residential design all in one place.

“This is the latest in windows, cabinetry, flooring, architecture, landscaping, and interior design,” Carmen says. “You are seeing what is possible.”

And behind every one of those beautiful spaces is an enormous collaboration

“Homeownership is one of the biggest ways to build generational wealth and we’re committed to creating an environment where homebuilding can thrive.”

of professionals working together to bring the homes to life.

“It really is a partnership,” she says. “There are many, many talented artisans and professionals involved in creating these homes.”

Builders collaborate with architects, suppliers, craftsmen, designers, flooring specialists, landscapers, cabinet makers, and more to transform an idea into a fully realized custom home. HOMEARAMA® shines a spotlight not only on the finished product, but on the incredible teamwork behind it.

This year’s featured builders include Brookstone Homes, Inc., Eagle Custom Homes, Inc., John Hill Construction, Justin Doyle Homes, K Homes, LLC, Old World Custom Homes, Sterling Homes, and Wieland Builders, LLC.

At least one home will even feature a pool, thanks to presenting sponsor Leisure Pools Cincinnati, alongside fellow presenting sponsors Pella Windows & Doors and Walk Your Plans Cincinnati.

Beyond the homes themselves, HOMEARAMA® has evolved into a full-scale community event.

Guests can enjoy exhibitor tents featuring products and services incorporated into the homes, along with food, drinks, entertainment, and live music throughout the event. Visitors can also expect boutique nights, car shows, designer meet-and-greets, and a fireworks show during opening weekend.

“There are things to do when you come to HOMEARAMA®,” Carmen says with a smile.

One especially popular event is Realtor Day, scheduled for Tuesday, September 1 from 2:00 to 4:00 p.m. The event allows real estate professionals to preview the homes before public opening hours later that day while enjoying a cocktail reception and networking opportunities.

And the location itself only adds to the appeal. The Estates at Bothe Farms is located in Hamilton Township, one of the fastest-

growing areas in Warren County. The community offers a peaceful rural setting while remaining close to Loveland, Maineville, shopping, restaurants, parks, trails, and everyday conveniences. The area has also earned recognition as one of the safest communities in Ohio.

For the HBA, events like HOMEARAMA® represent something even bigger than a showcase of new homes. “There is nothing more integral to building community than building homes,” Carmen says.

The HBA advocates for residential construction and remodeling professionals throughout Southwest Ohio while promoting responsible development, homeownership opportunities, and economic growth.

“Our saying is, ‘Let builders build,’” Carmen says. “Homeownership is one of the biggest ways to build

generational wealth and we’re committed to creating an environment where homebuilding can thrive.”

That deeper purpose is part of why HOMEARAMA® continues to resonate after more than six decades. It celebrates innovation and luxury, yes, but it also celebrates the idea of home itself. Homes are places where families gather, people put down roots, and memories are made. Communities begin with homes.

And this August, thousands of visitors will once again walk through those front doors searching for inspiration, and likely leave with far more than they expected. Whether you are actively building, remodeling, dreaming, or simply looking for inspiration, this year’s showcase promises inspiration at every turn. ▼

**WANT TO LEARN MORE?
CHECK OUT WWW.CINCYHOMEARAMA.COM.**





Closing more loans for
your unique clients?

Yep!



Their money’s good with us.

For your clients with unconventional income streams, all the ways they’re living the dream are good by us. Self-employment, temporary work, tips and other sources can add up to help them qualify—with a suite of loan options for them to choose from. And our flexible terms and low down payments give you more ways to close.

Contact me today to see how you can boost your volume and your business.

Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Refinancing your mortgage may increase costs over the term of your loan. Restrictions may apply, contact Rate for current rates and for more information. (0824-2959909)

Operating as Guaranteed Rate, Inc. in New York.



Ron Erdmann
Regional Manager/SVP of Mortgage Lending • NMLS # 728342

O: (513) 609-4484
rate.com/ronerdmann ron.erdmann@rate.com
2101 Grandin Road, Suite A Cincinnati, OH 45208



Equal Housing Lender. Ron Erdmann NMLS #728342
Applicant subject to credit and underwriting approval. Restrictions apply. Guaranteed Rate, Inc. dba Rate; NMLS #2611; For licensing information visit nmlsconsumeraccess.org. CA - Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act GA - Residential Mortgage Licensee #20973 NJ - Licensed by the N.J. Department of Banking and Insurance OH - MB 804160

TOP 150 STANDINGS

Teams and Individuals | By Volume Jan 1- May 31 as of June 12th, 2026 at 10:45AM

Rank	Name	Office	Total	Volume
1	Scott A. Oyler	Coldwell Banker Realty	142	\$91,075,796
2	Julie K. Back*	Sibcy Cline	54	\$86,477,318
3	Peter D. Chabris	Keller Williams Seven Hills Re	189	\$63,964,757
4	Brittney Frietch	BF Realty	76	\$47,216,264
5	Eleanor D. Kowalchik	Keller Williams Pinnacle Group	81	\$34,729,420
6	Rick J. Finn	Coldwell Banker Realty	69	\$32,885,788
7	Daniel Baron	Keller Williams Advisors	82	\$31,497,809
8	Amy Hackett Roe	Sibcy Cline	34	\$30,992,500
9	Heather McColaugh	BF Realty	49	\$30,808,974
10	Shelley Miller Reed	Coldwell Banker Realty	32	\$29,341,900
11	Ragan R. McKinney	Ragan McKinney Real Estate	88	\$28,359,880
12	Rakesh Ram	Coldwell Banker Realty	54	\$26,130,726
13	Andrea DeStefano	Sibcy Cline	32	\$25,797,515
14	Heather R. Herr	Private Real Estate Collection	50	\$24,050,340
15	Julia Packer P. Wesselkamper	Coldwell Banker Realty	32	\$22,897,450
16	Heather M. Stallmeyer	Coldwell Banker Realty	29	\$22,220,344
17	Bob Dorger	Comey & Shepherd	31	\$22,133,000
18	Walter B. Gibler	Coldwell Banker Realty	46	\$21,024,001
19	Andrew Gaydosh	eXp Realty	54	\$19,738,929
20	Austin R. Castro	Collwell Banker Heritage	27	\$19,277,100
21	Linda T. Destefano	Sibcy Cline	19	\$17,222,820
22	Evan Johnson	Cutler Real Estate	35	\$17,172,536
23	Heather S. Kopf	Kopf Hunter Haas	20	\$17,108,738
24	Holly Finn	Coldwell Banker Realty	40	\$17,074,818
25	Tyler R. Minges	Huff Realty	40	\$17,041,036
26	Gina A. Dubell-Smith	eXp Realty	27	\$16,975,900
27	Ronald A. Bisher	Coldwell Banker Realty	45	\$16,595,100
28	Adam G. Marit	Real Link	42	\$16,376,945
29	Kevin E. Hildebrand	eXp Realty	41	\$15,985,400
30	Jon A. DeCurtins	ERA Real Solutions Realty	25	\$15,768,250
31	Tom Deutsch Jr.	Coldwell Banker Realty	49	\$15,473,800
32	Jon L. Bowling	Re/Max Preferred Group	37	\$15,433,500
33	Denise L. Gifford	Keller Williams Advisors	33	\$15,404,900
34	Alexander Schafers	Re/Max United Associates	37	\$15,278,075

Disclaimer: Information is based on reported numbers to the Cincinnati REALTORS® through the MLS, as indicated above by the date range listed on the actual date the numbers were run. Transactional reporting is not static, as numbers vary based on the way they are reported by the REALTOR®. Accuracy is also affected by the date transactions are reported, which affects all parties involved in a transaction. New construction or numbers not reported to Cincinnati REALTORS® through the MLS within the date range listed are not included. Cincinnati REALTORS® are not responsible for submitting this information. * Denotes Solo Agent

TOP 150 STANDINGS

Teams and Individuals | By Volume Jan 1- May 31 as of June 12th, 2026 at 10:45AM

Rank	Name	Office	Total	Volume
35	Donald M. Johnson	Cutler Real Estate	31	\$15,059,536
36	Drew Frietch	BF Realty	26	\$14,917,373
37	Robbie Dorger	Comey & Shepherd	21	\$14,901,000
38	Megan S. Stacey	Coldwell Banker Realty	29	\$14,875,700
39	Michael L. Murtland	Comey & Shepherd	29	\$14,763,142
40	Monika Deroussel	eXp Realty	31	\$14,573,688
41	Heather Alley	Keller Williams Advisors	28	\$14,503,150
42	Eric Surkamp	Comey & Shepherd	17	\$14,242,253
43	Helena F. Cameron	Sibcy Cline	35	\$14,129,400
44	Kelly Pear	Comey & Shepherd	13	\$13,937,757
45	Michael C. Hinckley	Coldwell Banker Realty	22	\$13,614,770
46	Tyler McConnell	Comey & Shepherd	25	\$13,333,642
47	Kyle Mahoney	Sibcy Cline	14	\$13,104,502
48	Keith T. Taylor	Comey & Shepherd	37	\$12,905,110
49	Michael W. Jordan	Jordan, Inc	22	\$12,759,808
50	Richard Davey	Comey & Shepherd	36	\$12,655,110
51	Jack C. Hinckley	Coldwell Banker Realty	21	\$12,596,770
52	Andrew H. Homan	Coldwell Banker Realty	18	\$12,236,736
53	James Hurtubise	Keller Williams Advisors	36	\$12,212,400
54	Kelly Little	Plum Tree Realty	31	\$12,092,799

Disclaimer: Information is based on reported numbers to the Cincinnati REALTORS® through the MLS, as indicated above by the date range listed on the actual date the numbers were run. Transactional reporting is not static, as numbers vary based on the way they are reported by the REALTOR®. Accuracy is also affected by the date transactions are reported, which affects all parties involved in a transaction. New construction or numbers not reported to Cincinnati REALTORS® through the MLS within the date range listed are not included. Cincinnati REALTORS® are not responsible for submitting this information. * Denotes Solo Agent

Creating a Stress Free Moving Experience

CHRIS HESS

(614) 599-3693

CBUS

TOP PICKS

2019

Forbes

realtor.com®

BBB

ACCREDITED BUSINESS

A+

BLACK TIE

MOVING

www.blacktiemoving.com

AMERICA'S FASTEST-GROWING

Inc.

500

PRIVATE COMPANIES

Rank	Name	Office	Total	Volume
55	Zach Singler	Re/Max Local Experts	17	\$11,931,000
56	Molly E. Blenk	Comey & Shepherd	23	\$11,829,500
57	Cindy J. Shetterly	Keller Williams Distinctive Re	36	\$11,729,821
58	Ingrid K. Likes	Coldwell Banker Realty	17	\$11,706,787
59	Michael P. Hines	Coldwell Banker Realty	7	\$11,479,065
60	Laura Wogen	Coldwell Banker Realty	18	\$11,355,400
61	Jessica Bauer Crichton	Comey & Shepherd	26	\$11,284,500
62	Micha Gleisinger	Comey & Shepherd	23	\$11,210,500
63	Allison Thornton	Sibcy Cline	9	\$11,201,300
64	Kimberly K. Mansfield	Keller Williams Advisors	34	\$11,140,608
65	Sue A. Wahl	Comey & Shepherd	32	\$11,127,600
66	David D. Browning	Coldwell Banker Realty	28	\$11,117,376
67	Oscar Asesyan	Coldwell Banker Realty	23	\$11,103,376
68	Trent S. Ferrell	Keller Williams Advisors	38	\$11,012,227
69	Rebecca A. Messenger	Comey & Shepherd	12	\$10,887,757
70	Robert Hines	Coldwell Banker Realty	8	\$10,855,418
71	James E. Pitzer III	Coldwell Banker Realty	26	\$10,813,000
72	Sarah Robben	Coldwell Banker Realty	20	\$10,702,400
73	Luke R. Luther	Coldwell Banker Realty	9	\$10,682,500
74	Patrick J. Cagney	Coldwell Banker Realty	31	\$10,574,242
75	Erin P. Fay	Keller Williams Advisors	24	\$10,565,300
76	Maura K. Cagney-Tipton	Coldwell Banker Realty	29	\$10,500,242
77	Jeri O'Brien-Lofgren	Sibcy Cline	13	\$10,490,750
78	Barbie Woehrmyer	Coldwell Banker Realty	27	\$10,477,170
79	Janelle A. Sprandel	Comey & Shepherd	24	\$10,455,704
80	Lesli D. Norris	Coldwell Banker Realty	25	\$10,408,300
81	Tami Holmes	Tami Holmes Realty	27	\$10,328,798
82	Lisa McCarthy	Coldwell Banker Realty	25	\$10,213,963
83	Allen D. Ernst II	Coldwell Banker Realty	31	\$10,201,075
84	Ethan R. Bishop	Keller Williams Seven Hills Re	24	\$10,001,108
85	Nikki M. Hayden	Private Real Estate Collection	19	\$9,950,800
86	Tiffany B. Allen-Zeuch	Sibcy Cline	15	\$9,861,000
87	Michelle E. Hudepohl	Coldwell Banker Realty	14	\$9,717,250
88	Sue M. Miller	Comey & Shepherd	27	\$9,708,600
89	Avery R. Lindner	Coldwell Banker Realty	15	\$9,554,400
90	Mary Clare Baden	eXp Realty	20	\$9,507,000

TOP 150 STANDINGS

Teams and Individuals | By Volume Jan 1- May 31 as of June 12th, 2026 at 10:45AM

Rank	Name	Office	Total	Volume
91	Robert F. Stephens	Comey & Shepherd	17	\$9,501,400
92	Mike Hildebrand	eXp Realty	25	\$9,483,500
93	Larry L. Thinnies	Sibcy Cline	21	\$9,358,112
94	Tom Hambly	Relocation Planners	21	\$9,238,200
95	Anna S. Bisher	Coldwell Banker Realty	24	\$9,220,700
96	Beth Silber	Coldwell Banker Realty	23	\$9,176,000
97	Logan Gittinger	Re/Max Alliance Realty	28	\$9,058,700
98	Cheryl A. Ferry	Keller Williams Advisors	25	\$9,042,190
99	Brittney Lovdal	Keller Williams Advisors	27	\$9,018,930
100	Chris R. Waits	Sibcy Cline	26	\$8,972,500
101	Mitchell Ram	Coldwell Banker Realty	17	\$8,786,800
102	Nickolas G. Welage	Plum Tree Realty	17	\$8,693,000
103	Jeanne M. Rieder	Hoeting, Realtors	26	\$8,665,400
104	Hannah K. Wang	Sibcy Cline	17	\$8,647,937
105	Brian Kremer	Coldwell Banker Realty	19	\$8,464,050
106	Tina A. Burton	Sibcy Cline	22	\$8,440,054
107	Michele R. Mamo	eXp Realty	27	\$8,415,450
108	May Xuemei Wu	Comey & Shepherd	14	\$8,353,300
109	Jason A. Sheppard	Coldwell Banker Realty	21	\$8,179,400
110	Molly B. Zuckerberg	Sibcy Cline	10	\$8,108,800
111	Eric Sztanyo	Keller Williams Advisors	16	\$8,092,900
112	Olivia K. Hines	Keller Williams Advisors	22	\$8,075,900

Rank	Name	Office	Total	Volume
113	Kimberly Louis	Re/Max Preferred Group	16	\$8,058,300
114	Courtne' C. Brass	Coldwell Banker Realty	19	\$8,030,000
115	Kathy J. Kramer	Sibcy Cline	13	\$8,020,000
116	Jennifer L. Allred	Coldwell Banker Realty	19	\$8,007,878
117	Angela M. Sexton	Coldwell Banker Realty	17	\$7,998,900
118	Robert J. Mahoney	Sibcy Cline	11	\$7,971,900
119	Jason J. Bowman	Re/Max Alliance Realty	18	\$7,899,450
120	Tyler A. Smith	Re/Max United Associates	22	\$7,874,900
121	Kurt J. Lamping	Sibcy Cline	27	\$7,855,500
122	Gordon G. Green	eXp Realty	26	\$7,835,500
123	Michael T. Wiseman	NavX Realty	18	\$7,826,300
124	Darlene V. Todd	Comey & Shepherd	15	\$7,775,168
125	Robert M. Collins	eXp Realty	22	\$7,755,400
126	Brett A. Keppler	TREO Realtors	13	\$7,749,476
127	Holly S. Maloney	eXp Realty	23	\$7,744,800
128	Kathryn M. Cousino	Sibcy Cline	6	\$7,661,300
129	Gabrielle Hodge	Ken Perry Realty	19	\$7,630,200
130	Timothy J. Mahoney II	Sibcy Cline	6	\$7,570,502
131	Leah Slicer	Coldwell Banker Realty	23	\$7,549,800

Disclaimer: Information is based on reported numbers to the Cincinnati REALTORS® through the MLS, as indicated above by the date range listed on the actual date the numbers were run. Transactional reporting is not static, as numbers vary based on the way they are reported by the REALTOR®. Accuracy is also affected by the date transactions are reported, which affects all parties involved in a transaction. New construction or numbers not reported to Cincinnati REALTORS® through the MLS within the date range listed are not included. Cincinnati REALTORS® are not responsible for submitting this information. * Denotes Solo Agent



Your Business Deserves Real Coverage,
Not 1-800 Excuses
Connect Your Client With A REAL Person!



FIREHOUSE
INSURANCE
WE CUT RATES -
NOT COVERAGE

Vinny "Your Cousin" Pffirman
Executive Agent | Owner
513.526.9853

*Over 35 Carriers Offering
Competitive Rates for Your Business*

Greater Cincinnati's #1 Rated Insurance Carrier



Savvy businesses know it's all about *who many* you reach – not how many.

Our niche publications, exclusive events, and targeted digital marketing get your brand in front of ideal clients affordably.



Let's talk!
Reach out to the publisher of this magazine today.

TOP 150 STANDINGS

Teams and Individuals | By Volume JJan 1- May 31 as of June 12th, 2026 at 10:45AM

Rank	Name	Office	Total	Volume
132	Patrick Gunning	Coldwell Banker Realty	6	\$7,497,911
133	Gregory R. Unthank	Plum Tree Realty	26	\$7,484,563
134	Tracy V. Heller	Sibcy Cline	14	\$7,466,000
135	Celia B. Carroll	Sibcy Cline	11	\$7,324,000
136	Beth A. Brown Ciul	eXp Realty	19	\$7,313,500
137	Jason R. Beebe	Comey & Shepherd	19	\$7,313,000
138	Flor D. McNally	Keller Williams Advisors	25	\$7,225,500
139	Sue S. Lewis	Sibcy Cline	12	\$7,223,250
140	Sarah A. Copeland	Keller Williams Advisors	16	\$7,218,500
141	Lee G. Robinson	Robinson Sotheby's Internat'l	10	\$7,210,000
142	Regina M. Hamilton	Sibcy Cline	18	\$7,145,850
143	Teresa M Johnson	Comey & Shepherd	23	\$7,128,281
144	Sheri L. Elmore	Coldwell Banker Realty	10	\$7,124,750
145	Candace K. Tolliver	Re/Max Time	19	\$7,119,100
146	Amy L. Markowski	Real of Ohio	29	\$7,057,894
147	John M. Durso	Comey & Shepherd	13	\$7,023,900
148	Amy L. Vilardo	Coldwell Banker Realty	19	\$6,994,780
149	Keli S. Williams	Sibcy Cline	17	\$6,912,088
150	Pete Kopf	Kopf Hunter Haas	12	\$6,902,630

Disclaimer: Information is based on reported numbers to the Cincinnati REALTORS® through the MLS, as indicated above by the date range listed on the actual date the numbers were run. Transactional reporting is not static, as numbers vary based on the way they are reported by the REALTOR®. Accuracy is also affected by the date transactions are reported, which affects all parties involved in a transaction. New construction or numbers not reported to Cincinnati REALTORS® through the MLS within the date range listed are not included. Cincinnati REALTORS® are not responsible for submitting this information. * Denotes Solo Agent



TOP 1%
MORTGAGE ORIGINATORS
IN AMERICA

WHY CALL JEREMY POPE OF PARAMOUNT RESIDENTIAL MORTGAGE GROUP TODAY?

- As little as 3% down payment on Conventional loans with NO MORTGAGE INSURANCE
- Conventional loans down to 620 credit
- FHA loans down to 500 credit score
- 0% Down Payment Assistance loans available
- 0% Down payment VA and USDA loans
- In-house Credit Coaching
- Hands-on approach to helping to educate buyers and guide them throughout the mortgage process
- OUR SPECIAL \$10,000 SELLER GUARANTEE

Jeremy and his team keep a pulse on the mortgage industry and cater to clients with a special pre-approval process to help their offers stand out from other homebuyers. By conducting soft credit pulls that do not affect the client's credit score, along with gathering basic documents such as pay stubs and bank statements, they can send the application to underwriting without an address. If the underwriter approves the client's income, credit, and assets, Jeremy and his team provide a \$10,000 guarantee! This guarantee attests to the client's credibility and commitment to purchase a home. If the deal does not close due to income, credit, or assets, Jeremy and his team offers \$10,000 to the sellers!

ALL WE DO IS WIN!

JEREMY POPE, PRMG Loveland Team Branch Manager | NMLS # 874577
513.432.6971 | jpope@prmg.net

2022 PARAMOUNT RESIDENTIAL MORTGAGE GROUP CORPORATION, INC. IS AN EQUAL HOUSING OPPORTUNITY LENDER NMLS ID #75243. THIS IS NOT A COMMITMENT OF ANY KIND. LOAN APPROVAL, INTEREST RATE AND FEES ARE DEPENDENT ON APPLICANT'S CREDIT, COLLATERAL, FINANCIAL HISTORY AND PROGRAM AVAILABILITY. ALL LOANS SUBJECT TO UNDERWRITER APPROVAL. PRICING, TERMS AND CONDITIONS APPLY, SUBJECT TO CHANGE WITHOUT NOTICE - ALL RIGHTS RESERVED

THE GOLD STANDARD

IN MAGAZINE



& AD DESIGN

But don't just take our
word for it. Take *theirs*.



n2co.com

YOUR KEY TO LOCAL REAL ESTATE SUCCESS



YONAS & PHILLABAUM
LLC
Attorneys At Law

Criminal Defense • Estate Planning • Family Law
Probate Law • Real Estate Law

JOHN YONAS,
Member Attorney and Owner

JASON PHILLABAUM,
Managing Member Attorney

513.427.6100 | YPAttorneys.com

Stop the Scroll. Start the Show.



**NEXT
DOOR
PHOTOS**



Bring your listings to life with PhotoMotion

Turn your listing photos into
eye-catching short videos that
stand out in crowded feeds.

- ✓ Scroll-Stopping Video
- ✓ Fully Branded
- ✓ Three Formats
- ✓ Next-Day Delivery
- ✓ Only \$40

Captivate buyers. Strengthen your brand
Place your order at
nextdoorphotos.com

See PhotoMotion in Action - [Scan Here!](#)

502-200-6829 • daniel.ziegler@nextdoorphotos.com



TRUE NORTH

Home Loans

A DIVISION OF AMERICAN PACIFIC MORTGAGE CORPORATION | NMLS 1850

TOP PRODUCERS, CHOOSE A 1% MORTGAGE ORIGINATOR!

Offering your clients a home loan to fit their needs.

FHA • VA • Conventional • Jumbo • USDA • Down Payment Assistance • Reverse Mortgages • Renovation Loans



Apply Today!

STEVE ELLIS

Senior Mortgage Banker, NMLS: 55174

C: (513) 903-7043

O: (513) 747-8357

Steve.Ellis@TrueNorthHomeLoans.com



Apply Today!

BO KEARNEY

Originating Branch Manager, NMLS: 296745

(513) 404-6948

Bo.Kearney@TrueNorthHomeLoans.com



4000 Executive Park Drive, Suite 225, Cincinnati, OH 45241



Go beyond the limits
JUMBO HOME LOANS

Purchasing a higher price home means going beyond the limits of a conventional loan. Jumbo Loans make dream homes more accessible.

WHY PARTNER WITH
GVC MORTGAGE EXPERT ADVISORS?



Deal Rescue Specialist



24/7 Underwriting Hotline



**Fully Underwritten
Pre-Approvals**



KELSEY DENMAN

Sales VP/Senior Loan Officer, NMLS# 1804896

937.694.3159

kdenman@gvcmortgage.com

