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May 2019

# News from the Vault

1885 Northwest Boulevard, Columbus, Ohio 43212, Telephone: 614-487-1010, Website – [www.myfirstcitybank.com](http://www.myfirstcitybank.com)



## **Radon - Are you at Risk?**



Shad Evans and Bill Dziatkowicz of Columbus based Radon Be Gone, Inc. began taking care of Central Ohio's radon gas in homes and business properties about 15 years ago.

"Central Ohio is really the hotspot of radon in the nation," Dziatkowicz informed Obie Stilwell while on his radio talk show, Real Estate Stock and Jocks. Radon is a naturally occurring radioactive gas that has been identified as the number one (1) cause of lung cancer among non-smokers. It is released during the decay of uranium which is found in varying amounts of rock, soil and groundwater.

Radon Be Gone is licensed and certified with the Ohio Department of Health for testing, system design, mitigation installation and repairs for

single-family, multi-family, schools and commercial properties. A four (4) time recipient of Angie's List Service Award also holding an A+ rating with BBB.

Bill, Shad and their staff spend time with lung cancer victims and support the Breath of Hope of Ohio's research foundation directed by Dr. David Carbone, MD, PhD at the Thoracic Oncology Center at the OSUCCC-James. To learn more about the foundation visit:

<https://breathofhopeohio.org>

Call Radon Be Gone at 614-419-0319 or visit them on their website at:

<https://www.radonbegone.net/>

Mr. Evans commented "First City Bank financed our new 5,000 square foot Headquarters, located at 5220 Westerville Road, Columbus, Ohio 43231. Working with Travis exceeded all our expectations. I would highly recommend financing with First City Bank, give Travis a call."

## **First City Bank Welcomes Rachel Peddicord to the team.**

Rachel Peddicord joined the First City Bank team as a Customer Service Representative in June 2018. You can find her on the teller line where she is happy to help with all your banking needs.

Rachel is a Worthington, Ohio native and a graduate of Capital University.

Stop in and say hello.



## ***Lender's Corner***

***With Bob Slaven.***

### **Creating an Investment Property Team**

During my tenure as a commercial lender, I have found that the best experience my clients have is when they are building their investment real estate portfolios, and surround themselves with a team of people that are experts in their respective fields. The characteristics of those supporting them seem to fall along the pattern of honesty, responsiveness and experience. Please notice that price was not one of the top 3 areas mentioned. Customers that are planning on building wealth through real estate need to have people they can rely on for multiple transactions. These people are seldom the least expensive, but the additional cost is almost always worth the investment.

## **Who should belong on a Real Estate Property Team**

The primary players needed when investing in real estate are:

### **Commercial Realtor:**

Of course, this is an obvious one, but each realty office has someone that is licensed as a commercial realtor. However, very few have someone that has a very long track record and works in that area exclusively. The characteristics that stand out most here are that the agent takes the time to understand your long and short term strategy, helps you meet your objectives and identifies the price range, income expectations and type of commercial property best suited to your needs. I have worked with many agents of various experience in investment property and there is a quite a difference between people that are experts in this area and those that are not.

### **Insurance agent:**

Many of my clients seem to make this one of the last items to take care of a week or so before a scheduled closing on one of the largest purchases they own. Since we are discussing income producing properties, there are more factors here than just replacing the property in the event of a disaster.

There are a multitude of options that an experienced insurance agent in the commercial field can offer with a large menu of carriers not typically utilized in a residential insurance office.

### **Property Manager:**

Depending on the type of property and experience of the investor, the property manager can be a critical element to the success or failure of an investment property. Having someone that can respond to tenants, grow rental income and manage vacancies is an art form all to its own. An experienced property manager is rarely the cheapest, but may be worth the added expense. Keeping a property operating efficiently takes time, dedication and a team that can react quickly as issues arise.

Is Interest Rate the Most Important Factor when Financing Commercial or Investment Property?

If you would like to learn more about the different ways First City Bank can help you achieve your financial goals through investing in real estate, feel free to call me at (614)485-2429 or [rslaven@myfirstcitybank.com](mailto:rslaven@myfirstcitybank.com) and we can talk through a solution that may work for you.

# Cyber Corner



**Danielle Chatfield-Beres.**

## Security enhancements coming to First City Bank Email

April 22<sup>nd</sup>, 2019, we rolled out some email security enhancements. You may notice certain emails you receive from us arrive encrypted. If you receive an encrypted email from First City Bank, it will look something like this:



Danielle Chatfield-Beres ([dberes@myfirstcitybank.com](mailto:dberes@myfirstcitybank.com)) has sent you a protected message.

Read the message

We sent a one-time passcode to [emailaddress@gmail.com](mailto:emailaddress@gmail.com).

Please check your email, enter the one-time passcode and click continue. The one-time passcode will expire in 15 minutes.

One-time passcode 8976584567

Continue

We are committed to keeping your information secure and appreciate your flexibility adjusting to this email security enhancement. If you are not expecting an email from us, please feel free to call us at 614-487-1010 to verify the validity of the email before clicking on any links. Working together we can stay two steps ahead of the hackers out there.

For more information go to our website: [www.myfirstcitybank.com](http://www.myfirstcitybank.com) and checkout the security page.

## State of the Market-Central Ohio Commercial Real Estate Spring 2019.



**From the Desk of Travis McIntyre.**

Spring is always an exciting time of the year for business owners and real estate investors. Currently, we are experiencing strong loan demand for both owner occupied and investment properties throughout Central Ohio. We are more than ten years and counting into the longest economic recovery in U.S. history. Our strong local economy has

contributed to rising property values, decreased vacancies and robust activity across all property types, including existing and new construction. Businesses continue to enjoy growth and expansion. There are pockets within our local real estate market that continue to outperform national trends and contribute to the overall state of our economy. Downtown has been rejuvenated with more residences and new businesses. Many of our suburbs are enjoying record population growth and have undertaken significant development with walkable communities featuring a convenient lifestyle that provides easy access to businesses, food and entertainment. The Short North, Franklinton and the Arena District are examples of local

investment dollars at work to continue to improve our communities and we are proud to be part of some of those projects with our customers.

As a local community bank, we understand our market. If you have a question or are looking to buy, refinance or improve commercial real estate, please call me to schedule an appointment. I will take the time to listen your goals and needs and help you to understand the lending options we offer. Experience is the difference at First City Bank.

For more information contact Travis at [tmcintyre@myfirstcitybank.com](mailto:tmcintyre@myfirstcitybank.com) or 614-485-2437