



The Better Flip

The Better Flip project is an effort to come up with creative design ideas to strengthen the marketability and competitiveness of the small houses built between 1940's and 1950's.

This is an attempt by the Architecture & Project Management students to reinvent the post-war Bungalow houses located primarily in **Eastlake, Willowick and Wickliffe** areas.

Special thanks to Mark Rantala & Robert Fiala for mentoring the Architecture & Project Management students.

D Construction **DIVE**

BRIEF

Millennials on the march in many US housing markets

By Sean Barry • March 17, 2017

Dive Brief:

- Millennials are making inroads in the housing market, accounting for 36.1% of mortgage requests from LendingTree in the last six months, up from 34.24% over the same period a year earlier, according to a new study from the online loan company.
- Pittsburgh topped the list of cities where this group — counted as individuals age 35 and under — accounted for nearly half (48.4%) of all mortgage requests, with an average mortgage of \$201,921.20. Washington, DC, followed with a 46.8% share but at a value of \$381,109.72. Des Moines ranked third at 46.4% and \$173,439.39.
- Despite the higher loan values in major markets, the national average mortgage loan amount requested by millennials was \$175,180 versus \$191,157 for individuals older than 35. Ohio reported the lowest-cost millennial mortgages and California the highest.

Dive Insight:

Although millennials face many barriers to entry in the housing market — such as high prices, tighter lending standards, rising rents and student debt — forecasts suggest that younger buyers are set to account for a larger share of homebuyers as wage levels improve and more supply comes online.

Personal finance website SmartAsset reported in January that younger households are beginning to buy homes rather than rent, particularly in U.S. cities like Sioux Falls, SD, Peoria, IL, and Chattanooga, TN, where rental inventory is limited and housing costs are relatively low.

The National Association of Realtors noted that first-time, typically younger buyers accounted for 35% of home sales last year compared to 32% in 2015.

A move this week by the Federal Reserve to raise its benchmark interest rate by 25 basis points to a range of 0.75% to 1% could quell some of the enthusiasm over the growing presence of younger, first-time buyers in the market as mortgage rates rise and fuel a growing affordability gap.

However, some market participants believe that until long-term mortgage rates, which are still holding around historic lows, reach 5.5% there is unlikely to be any noticeable impact on housing demand.

The Better Flip

Juniors	Seniors
Alex Koppel 29000 Forestgrove Rd, Willowick, OH	Nick Brown 1295 Jakse Dr., Eastlake, OH
Adam Retych 1069 Eastlake Dr., Eastlake, OH	Eric Myllykoski 33688 Guilbert Rd, Eastlake, OH
A.J Zalar 284 E 326 St, Willowick, OH	Iris DeSignore 532 Quentin Rd, Willowick, OH
Kayla Morris 30213 Robert Rd, Wickliffe, OH	Richard Reed 392 Waverly Rd, Eastlake, OH
Jake Rush 532 Quentin Rd, Eastlake, OH	Eva Taylor 30137 Robert Rd, Wickliffe, OH
Olin Nishizaki 1742 Silver ST, Wickliffe, OH	Michael Morgan 259 E 326 ST, Willowick, OH
Seth Pertz 29423 Ridge Rd, Wickliffe, OH	
Jared Takah 34269 Sylvia Dr, Eastlake, OH	

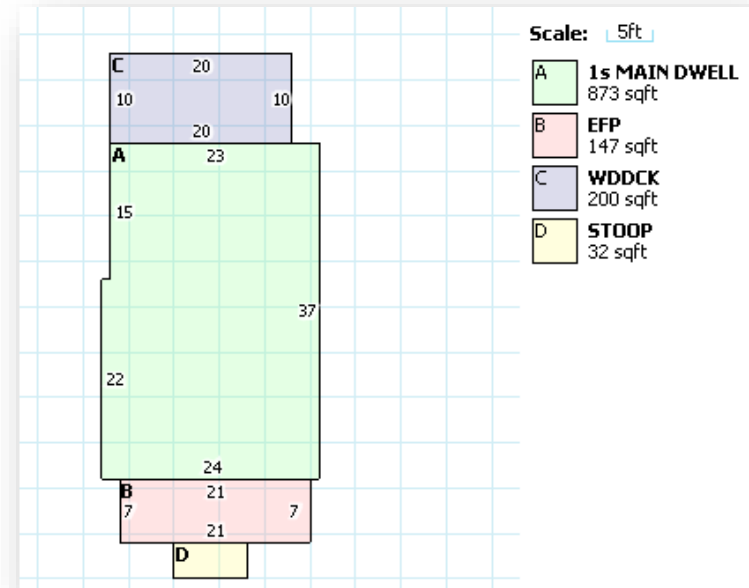
Alex Koppel

Existing

29000 Forestgrove Rd, Willowick, OH

3 beds - 2 baths - 873 sqft

Asking Price \$34,900



Alex Koppel

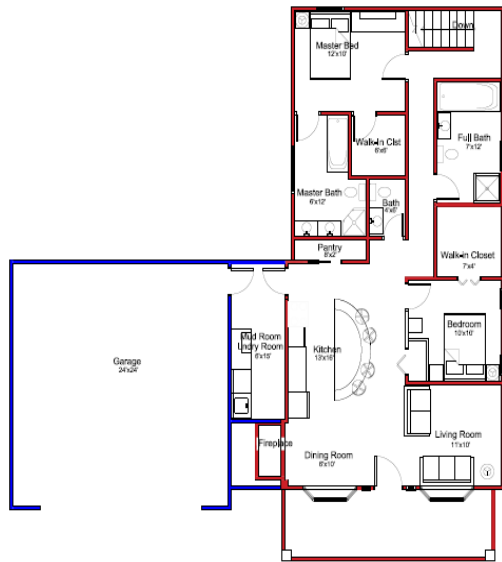
Proposed

29000 Forestgrove Rd, Willowick, OH

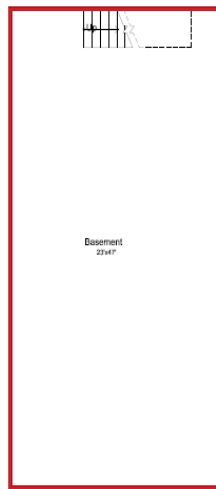
3 beds - 2-1/2 baths

Addition: 719 sqft

Total: 1592 sqft



First Floor Plan



Basement Plan



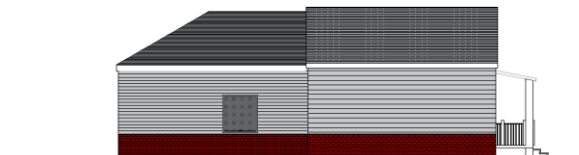
Front Elevation



Right Elevation



Back Elevation



Left Elevation

Alex Koppel

Proposed

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3 beds - 2-1/2 baths

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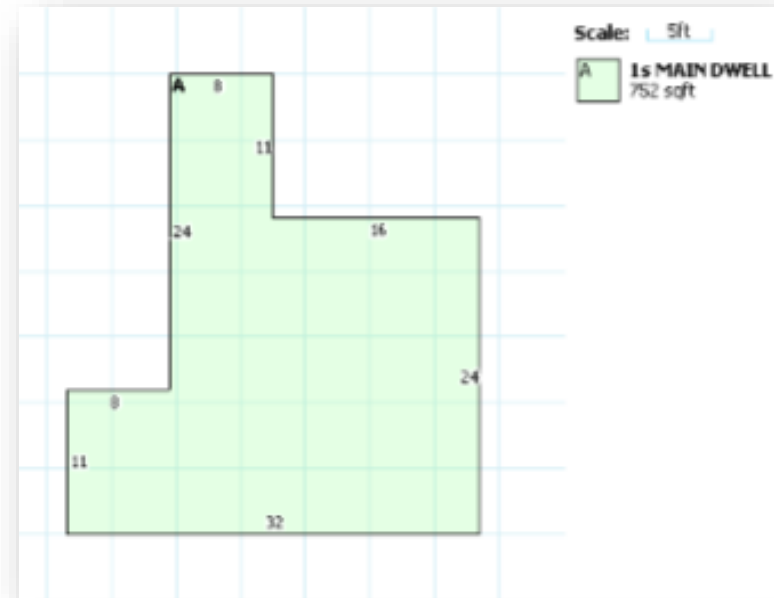
Adam Retych

Existing

1069 Eastlake Drive, Eastlake, OH 44095

2 beds - 1 bath 763 sqft

Asking Price \$74,900



Adam Retych

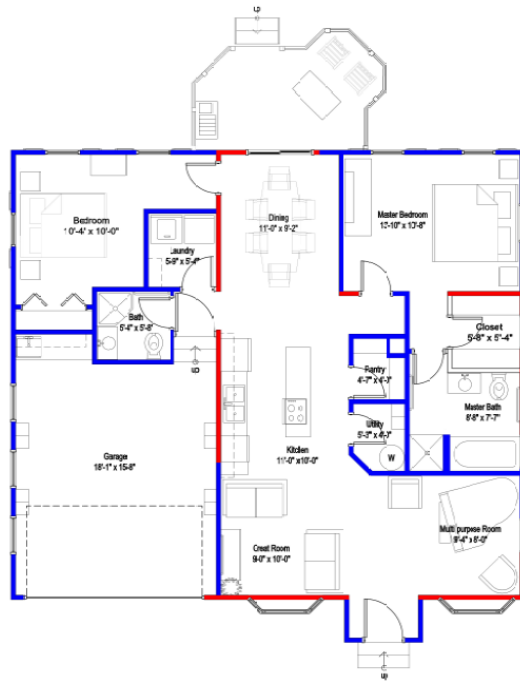
Proposed

1069 Eastlake Drive, Eastlake, OH 44095

3 beds - 2 bath

Addition: 720 sqft

Total: 1472 sqft



1st Floor Plan



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Adam Retych

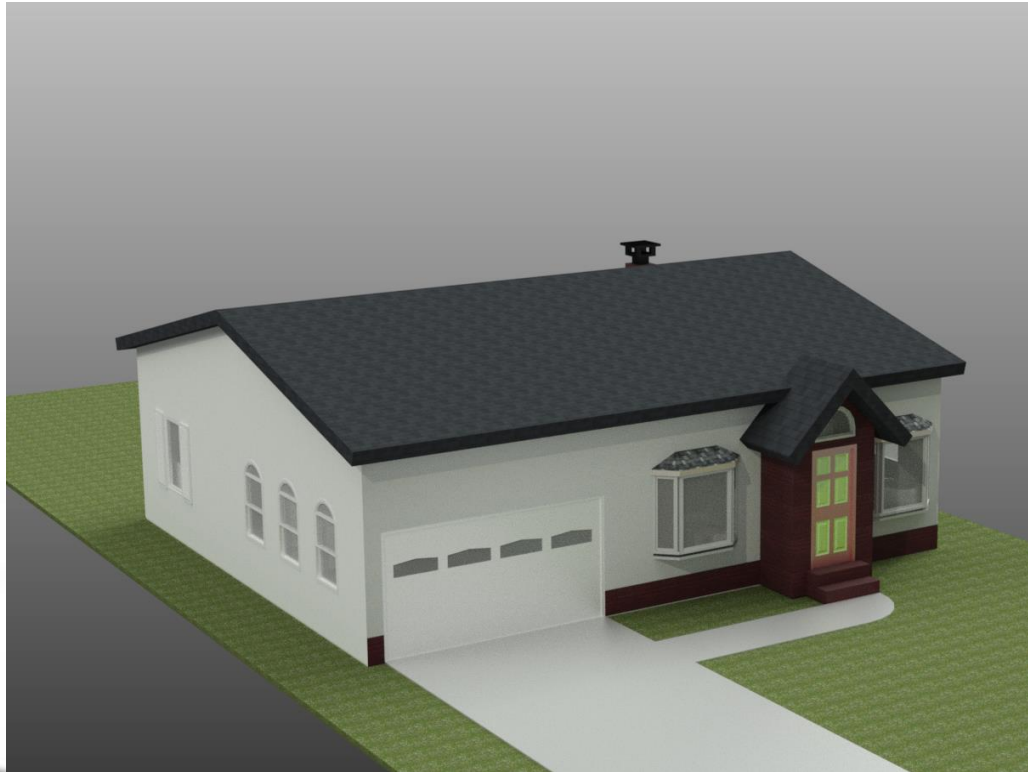
Proposed

1069 Eastlake Drive, Eastlake, OH 44095

3 beds - 2 bath

Addition: 720 sqft

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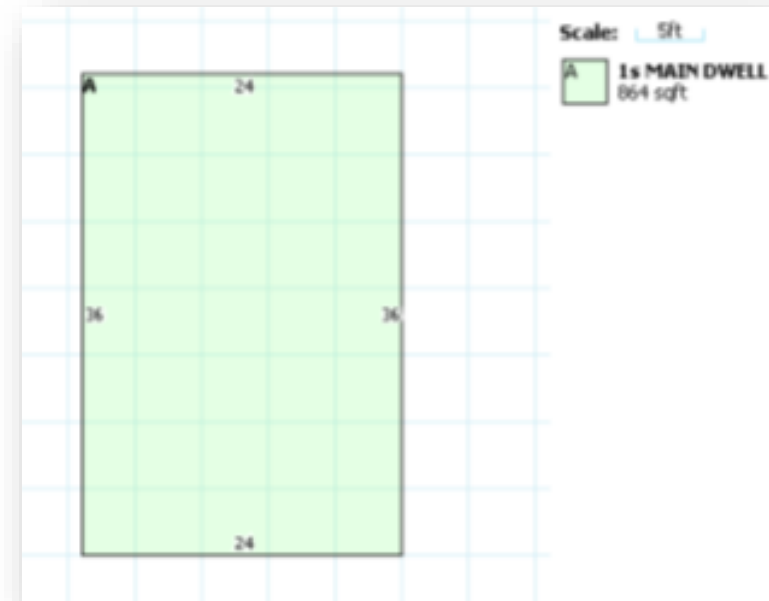
A.J Zalar

Existing

284 E 326th St, Willowick, OH 44095

2 beds 1 bath 864 sqft

Asking Price \$79,900



A.J Zalar

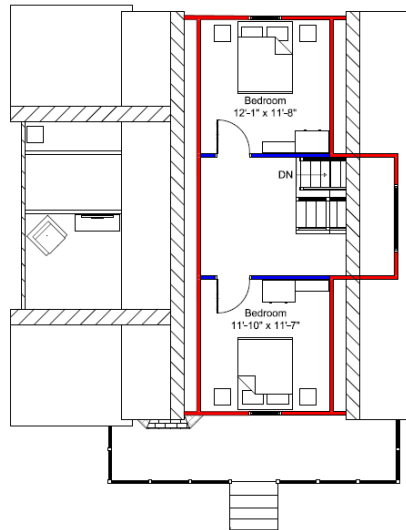
Proposed

284 E 326th St, Willowick, OH 44095

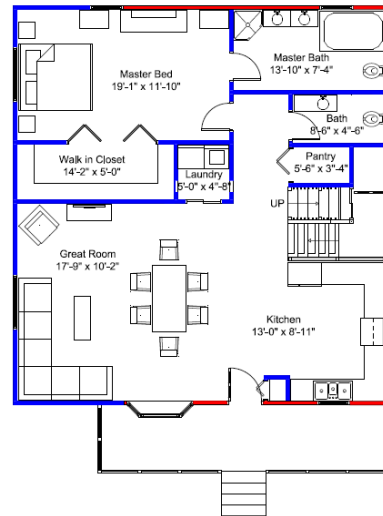
3 beds - 1 - 1/2 bath

Addition: 359 sqft

Total: 1223 sqft



2nd Floor Plan (Attic)



1st Floor Plan



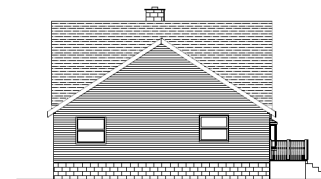
Front Elevation



Back Elevation



Right Elevation



Left Elevation

A.J Zalar

Proposed

284 E 326th St, Willowick, OH 44095

3 beds - 1 - 1/2 bath

Addition: 359 sqft

Total: 1223 sqft



A.J Zalar

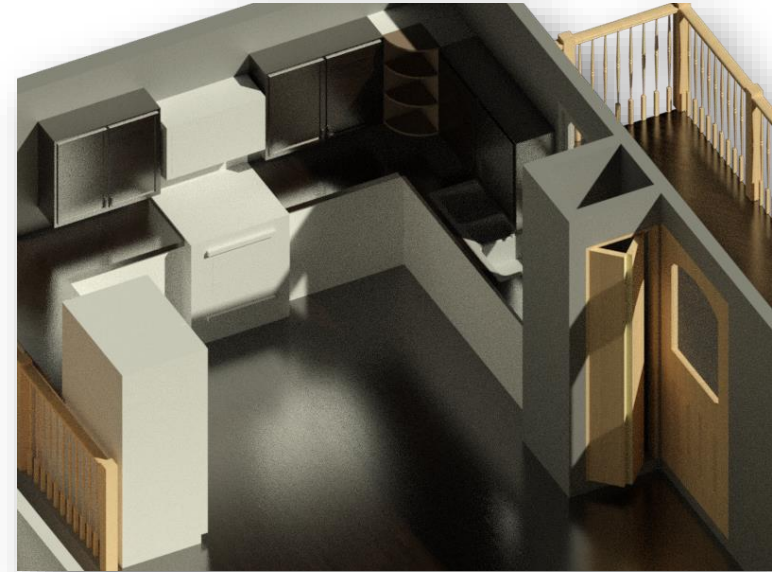
Proposed

284 E 326th St, Willowick, OH 44095

3 beds - 1 - 1/2 bath

Addition: 359 sqft

Total: 1223 sqft



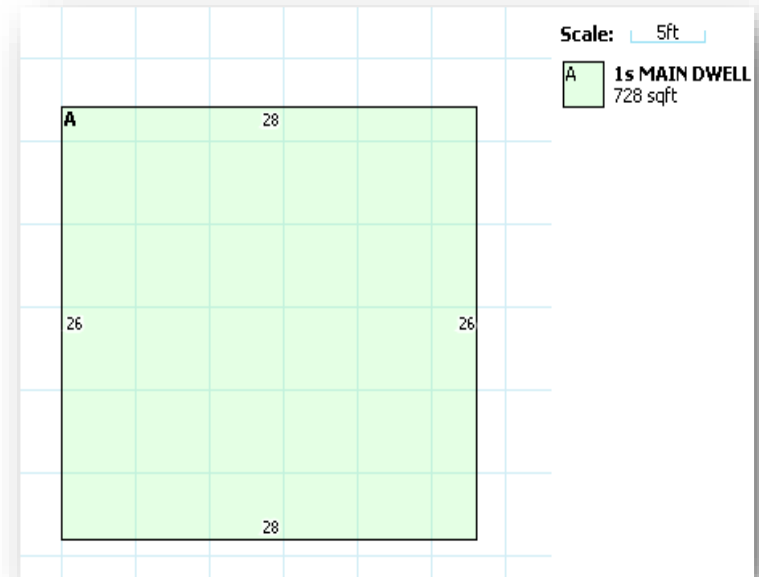
Kayla Morris

Existing

30213 Robert St, Wickliffe, OH 44092

3 beds 1 bath 946 sqft

Asking Price \$84,900



Kayla Morris

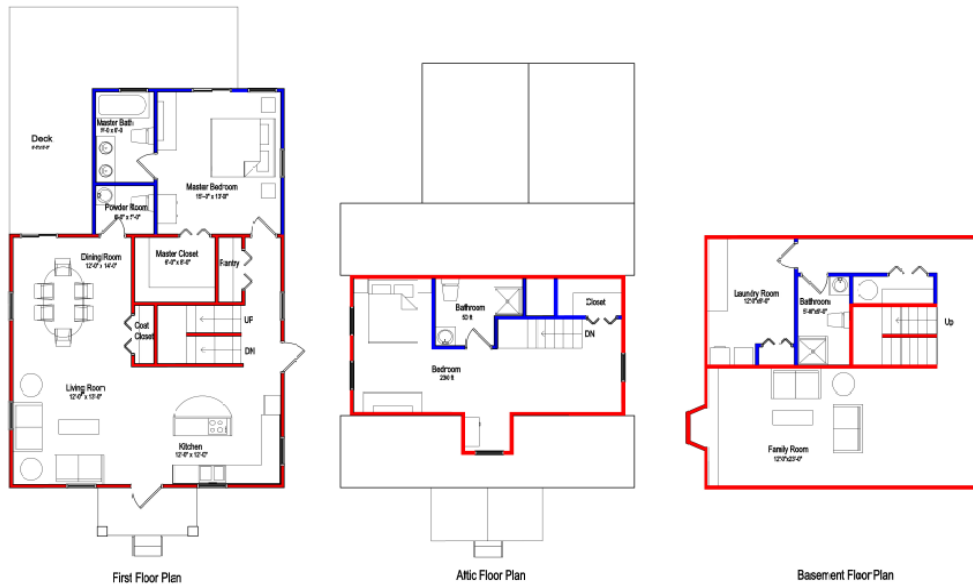
Proposed

30213 Robert St, Wickliffe, OH 44092

3 beds - 3 bath

Addition: 294 sqft

Total: 1240 sqft



Front Elevation



Rear Elevation



Right Elevation



Left Elevation

Kayla Morris

Proposed

30213 Robert St, Wickliffe, OH 44092

3 beds - 3 bath

Addition: 294 sqft

Total: 1240 sqft



Kayla Morris

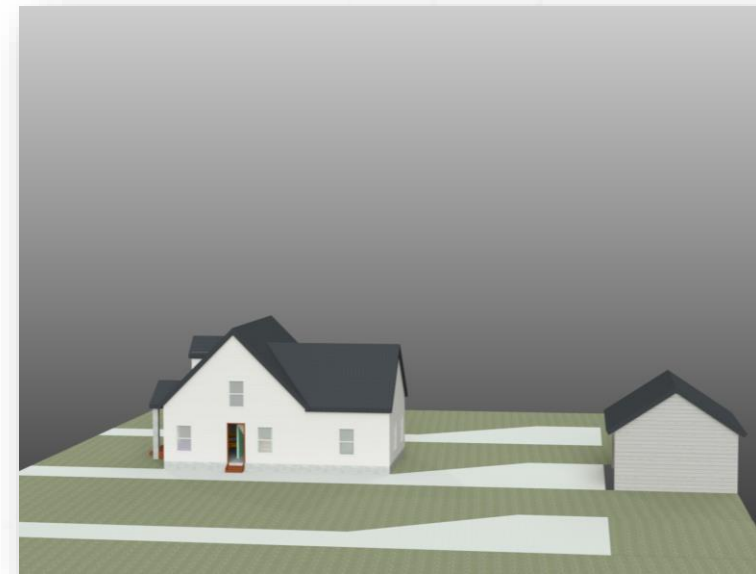
Proposed

30213 Robert St, Wickliffe, OH 44092

3 beds - 3 bath

Addition: 294 sqft

Total: 1240 sqft



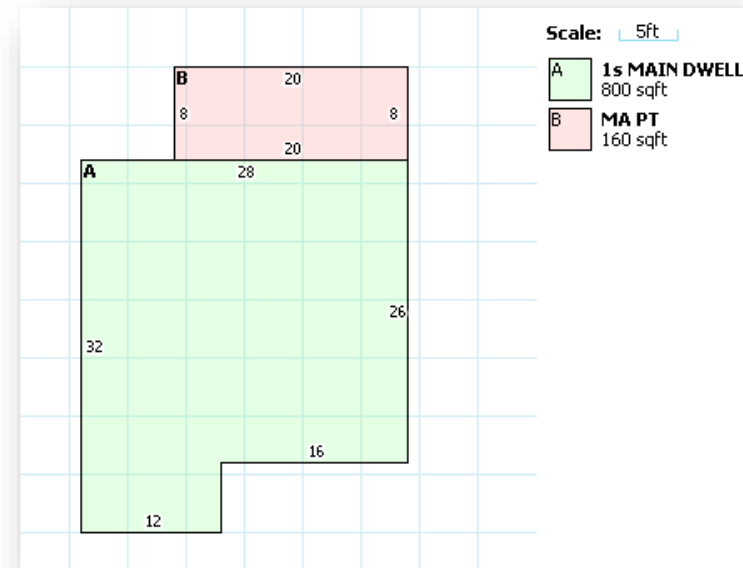
Jake Rush

Existing

532 Quentin Rd, Eastlake, OH 44095

3 beds - 1 bath 920 sqft

Asking Price \$72,834



Jake Rush

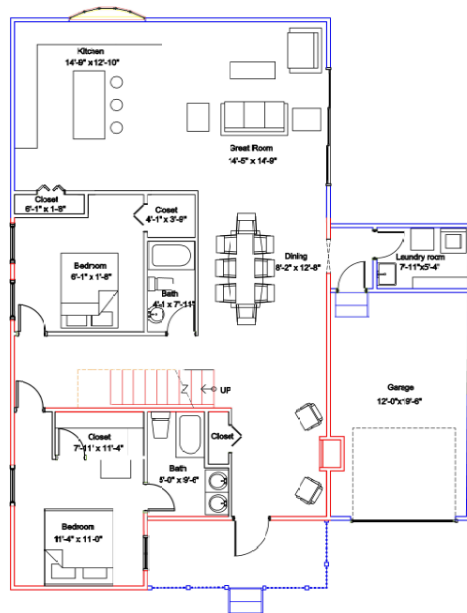
Proposed

532 Quentin Rd, Eastlake, OH 44095

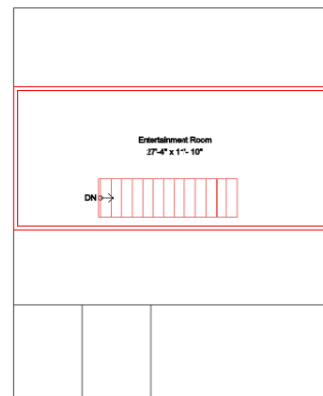
2 beds - 2 bath

Addition: 564 sqft

Total: 1484 sqft



First Floor Plan



Attic Floor Plan



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Jake Rush

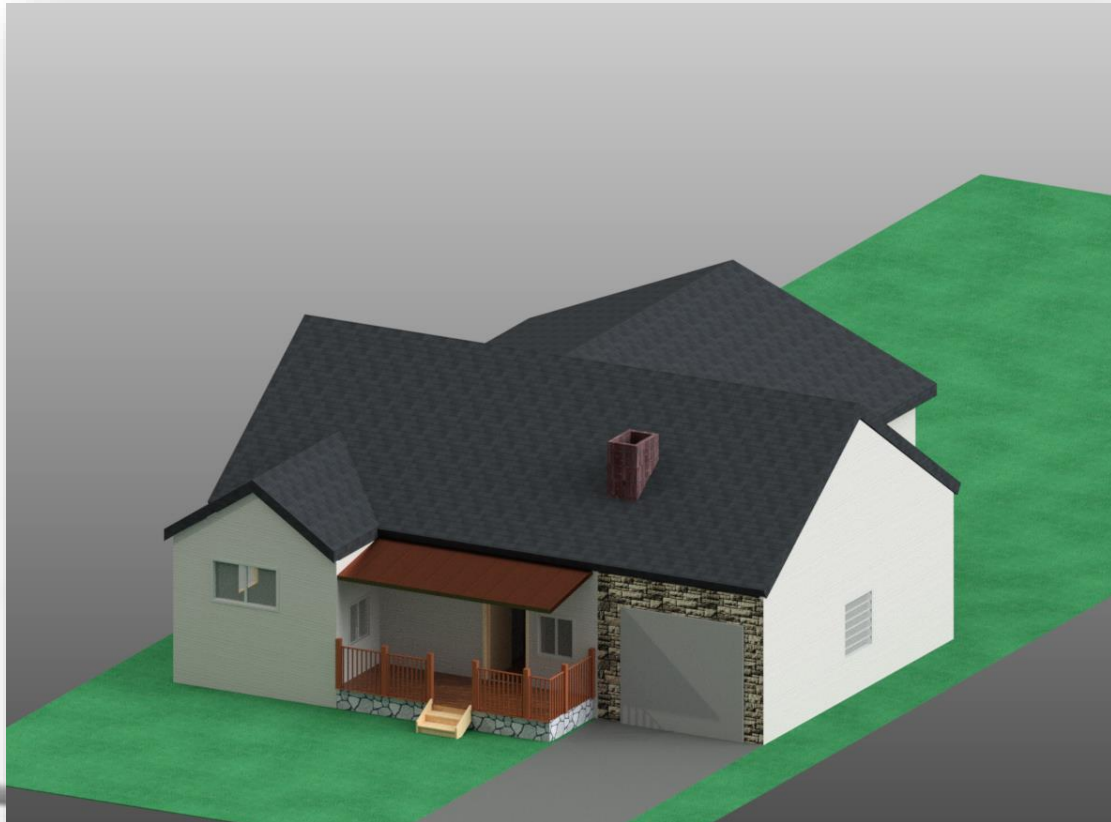
Proposed

532 Quentin Rd, Eastlake, OH 44095

2 beds - 2 bath

Addition: 564 sqft

Total: 1484 sqft



Jake Rush

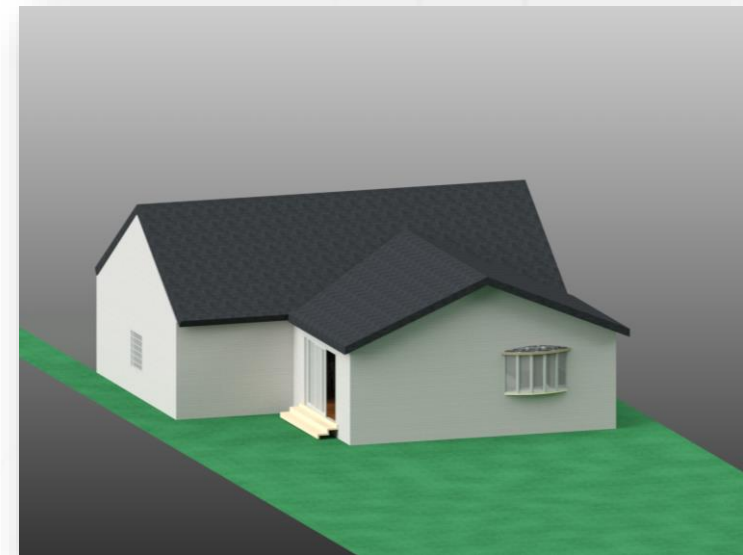
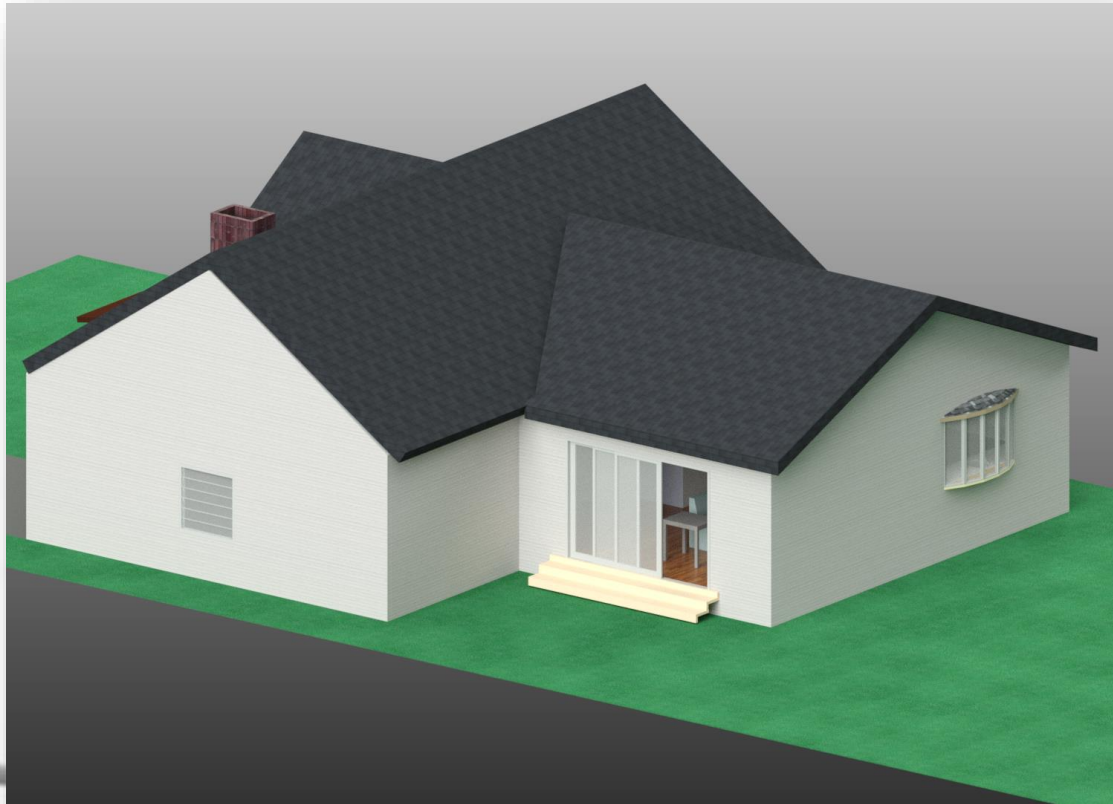
Proposed

532 Quentin Rd, Eastlake, OH 44095

2 beds - 2 bath

Addition: 564 sqft

Total: 1484 sqft



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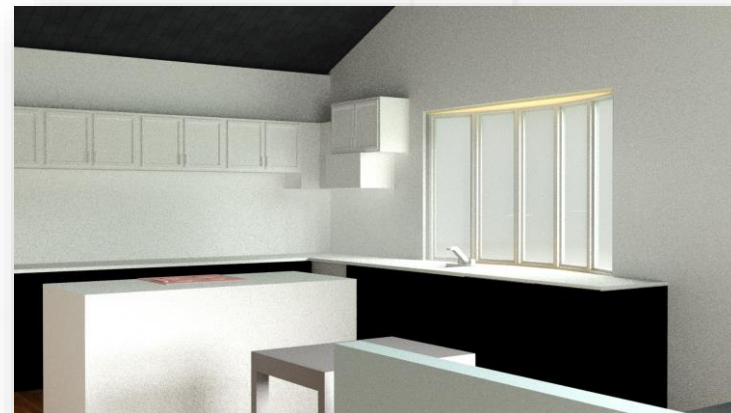
Proposed

532 Quentin Rd, Eastlake, OH 44095

2 beds - 2 bath

Addition: 564 sqft

Total: 1484 sqft



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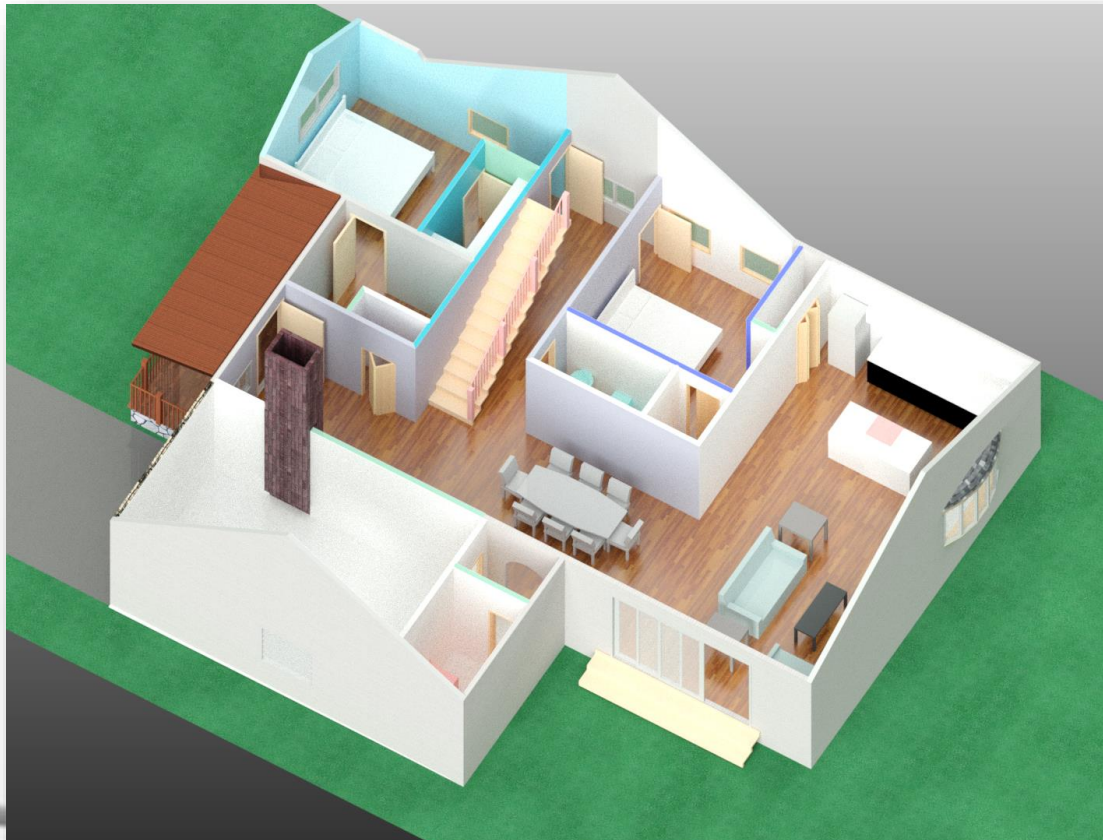
Proposed

532 Quentin Rd, Eastlake, OH 44095

2 beds - 2 bath

Addition: 564 sqft

Total: 1484 sqft



Olin Nishizaki

Existing

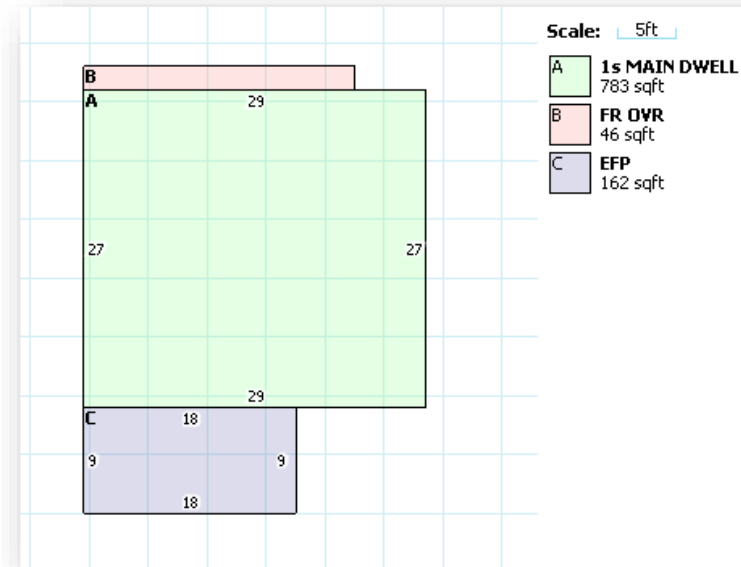
1742 Silver St, Wickliffe, OH 44092

3 beds 1 bath 1,064 sqft

Asking Price \$54,000



© NEOHREX



© NEOHREX

Olin Nishizaki

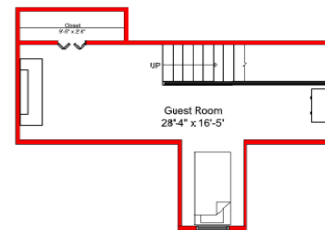
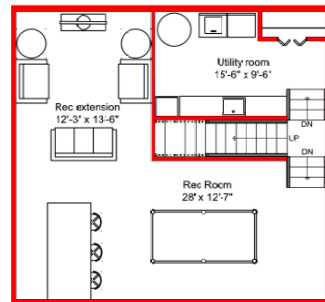
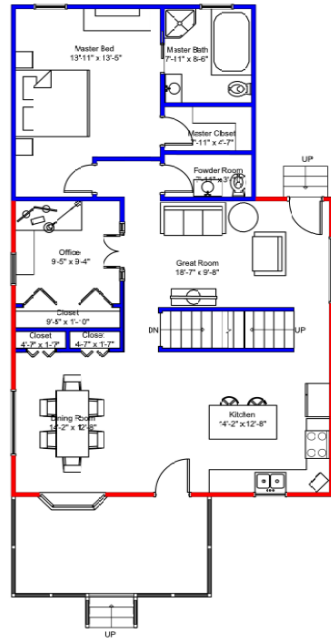
Proposed

1742 Silver St, Wickliffe, OH 44092

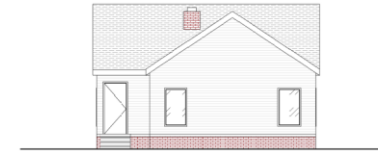
3 beds - 1 - 1/2 bath

Addition: 313 sqft

Total: 1377 sqft



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Olin Nishizaki

Proposed

1742 Silver St, Wickliffe, OH 44092

3 beds - 1 - 1/2 bath

Addition: 313 sqft

Total: 1377 sqft



Olin Nishizaki

Proposed

1742 Silver St, Wickliffe, OH 44092

3 beds - 1 - 1/2 bath

Addition: 313 sqft

Total: 1377 sqft



Olin Nishizaki

Proposed

1742 Silver St, Wickliffe, OH 44092

3 beds - 1 - 1/2 bath

Addition: 313 sqft

Total: 1377 sqft



Seth Pertz

Existing

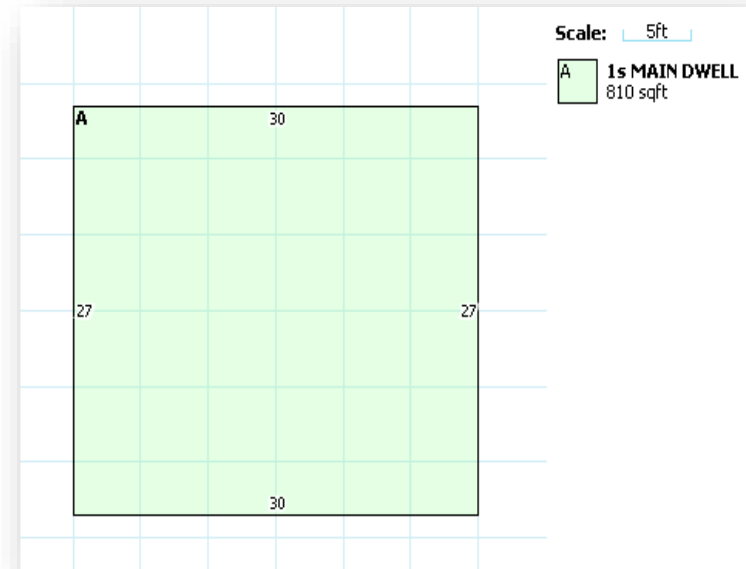
29423 Ridge Rd, Wickliffe, OH 44092

3 beds 2 baths 1,053 sqft

Asking Price: \$70,000



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© NEOHREX

Seth Pertz

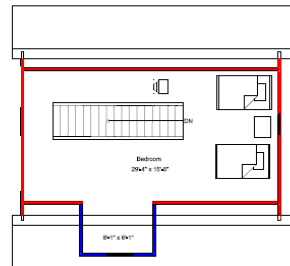
Proposed

29423 Ridge Rd, Wickliffe, OH 44092

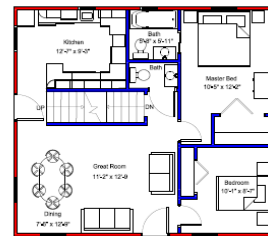
3 beds 2-1/2 baths

Addition: 0 sqft

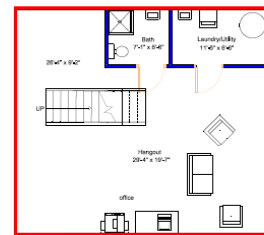
Total: 1053 sqft



Attic Floor Plan



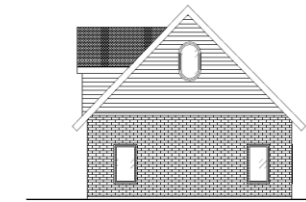
First Floor Plan



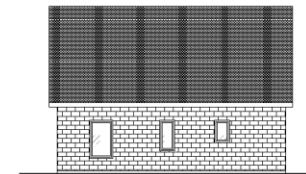
Basement Plan



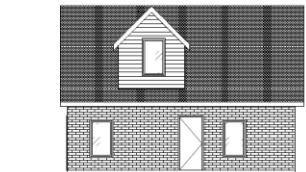
Left Elevation



Right Elevation



Rear Elevation



Front Elevation

Seth Pertz

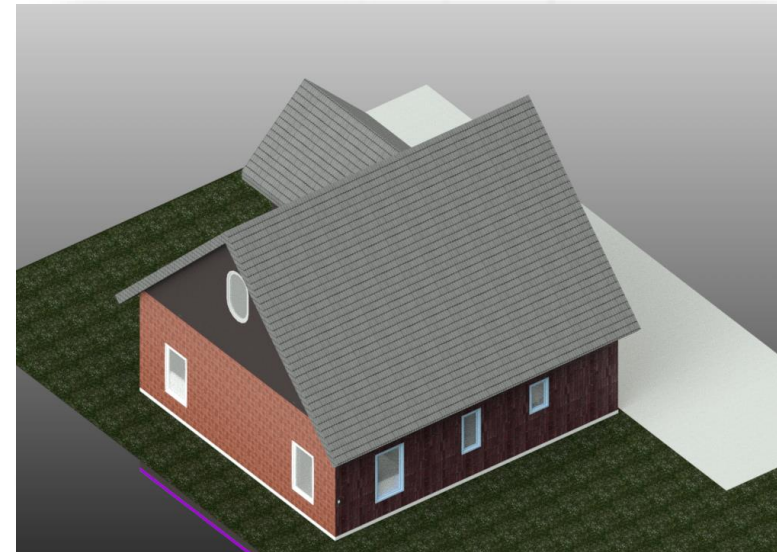
Proposed

29423 Ridge Rd, Wickliffe, OH 44092

3 beds 2-1/2 baths

Addition: 0 sqft

Total: 1053 sqft



Seth Pertz

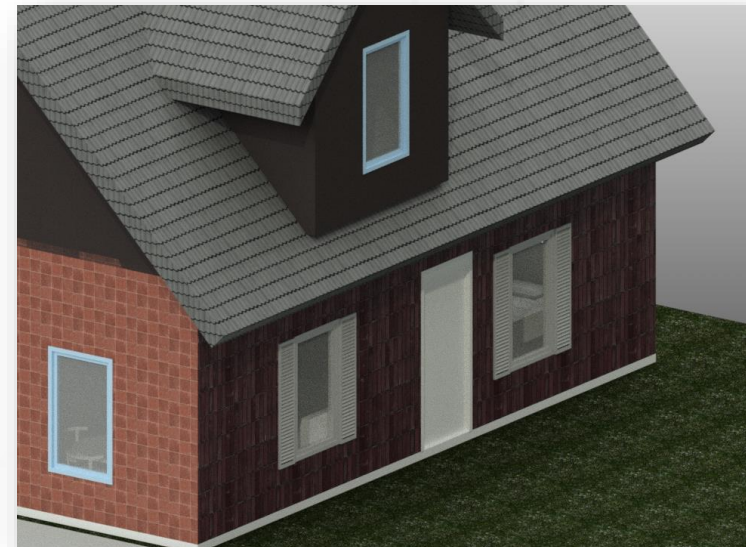
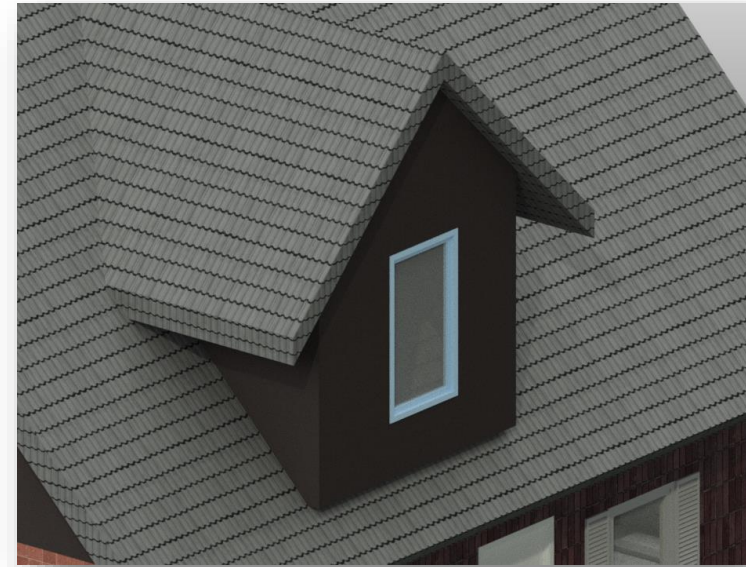
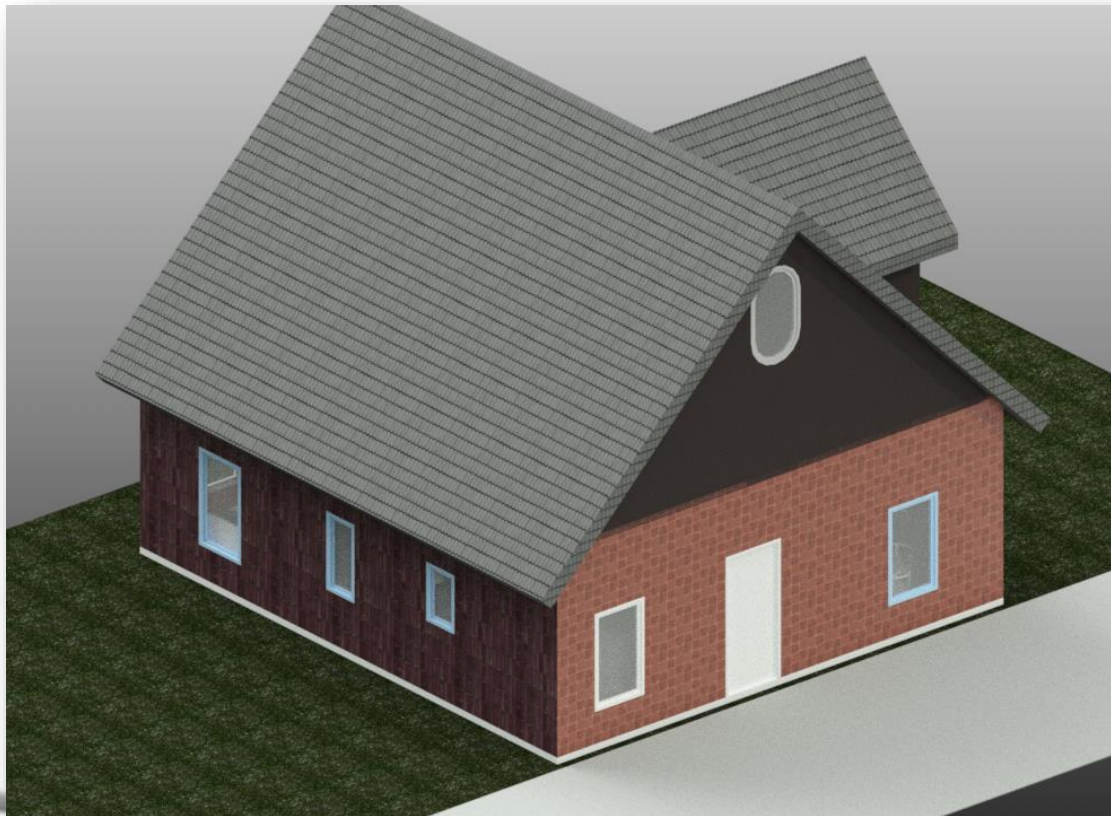
Proposed

29423 Ridge Rd, Wickliffe, OH 44092

3 beds 2-1/2 baths

Addition: 0 sqft

Total: 1053 sqft



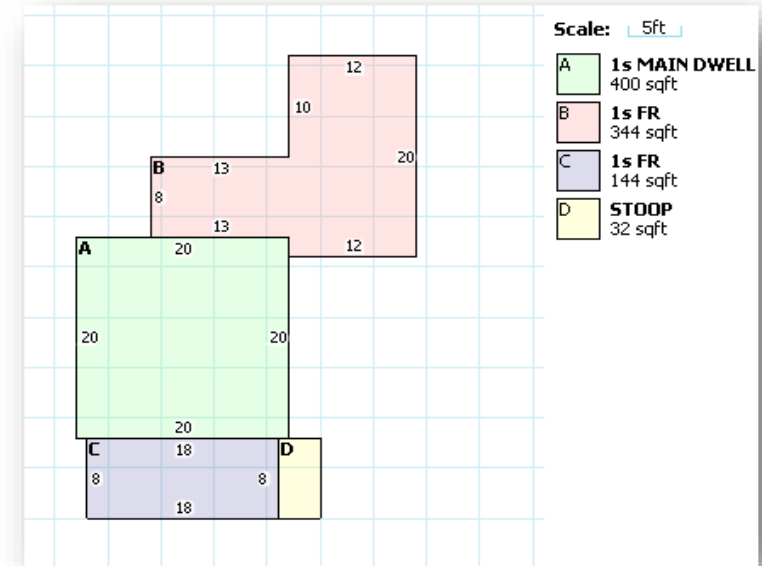
Jared Takah

Existing

34269 Sylvania Dr, Eastlake, OH 44095

3 beds 1 bath 1,008 sqft

Asking Price \$40,000



Jared Takah

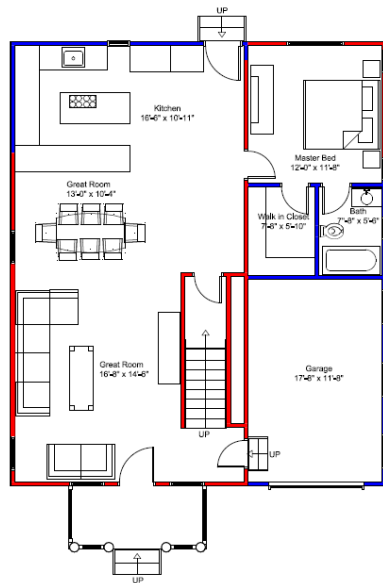
Proposed

34269 Sylvania Dr, Eastlake, OH 44095

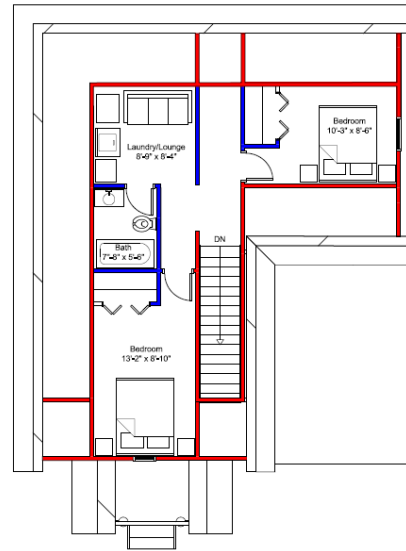
3 beds 2 bath

Addition: 411 sqft

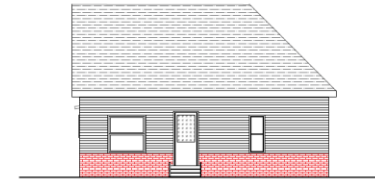
Total: 1419 sqft



First Floor Plan



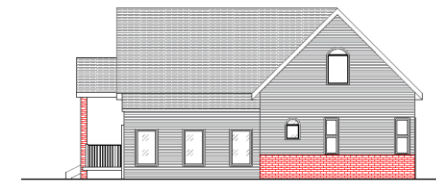
Attic Floor Plan



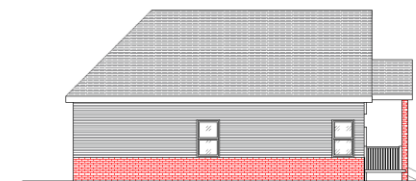
Front Elevation



Front Elevation



Front Elevation



Front Elevation

Jared Takah

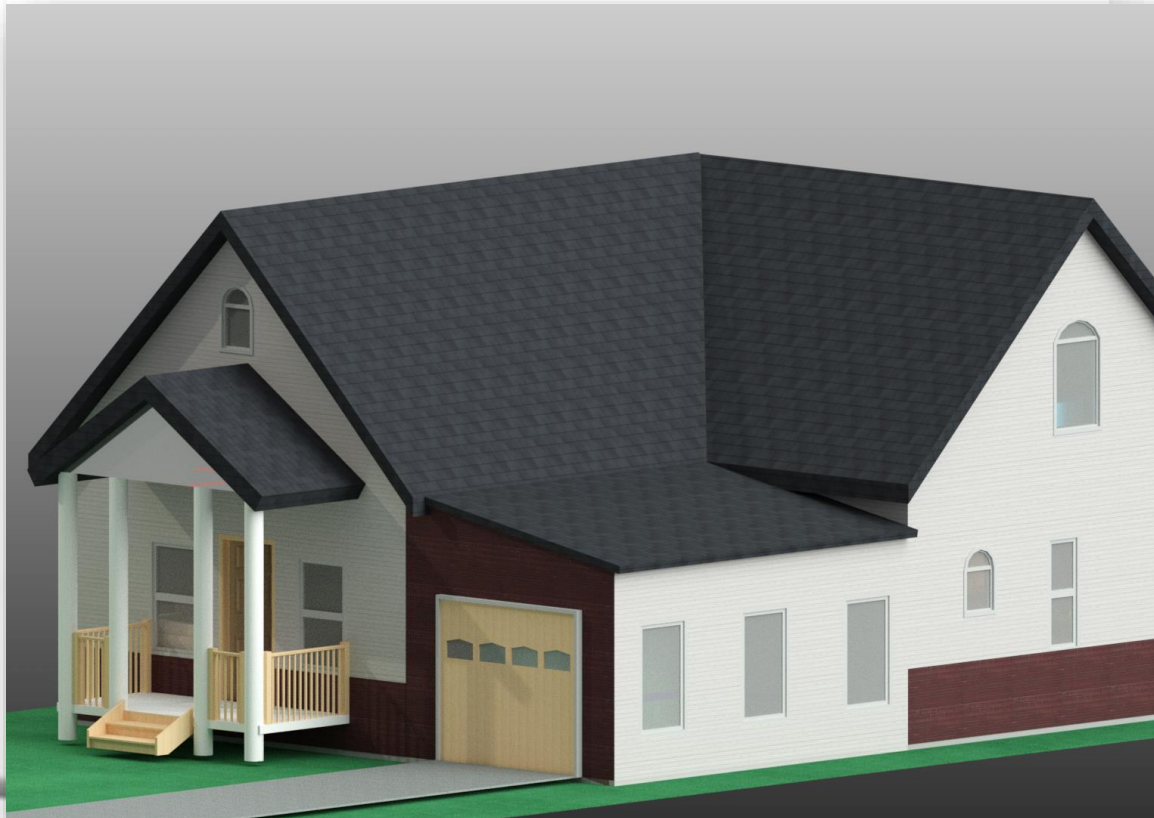
Proposed

34269 Sylvania Dr, Eastlake, OH 44095

3 beds 2 bath

Addition: 411 sqft

Total: 1419 sqft



Jared Takah

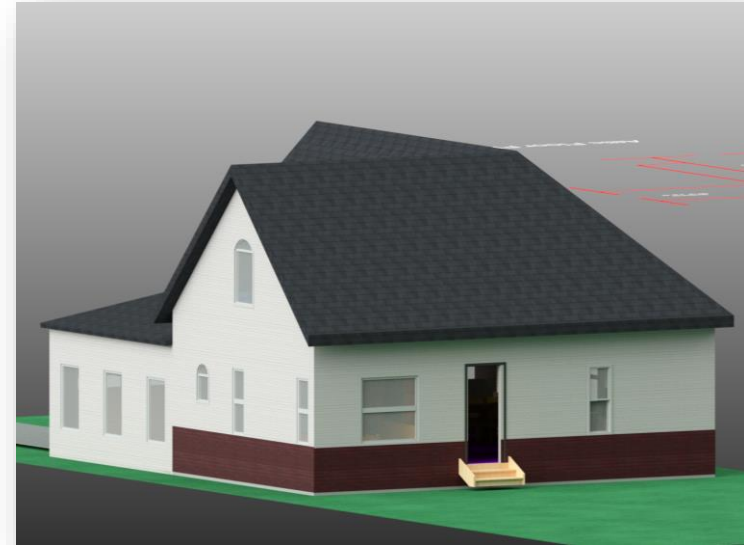
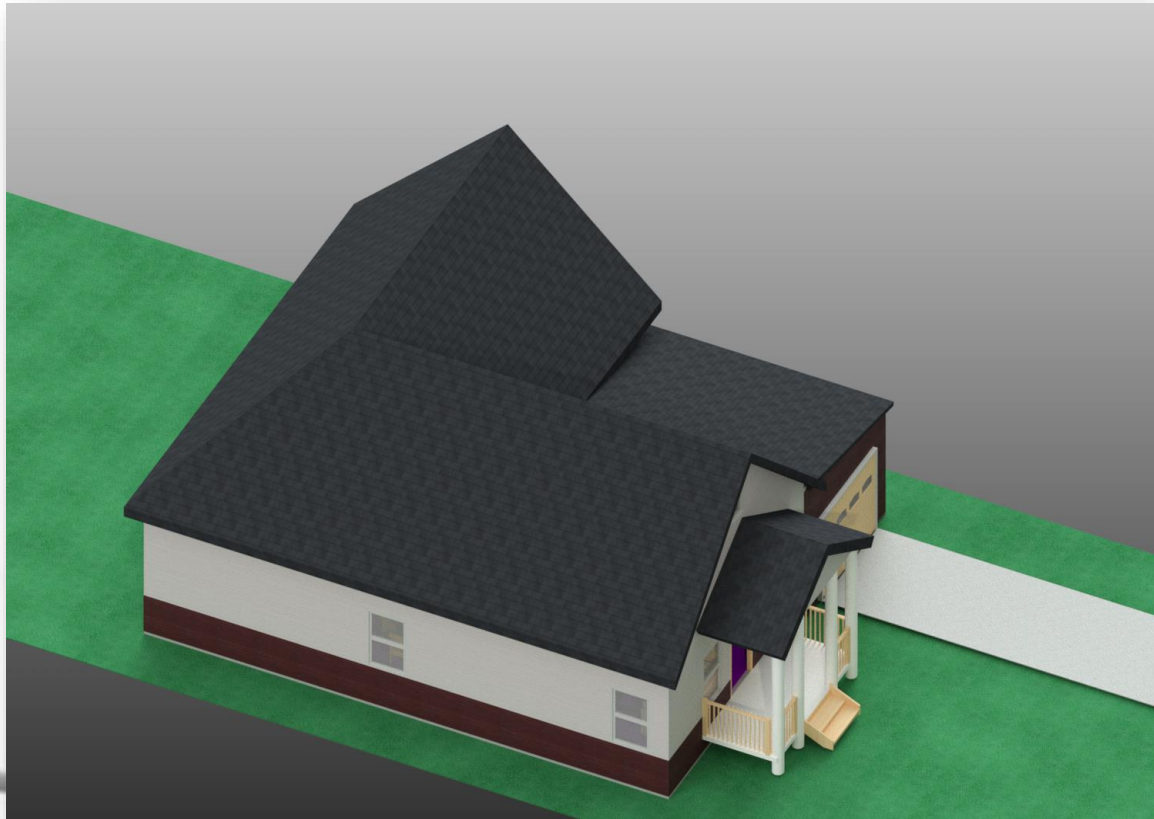
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3 beds 2 bath

Addition: 411 sqft

Total: 1419 sqft



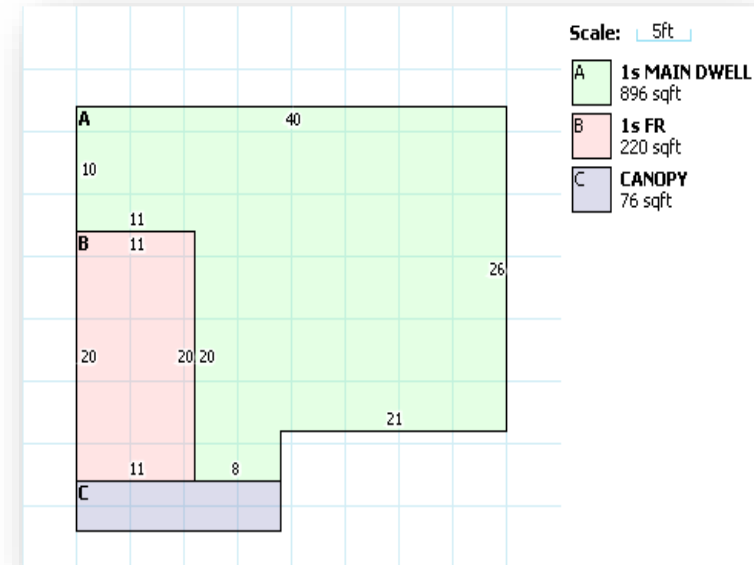
Nick Brown

Existing

1295 Jakse Dr, Eastlake, OH 44095

2 beds 1 bath – 1116 sqft

Asking Price \$54,900



Nick Brown

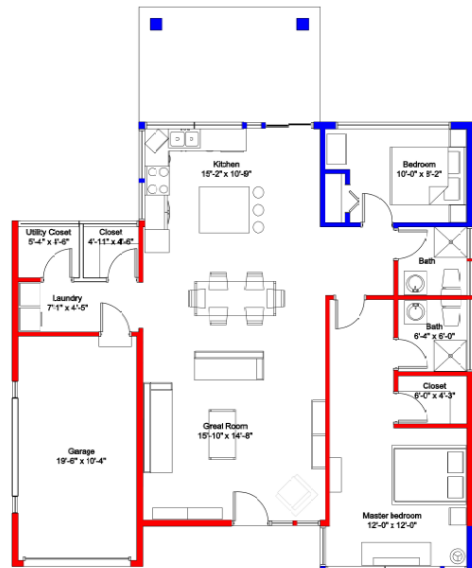
Proposed

1295 Jakse Dr, Eastlake, OH 44095

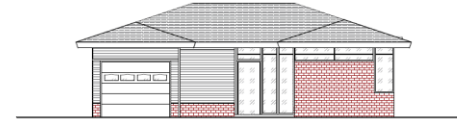
2 beds - 2 bath

Addition: 291 sqft

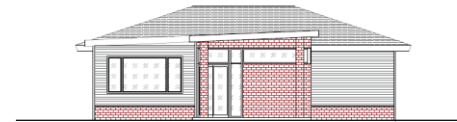
Total: 1407 sqft



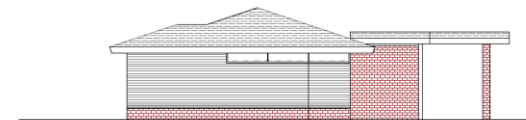
First Floor Plan



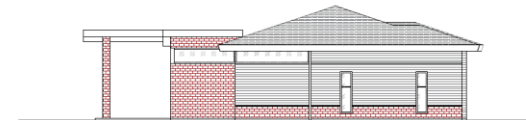
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

Nick Brown

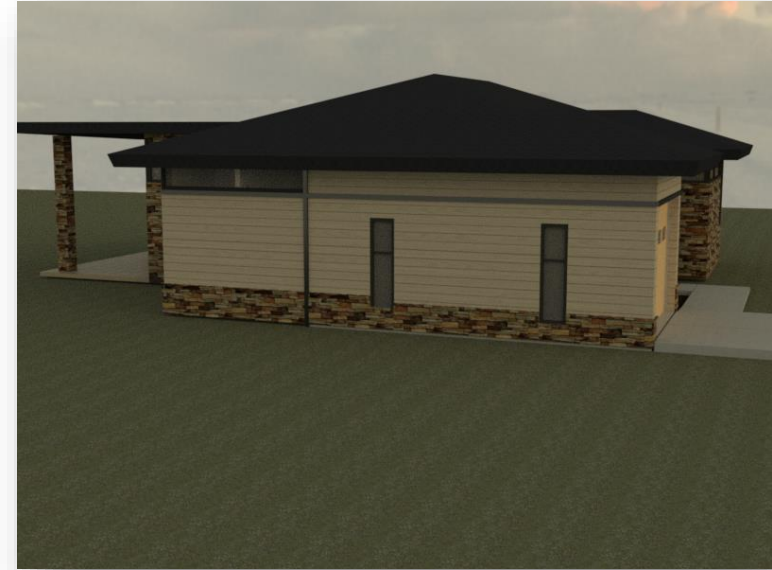
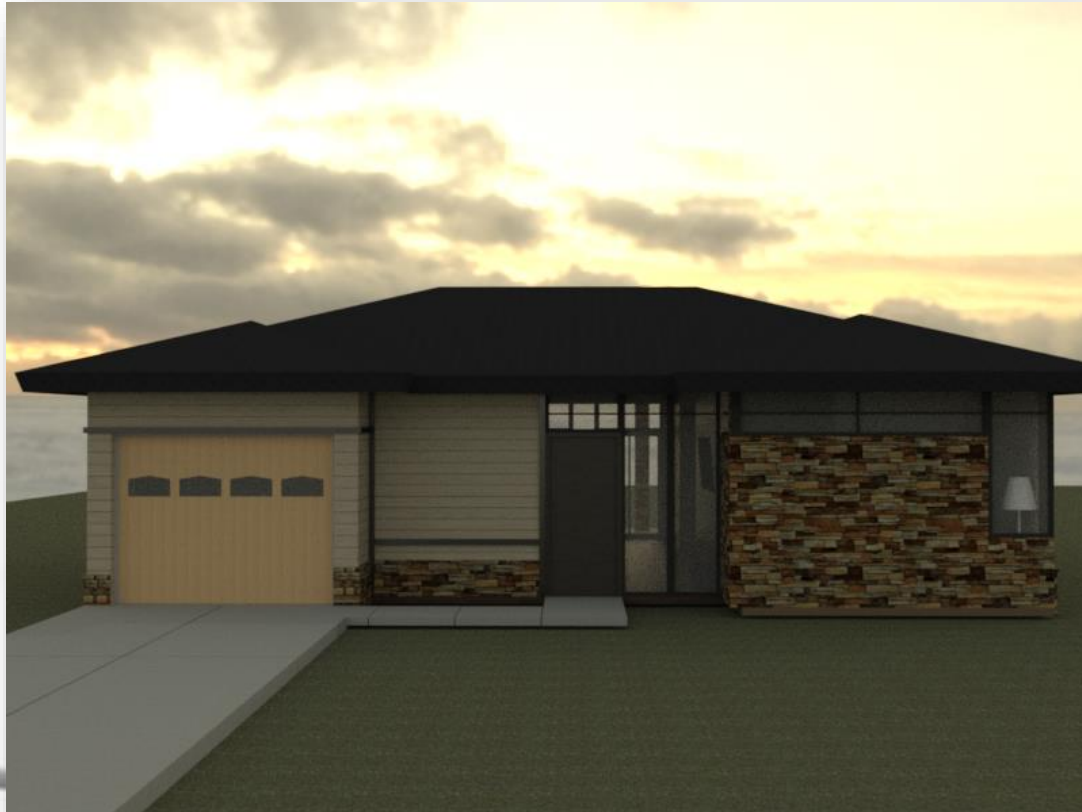
Proposed

1295 Jakse Dr, Eastlake, OH 44095

2 beds - 2 bath

Addition: 291 sqft

Total: 1407 sqft



Nick Brown

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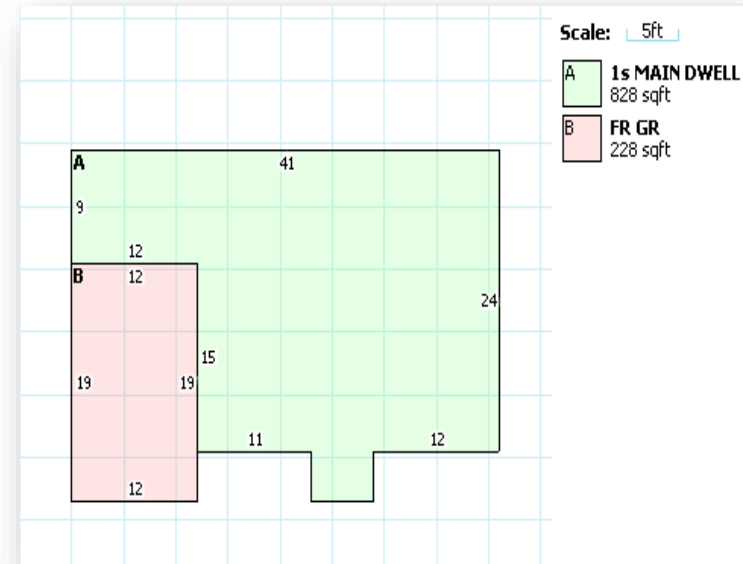
Eric Myllykoski

Existing

33688 Guilbert Rd, Eastlake, OH 44095

2 beds 1 bath 828 sqft

Asking Price \$76,900



Eric Myllykoski

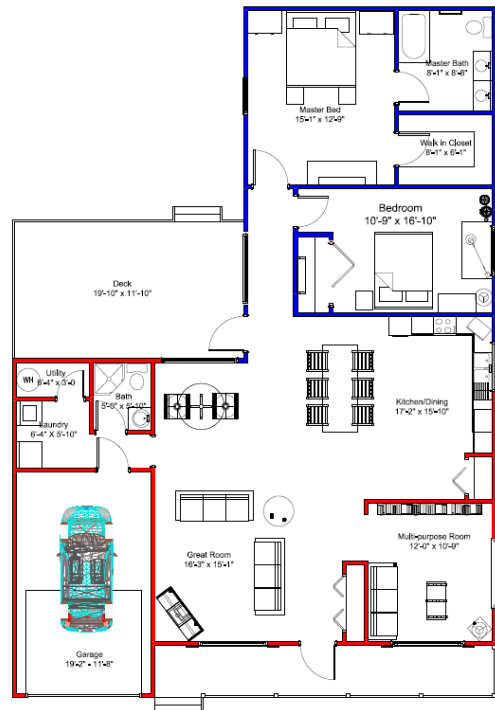
Proposed

33688 Guilbert Rd, Eastlake, OH 44095

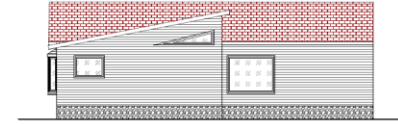
3 beds 2 bath

Addition: 674 sqft

Total: 1502 sqft



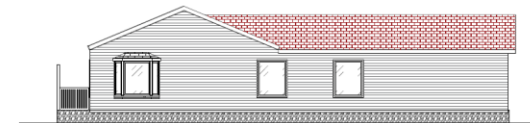
1st Floor Plan



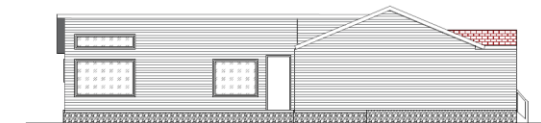
Rear Elevation



Front Elevation



Front Elevation



Front Elevation

Eric Myllykoski

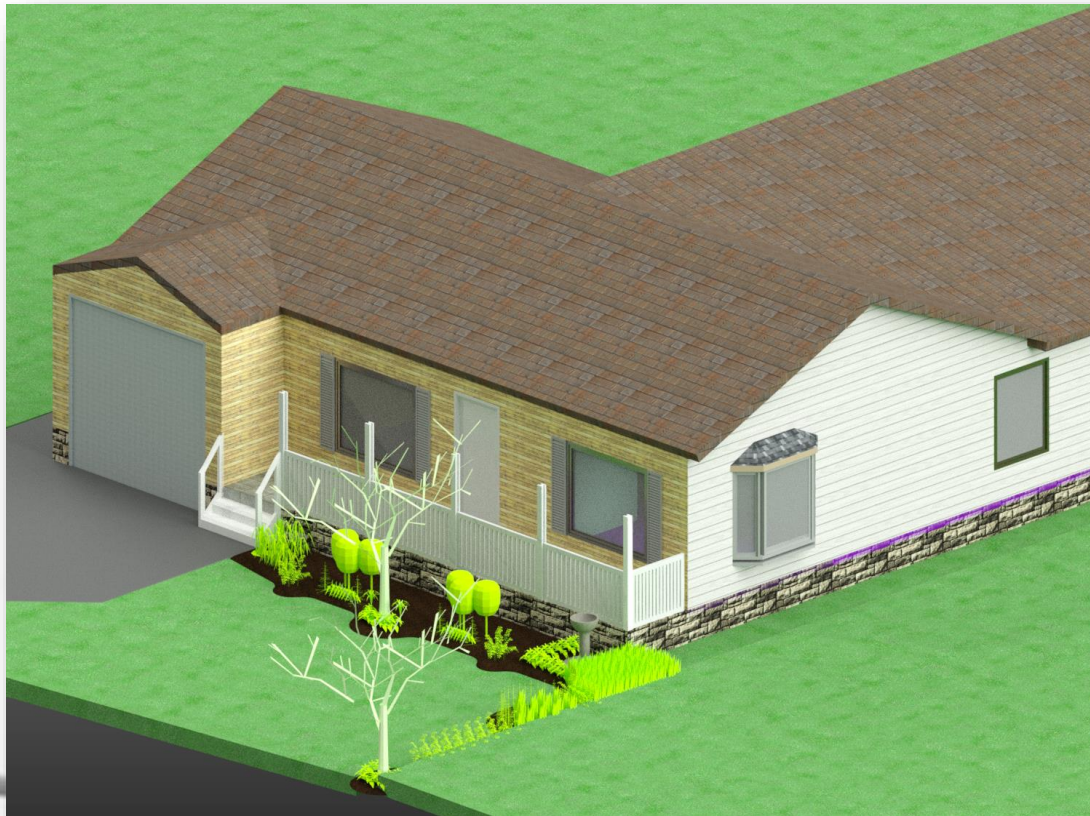
Proposed

33688 Guilbert Rd, Eastlake, OH 44095

3 beds 2 bath

Addition: 674 sqft

Total: 1502 sqft



Eric Myllykoski

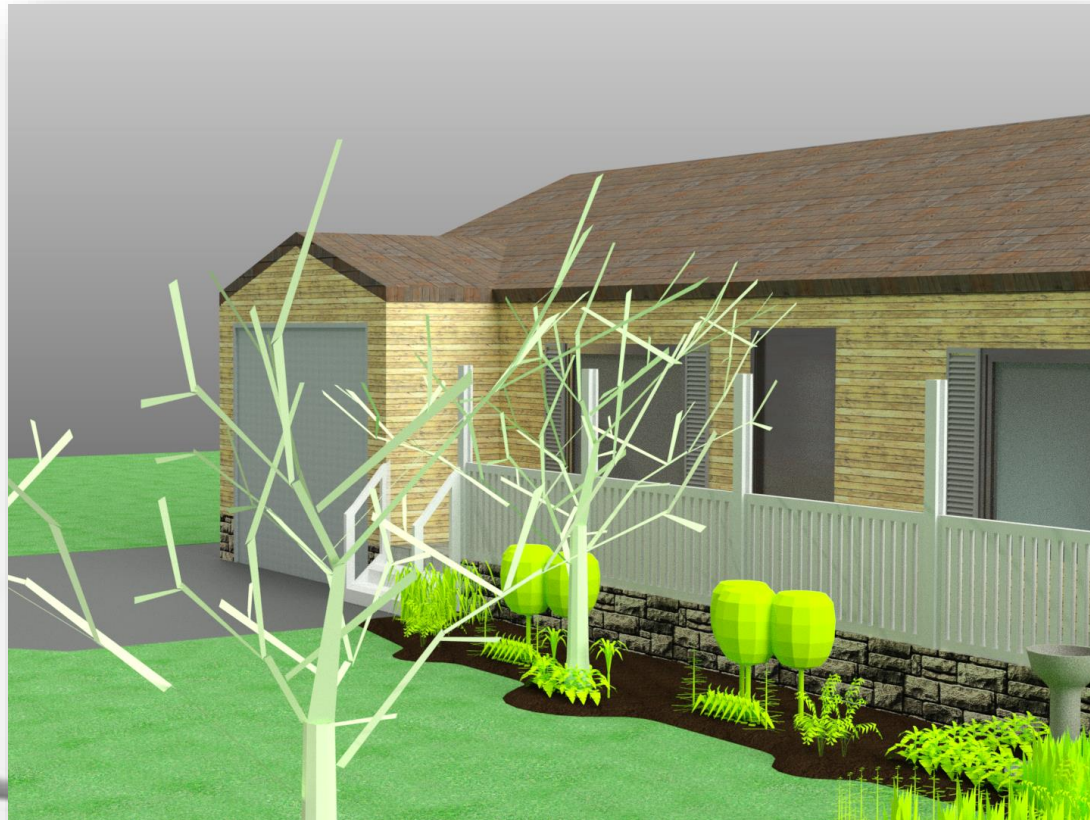
Proposed

33688 Guilbert Rd, Eastlake, OH 44095

3 beds 2 bath

Addition: 674 sqft

Total: 1502 sqft



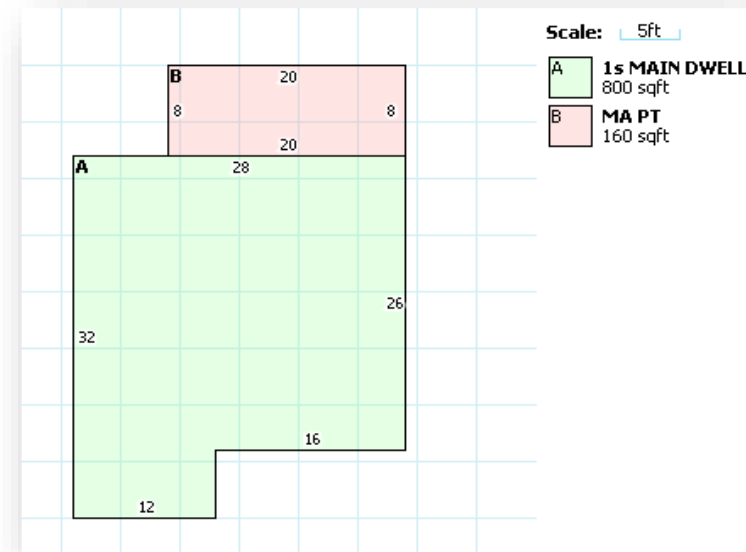
Iris DelSignore

Existing

532 Quentin Rd, Eastlake, OH 44095

3 beds 1 bath 920 sqft

Asking Price \$29,250



Iris DelSignore

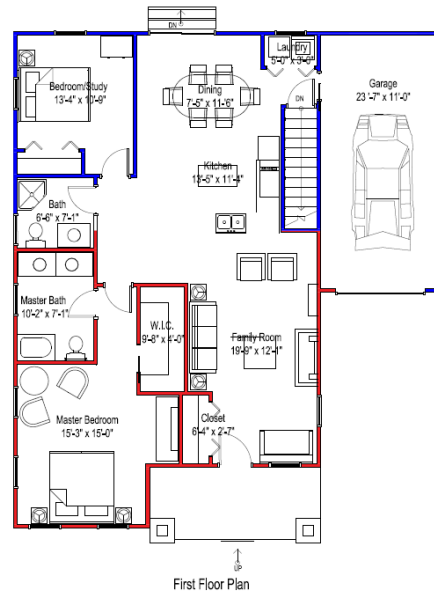
Proposed

532 Quentin Rd, Eastlake, OH 44095

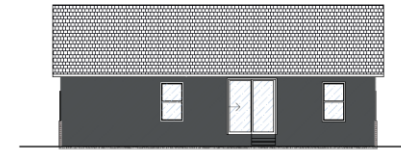
2 beds - 2 bath

Addition: 362 sqft

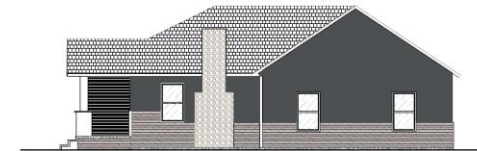
Total: 1282 sqft



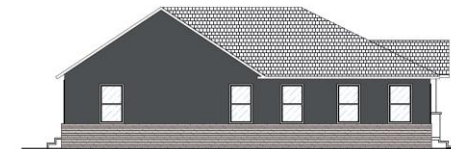
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

Iris DelSignore

Proposed

532 Quentin Rd, Eastlake, OH 44095

2 beds - 2 bath

Addition: 362 sqft

Total: 1282 sqft



Iris DelSignore

Proposed

532 Quentin Rd, Eastlake, OH 44095

2 beds - 2 bath

Addition: 362 sqft

Total: 1282 sqft



Iris DelSignore

Proposed

532 Quentin Rd, Eastlake, OH 44095

2 beds - 2 bath

Addition: 362 sqft

Total: 1282 sqft



Iris DelSignore

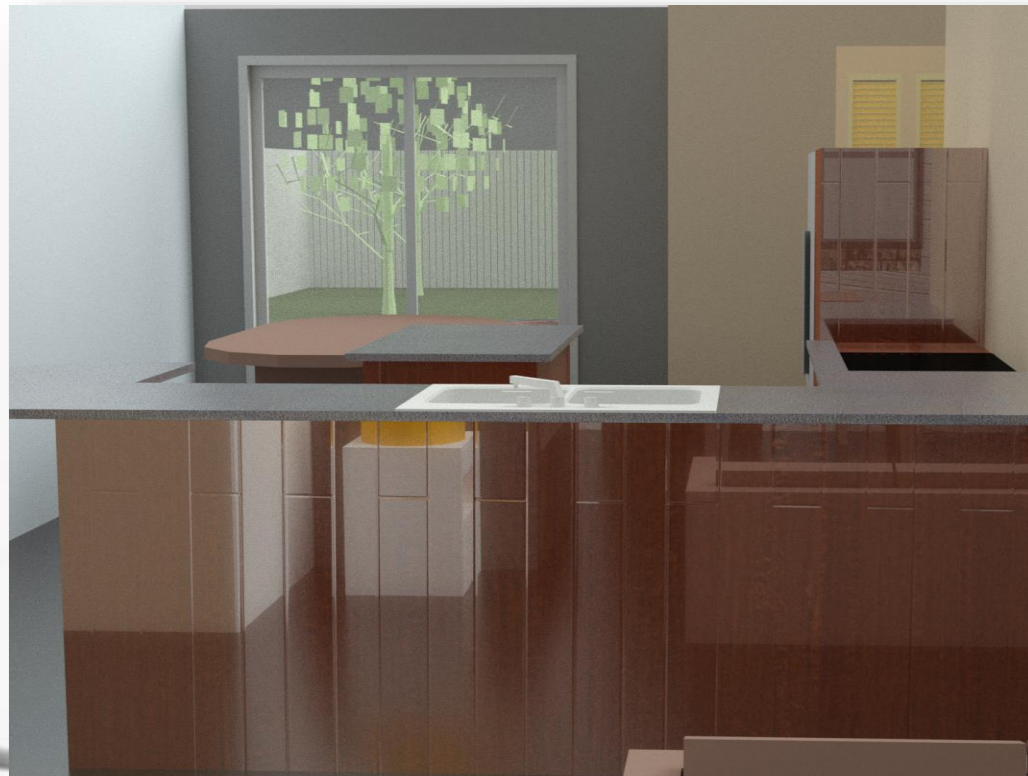
Proposed

532 Quentin Rd, Eastlake, OH 44095

2 beds - 2 bath

Addition: 362 sqft

Total: 1282 sqft



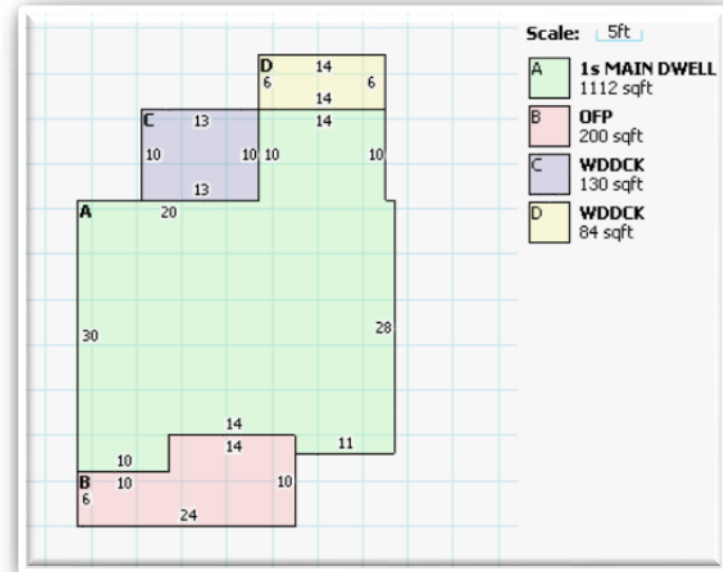
Richard Reed

Existing

392 Waverly Rd, Eastlake, OH 44095

3 beds 1 bath 1,112 sqft

Asking Price \$72,000



Richard Reed

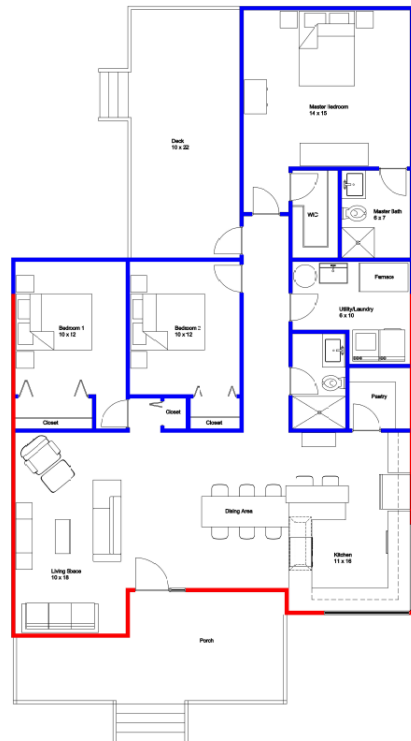
Proposed

392 Waverly Rd, Eastlake, OH 44095

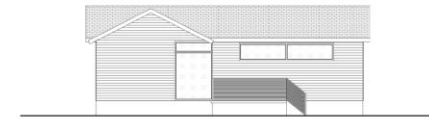
3 beds 1 bath

Addition: 449 sqft

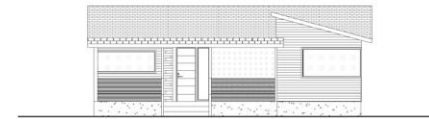
Total: 1561 sqft



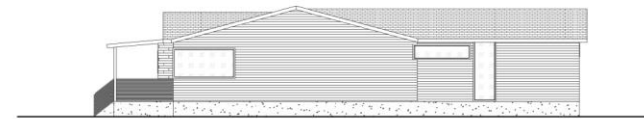
1st Floor Plan



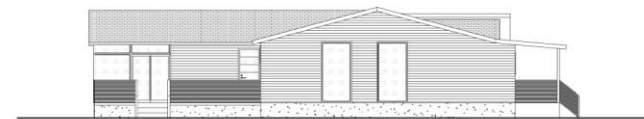
Rear Elevation



Front Elevation



Right Elevation



Left Elevation

Richard Reed

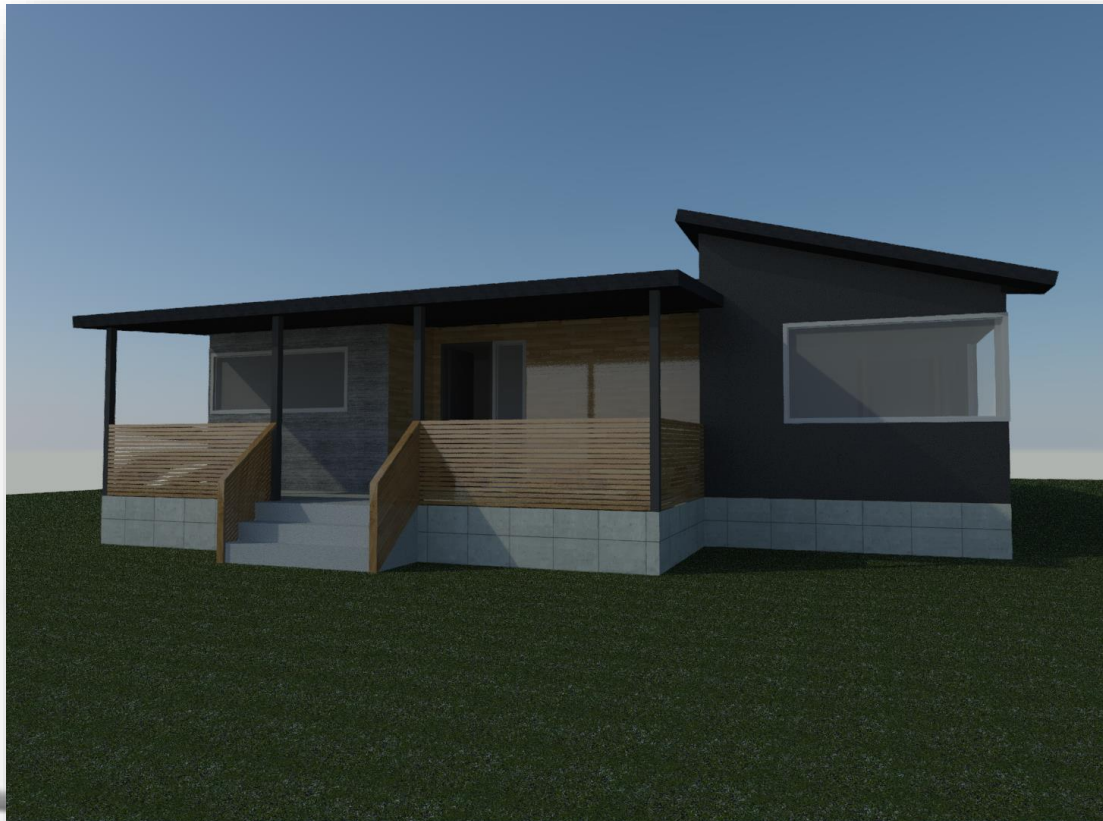
Proposed

392 Waverly Rd, Eastlake, OH 44095

3 beds 1 bath

Addition: 449 sqft

Total: 1561 sqft



Richard Reed

Proposed

392 Waverly Rd, Eastlake, OH 44095

3 beds 1 bath

Addition: 449 sqft

Total: 1561 sqft



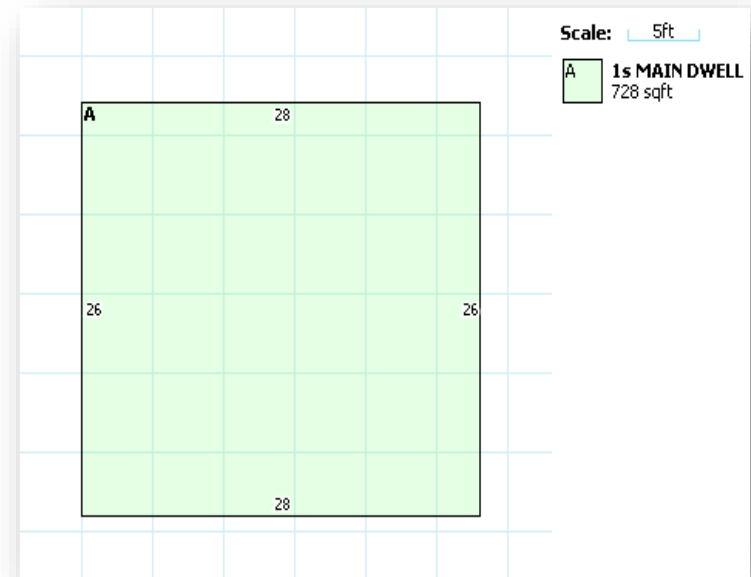
Eva Taylor

Existing

30137 Robert St, Wickliffe, OH 44092

3 beds 2 baths 946 sqft

Asking Price \$97,500



Eva Taylor

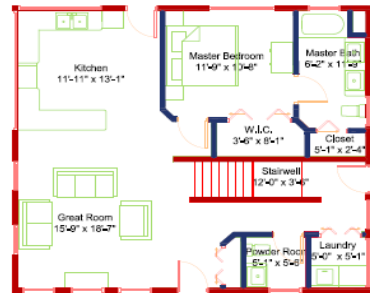
Proposed

30137 Robert St, Wickliffe, OH 44092

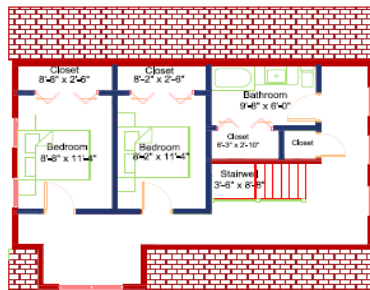
3 beds 3 baths

Addition: 0 sqft

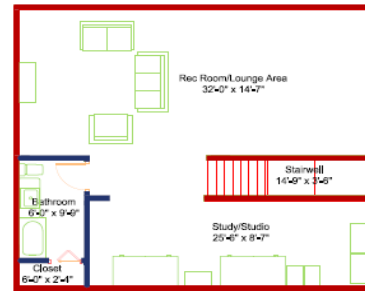
Total: 946 sqft



First Floor Plan



2nd Floor Plan



Basement Plan



Back Elevation



Left Elevation



Right Elevation



Front Elevation

Eva Taylor

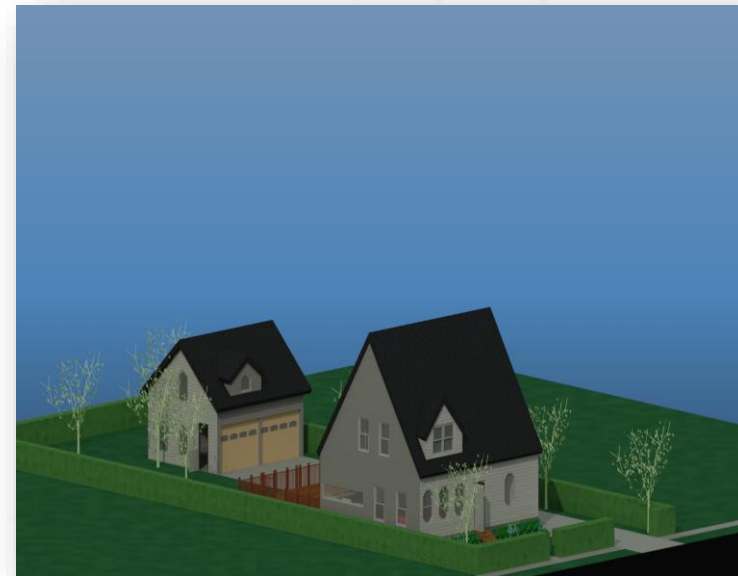
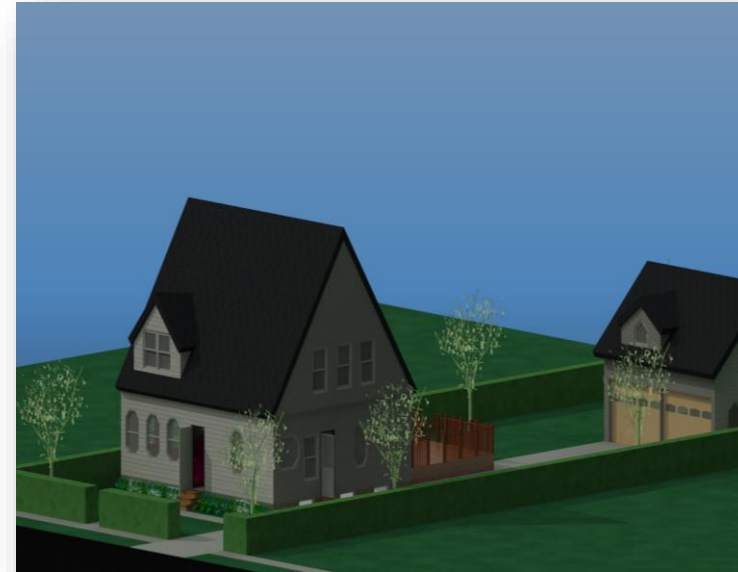
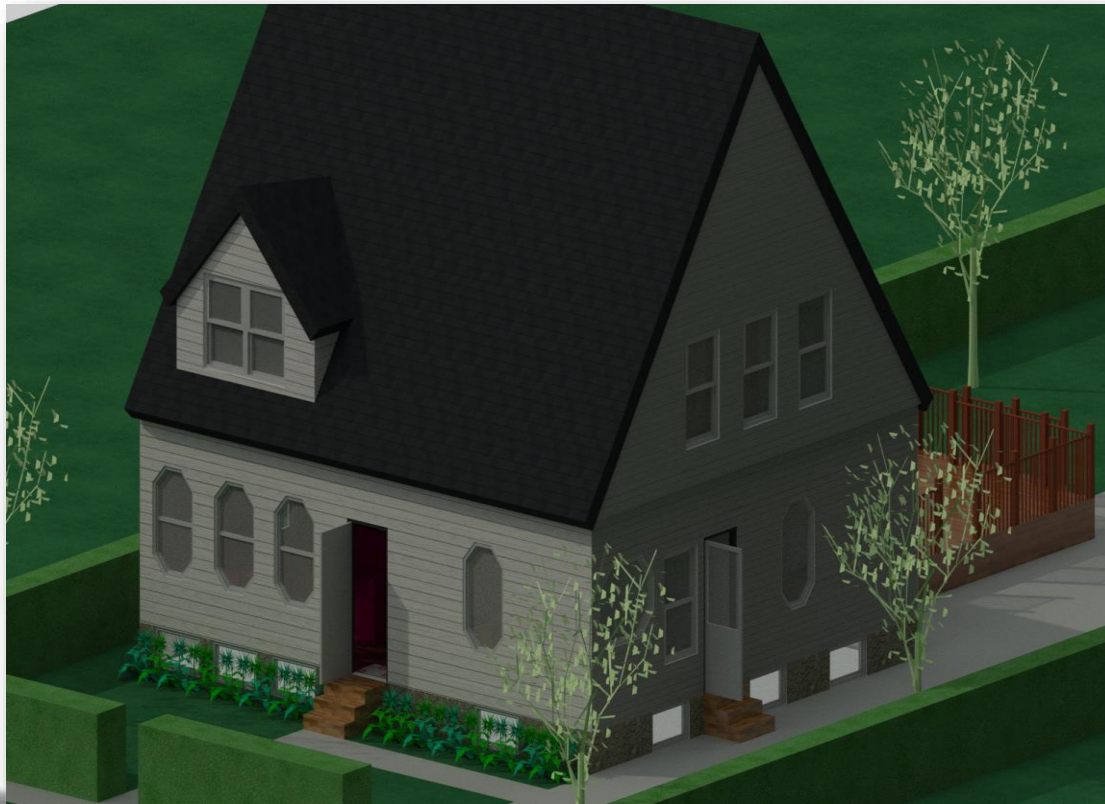
Proposed

30137 Robert St, Wickliffe, OH 44092

3 beds 3 baths

Addition: 0 sqft

Total: 946 sqft



Eva Taylor

Proposed

30137 Robert St, Wickliffe, OH 44092

3 beds 3 baths

Addition: 0 sqft

Total: 946 sqft



Eva Taylor

Proposed

30137 Robert St, Wickliffe, OH 44092

3 beds 3 baths

Addition: 0 sqft

Total: 946 sqft



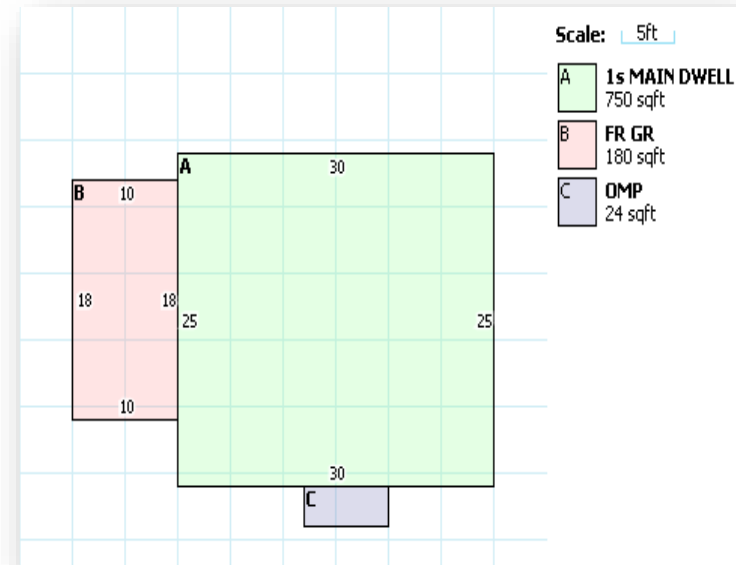
Michael Morgan

Existing

259 E 326th St, Willowick, OH 44095

3 beds 1 bath 863 sqft

Asking Price \$99,995



Michael Morgan

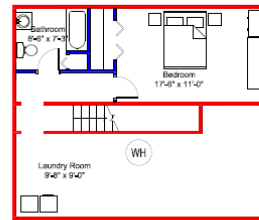
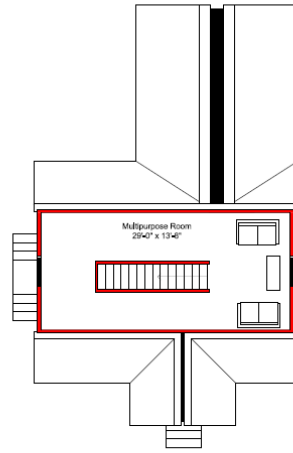
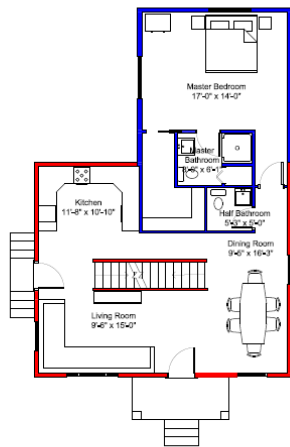
Proposed

259 E 326th St, Willowick, OH 44095

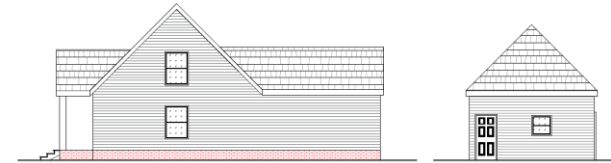
2 beds 2-1/2 bath

Addition: 297 sqft

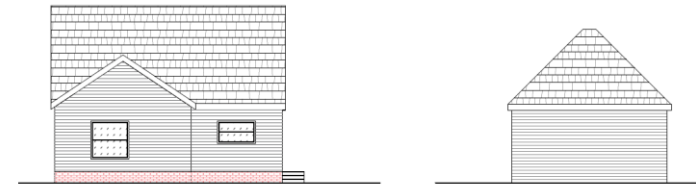
Total: 1162 sqft



Left Elevation



Right Elevation



Back Elevation



Front Elevation

Michael Morgan

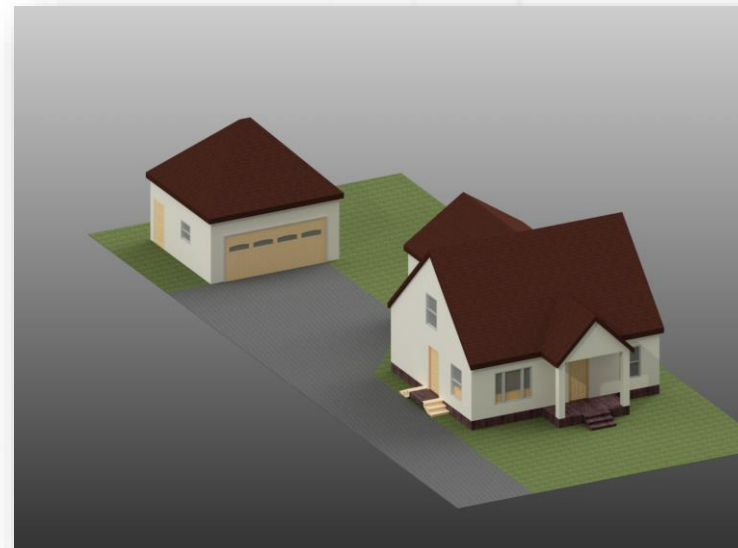
Proposed

259 E 326th St, Willowick, OH 44095

2 beds 2-1/2 bath

Addition: 297 sqft

Total: 1162 sqft



Michael Morgan

Proposed

259 E 326th St, Willowick, OH 44095

2 beds 2-1/2 bath

Addition: 297 sqft

Total: 1162 sqft

