

# Ohio Rental Property Tax Deduction Checklist

This checklist is designed for Ohio real estate investors who want to maximize tax deductions on their rental properties. Use it to track eligible expenses and align your strategy with financing from GHC Funding.

- 1. Mortgage Interest: Deduct interest on DSCR, SBA, or conventional loans.
- 2. Property Taxes: Track and deduct state and local property taxes across Ohio counties.
- 3. Operating Expenses: Record management fees, utilities, repairs, and marketing costs.
- 4. Insurance Premiums: Deduct landlord, liability, and umbrella policy premiums.
- 5. Depreciation: Claim annual depreciation (27.5 years residential, 39 years commercial).
- 6. Travel & Mileage: Deduct trips to properties in Cleveland, Columbus, Cincinnati, Dayton, and Toledo.
- 7. Legal & Professional Fees: Deduct attorney, accountant, and property management consulting costs.
- 8. Capital Improvements: Record improvements separately for depreciation schedules.
- 9. Recordkeeping: Maintain receipts, invoices, and rent rolls for IRS compliance.
- 10. Financing Alignment: Leverage DSCR loans, SBA programs, or bridge loans through GHC Funding to maximize returns.

Tip: Properly deducting rental property expenses reduces taxable income and increases ROI. Visit GHC Funding ([www.ghcfunding.com](http://www.ghcfunding.com)) or call 833-572-4327 to explore financing options that complement your tax strategy.