

MULTIFAMILY | 9 UNITS FOR SALE ► \$595,000

5206 MONTGOMERY ROAD, CINCINNATI, OH 45212

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THE OFFERING

3CRE is excited to present a multifamily investment opportunity at 5206 Montgomery Road, Cincinnati, OH. This offering consists of 9 units listed at \$595,000, featuring a mix of market-rate and subsidized tenants. Four units have been fully renovated, while two units include partially subsidized rents, providing a balance of upside potential and stable, reliable income. Each unit is separately metered for electric and gas, allowing for efficient utility management and reduced owner expenses.

The property is well positioned along the Montgomery Road corridor, a highly traveled and desirable area connecting several of Cincinnati's established neighborhoods. This location offers excellent accessibility to I-71, downtown Cincinnati, Norwood, and surrounding employment centers, making it attractive to a wide tenant base. Residents benefit from nearby grocery stores, restaurants, retail options, and public transportation, all within minutes of the property. The combination of strong visibility, convenient access, and proximity to everyday amenities enhances long-term rental demand and overall investment stability in this sought-after area.

\$ OFFERING PRICE:
\$595,000



PROPERTY SUMMARY



TSF (TOTAL SqFt)
4,070 SqFt



TOTAL UNITS
9



YEAR BUILT/RENOVATED
1941 / 2020



AFFORDABILITY
Partially Subsidized

PROPERTY FEATURES

NUMBER OF UNITS	9
BUILDING SF	4,070 SF
YEAR BUILT	1941 / Renovated 2020
LAND USE	401-Apartment, 4-19 Units
LOCATION CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARCELS	1
PARKING	Off-Street Parking Lot

CONSTRUCTION

FOUNDATION	Poured Concrete
EXTERIOR	Brick
ROOF	Rubber membrane

PARCEL ID

<u>ADDRESS</u>	<u>PARCEL NUMBER</u>
5026 MONTGOMERY RD	065100100059

MECHANICAL

Heating	Boiler
Cooling	Through-Window
Electric	Separately metered

UTILITIES

SEWER/WATER	Cincinnati Water Works
ELECTRIC/GAS	Duke
TRASH	Rumpke

INVESTMENT OVERVIEW	
Price	\$595,000
Price Per Unit	\$66,111.11
Gross Rent Multiplier	7.15
Cap Rate	7.77%
Cash-On-Cash Return (Year 1)	6.99%
Total Return (Year 1)	\$21,791.79
Debt Coverage Ratio	1.37
OPERATING DATA	
Gross Scheduled Income	\$83,184
Laundry Income	\$1,037
Vacancy (5%)	-\$4,159
Total Gross Income	\$79,775
Operating Expenses	\$33,555
Net Operating Income	\$46,220
Debt Service	\$33,747
Pre-Tax Cash Flow	\$12,473
LOAN BREAKDOWN (6.5% Interest, 30% Down, 25 Year Amortization)	
Down Payment	\$178,500
Loan Amount	\$416,500
Debt Service Annual	\$33,747
Debt Service Monthly	\$2,812.24
Principle Reduction (YR 1)	\$9,319.06

INCOME SUMMARY		
ANNUAL		
PER UNIT		
Monthly Income	\$6,932	\$770.22
Gross Rental Income	\$83,184	\$9,242.67
Laundry Income	\$750	\$83.33
Vacancy (5%)	-\$4,159	-\$462.13
Effective Gross Income	\$79,775	\$39,887.40
EXPENSE SUMMARY		
Real Estate Taxes	\$8,017	\$890.78
Property Insurance	\$3,282	\$364.67
Electric and Gas	\$275	\$30.56
Water and Sewer	\$8,738	\$970.89
Landscaping	\$840	\$93.33
Maintenace and Repair [7%]	\$5,584	\$620.47
Trash	\$437	\$48.56
Property Management [7%]	\$6,382	\$709.11
Gross Operating Expenses	\$33,555	\$3,728.36
NET OPERATING INCOME	\$46,220	\$5,135.51

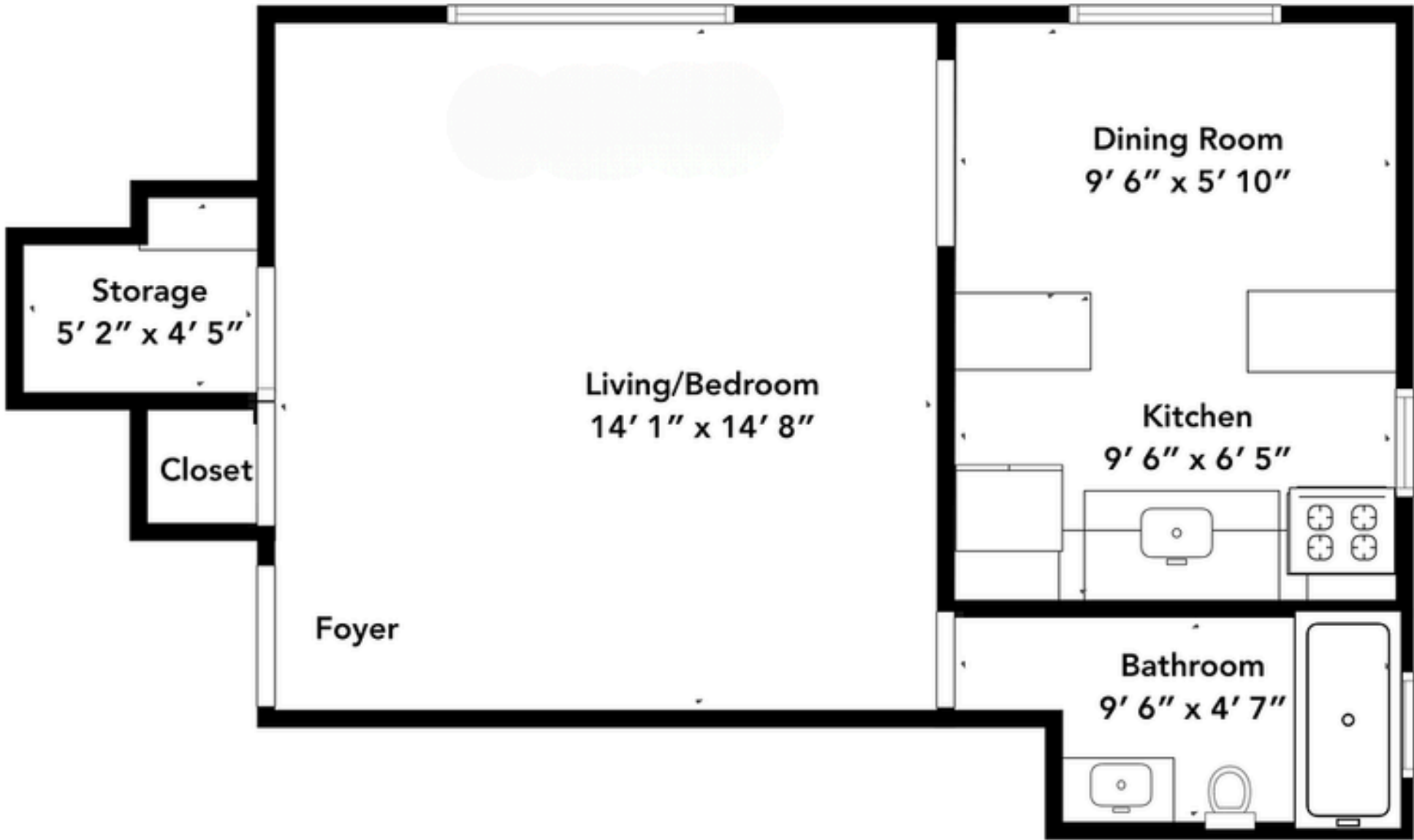
Unit	Unit Mix	Status	Lease Start Date	Tenant Contribution	Subsidized	Rubs	Total Rent Amount	Square Footage	Deposit
5206 # 1	Studio/Efficiency	Occupied	7/4/2025	\$735	\$0	\$40	\$735	500	\$695
5206 # 2	Studio/Efficiency	Occupied		\$212	\$675	\$0	\$887	500	\$0
5206 # 3	Studio/Efficiency	Occupied	11/21/2025	\$735	\$0	\$40	\$735	500	\$695
5206 # 4	Studio/Efficiency	Occupied	12/19/2025	\$695	\$0	\$0	\$695	500	\$695
5206 # 5	Studio/Efficiency	Occupied		\$319	\$606	\$0	\$925	500	\$0
5206 # 6	Studio/Efficiency	Occupied	6/18/2025	\$785	\$0	\$40	\$785	500	\$695
5206 # 7	Studio/Efficiency	Occupied	6/9/2025	\$735	\$0	\$40	\$735	500	\$695
5206 # 8	Studio/Efficiency	Occupied	11/12/2025	\$785	\$0	\$40	\$785	500	\$695
5206 # 9	Studio/Efficiency	Occupied	7/1/2024	\$650	\$0	\$0	\$650	500	\$0
9 Units				\$5,651	\$1,281		\$6,932	4,500	\$4,170

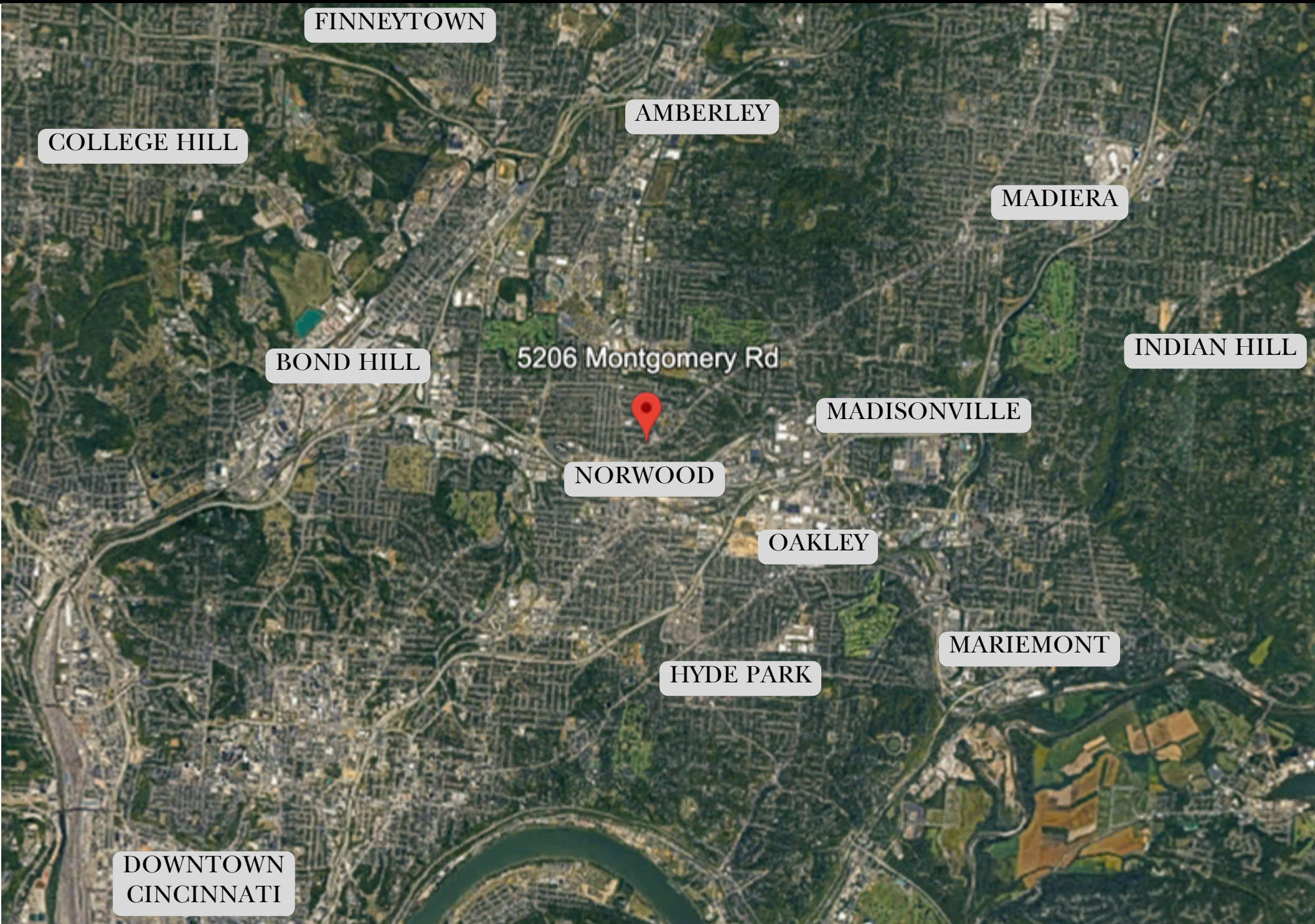
UNIT MIX | 5206 MONTGOMERY ROAD

UNIT BREAKDOWN	COUNT	% OF TOTAL	SIZE (SF)	AVG. RENT	RENT/SF (Monthly)
Studio/Efficiency	9	100%	500	\$770.00	\$1.54
Totals/Averages	9	100%	500	\$770.00	\$1.54

FLOORPLAN

5206 MONTGOMERY ROAD

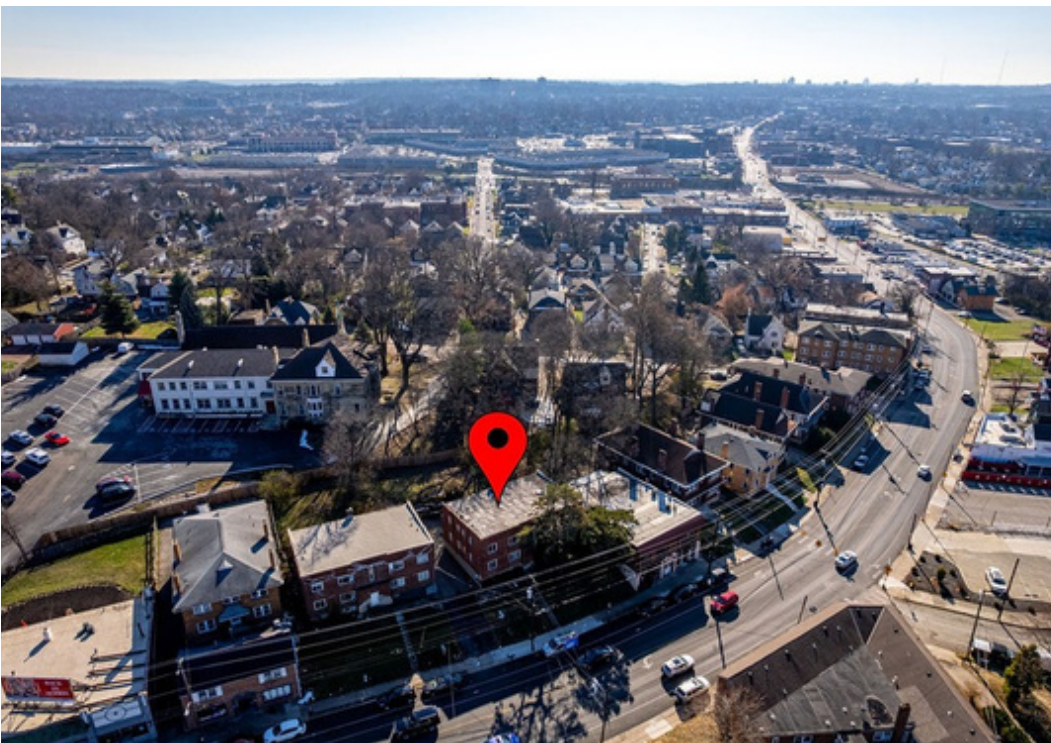




DOWNTOWN
CINCINNATI



Virtually Staged



5206 MONTGOMERY ROAD

NORWOOD

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

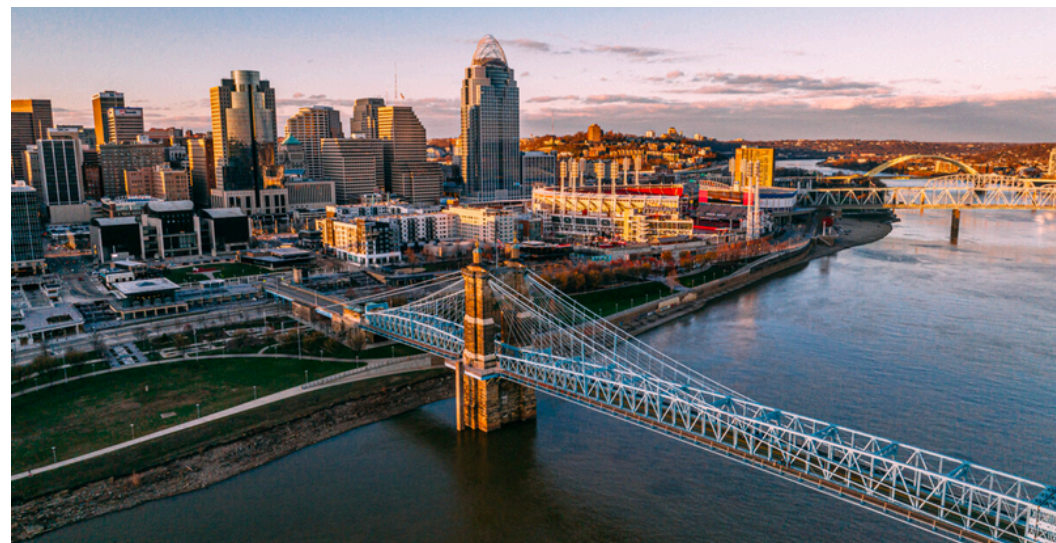
- Prime urban location within Norwood, along Montgomery Road and near the Norwood Lateral (SR 562), offering excellent visibility and high commuter traffic
- Minutes from Xavier University and Rookwood Commons & Pavilion, a major shopping and dining destination in Cincinnati
- Direct access to key highways including I-71, I-75, and SR 562, providing seamless connectivity to downtown Cincinnati and surrounding suburbs

COMMERCIAL DEVELOPMENTS

- Factory 52 – Newly transformed mixed-use development on the former U.S. Playing Card site, featuring offices, residences, food hall, and entertainment venues
- Xavier University Expansion – Ongoing campus growth and student-driven retail demand fueling nearby commercial interest

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Central position within the Greater Cincinnati MSA: A strategic hub for professional services, healthcare, education, and retail
- Highly walkable and densely populated: Norwood's urban layout supports a strong daytime and residential population base
- Business-friendly climate: Active community development efforts and infrastructure investment attracting both startups and established enterprises



1 MILE

3 MILE

5 MILE

POPULATION

19,992

114,241

270,904

AVERAGE HOUSEHOLD
INCOME

\$52,680

\$60,739

\$75,487

NUMBER OF
HOUSEHOLDS

7,811

46,352

115,577

MEDIAN AGE

33.5

36.1

34.5

TOTAL BUSINESSES

381

2,972

20,784

TOTAL EMPLOYEES

2,587

29,642

278,144

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