

535 Liberty Hill

CINCINNATI, OH



OFFERING MEMORANDUM

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Cincinnati, OH 45226

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535 LIBERTY HILL

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY HIGHLIGHTS

- Part of a portfolio of 5 buildings
- Located in the highly desirable Prospect Hill Historic District
- Tenant paid heat and electric
- Possible condo conversion

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	3
Lot Size:	3,472 SF
Building Size:	2,361 SF
NOI:	\$8,660.00
Cap Rate:	1.92%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	991	3,244	11,257
Total Population	1,921	6,158	21,707
Average HH Income	\$112,388	\$111,508	\$103,843



Property Description



PROPERTY DESCRIPTION

Introducing a prime multifamily investment opportunity in the heart of Prospect Hill Historic District. This historic 2,361 SF building, part of a sought-after portfolio of 5 buildings, exudes timeless charm. The property features three units, two 1 bed / 1 bath units and one 2 bed / 1.5 bath unit. The units have separate private entrances. Each unit has an its own furnace, central air unit and separately metered gas & electric. Tenants pay for heat, electric and trash is free as part of the City of Cincinnati's waste removal program. Owner pays water. There is a private balcony on the third floor with city views and is accessible by the two bedroom unit. Built in 1875, the property presents a compelling option for a prospective investor. Zoned RM-1.2 and featuring tenant-paid heat and electric, the potential for a condo conversion adds further value to this already enticing asset. Don't miss the chance to capitalize on this exceptional offering in a coveted location.

LOCATION DESCRIPTION

The property is part of a portfolio of 5 buildings all located within the Mt. Auburn Historic District, Pendleton and the Prospect Hill Historic District all located just outside of downtown Cincinnati. 535 Liberty Hill is specifically located in the Prospect Hill Historic District. Prospect Hill is mostly residential and features gorgeous architecture with many of the homes built between 1835-1880. The majority of the buildings are brick and the predominate architectural style is Italianate, Greek Revival, Queen Anne style, and French Second empire style.



Property Details

Sale Price

\$450,000**LOCATION INFORMATION**

Street Address	535 Liberty HI
City, State, Zip	Cincinnati, OH 45202
County	Hamilton
Market	Southwest Ohio - Cincinnati
Sub-market	Pendleton
Cross-Streets	E. Liberty Street

BUILDING INFORMATION

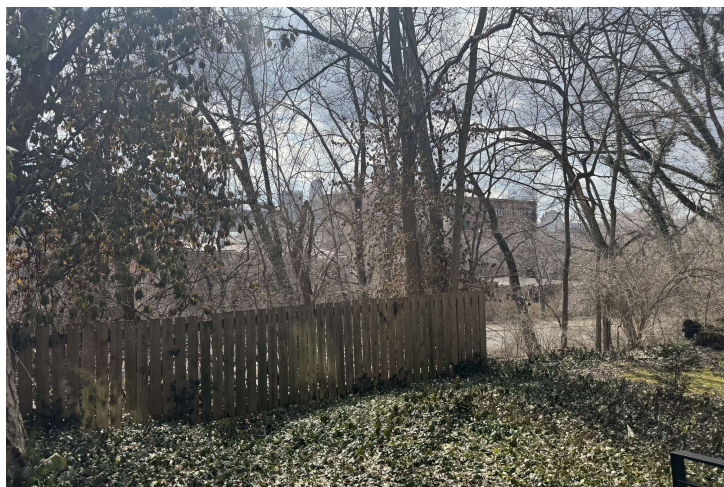
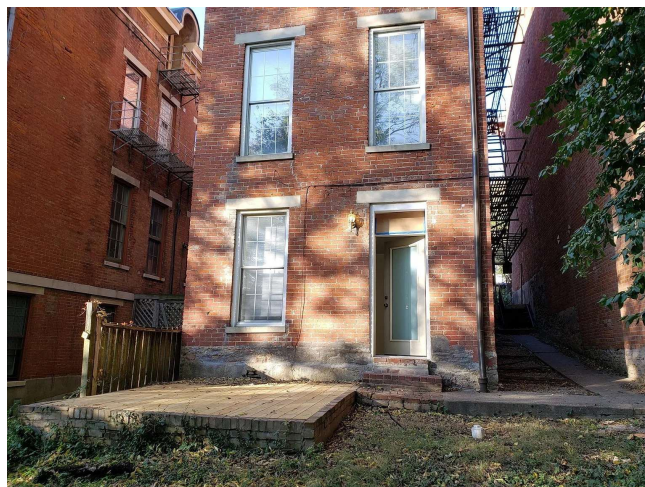
Building Size	2,361 SF
NOI	\$8,660.00
Cap Rate	1.92
Occupancy %	75.0%
Tenancy	Multiple
Number of Floors	3
Year Built	1875

PROPERTY INFORMATION

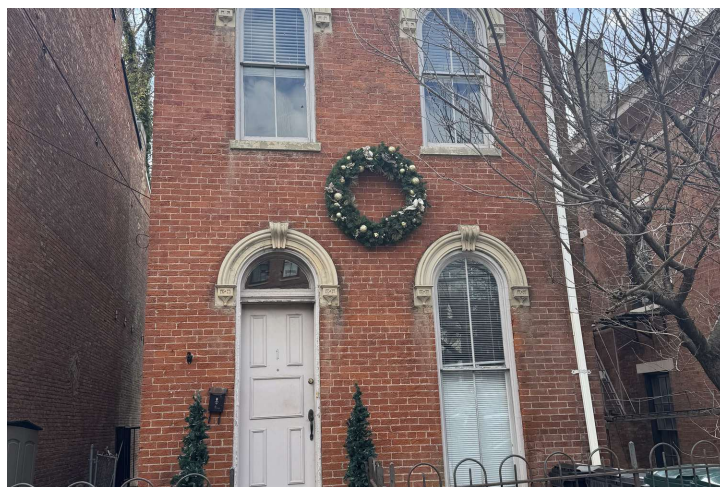
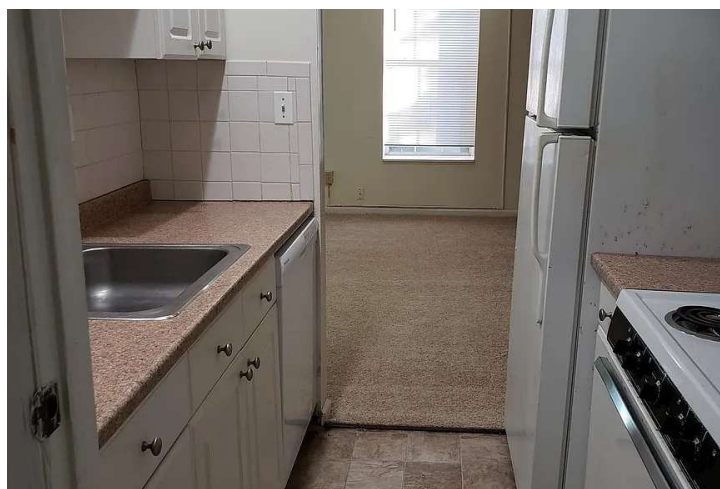
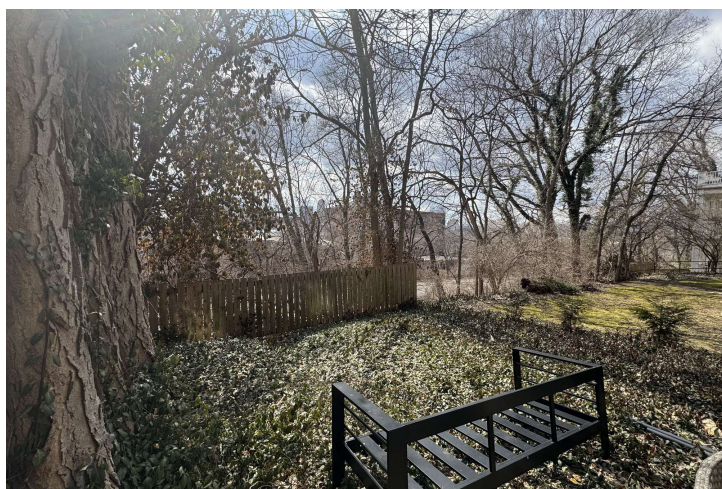
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	RM-1.2
Lot Size	3,472 SF
APN #	075-0002-0119-00
Lot Depth	1,350 ft



Additional Photos



Additional Photos



535 LIBERTY HILL

LOCATION INFORMATION

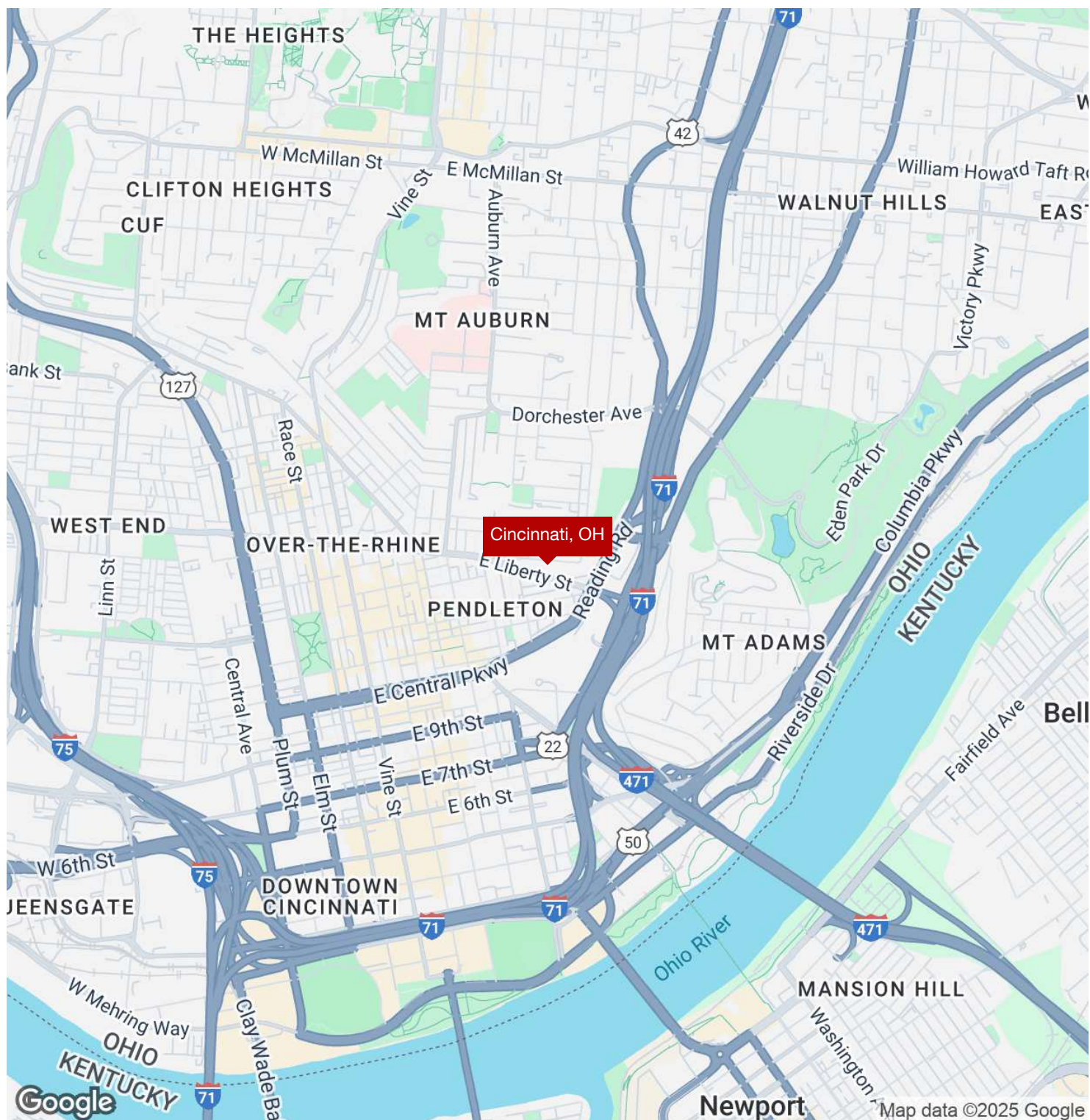
2

REGIONAL MAP

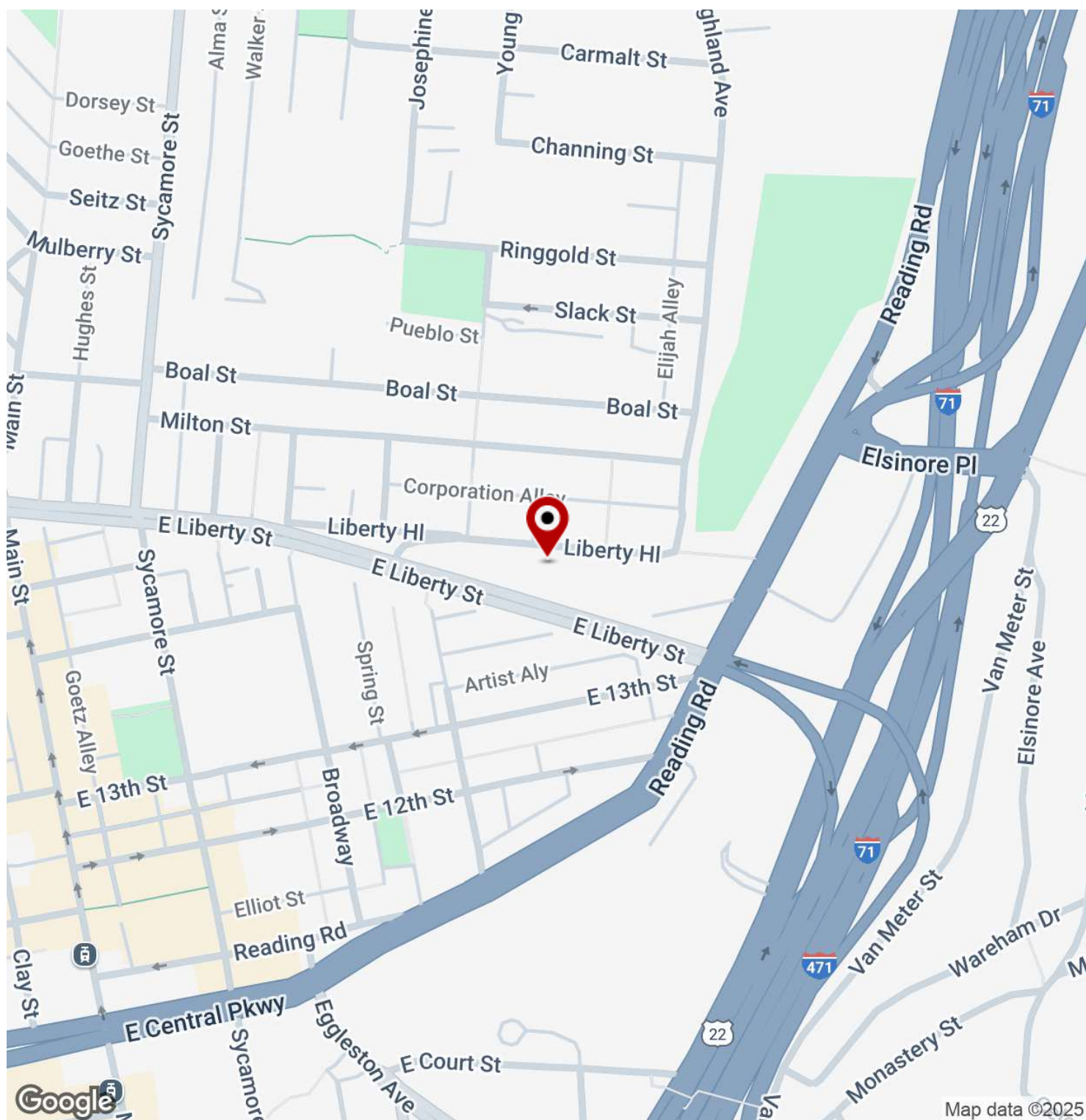
LOCATION MAP

AERIAL MAP

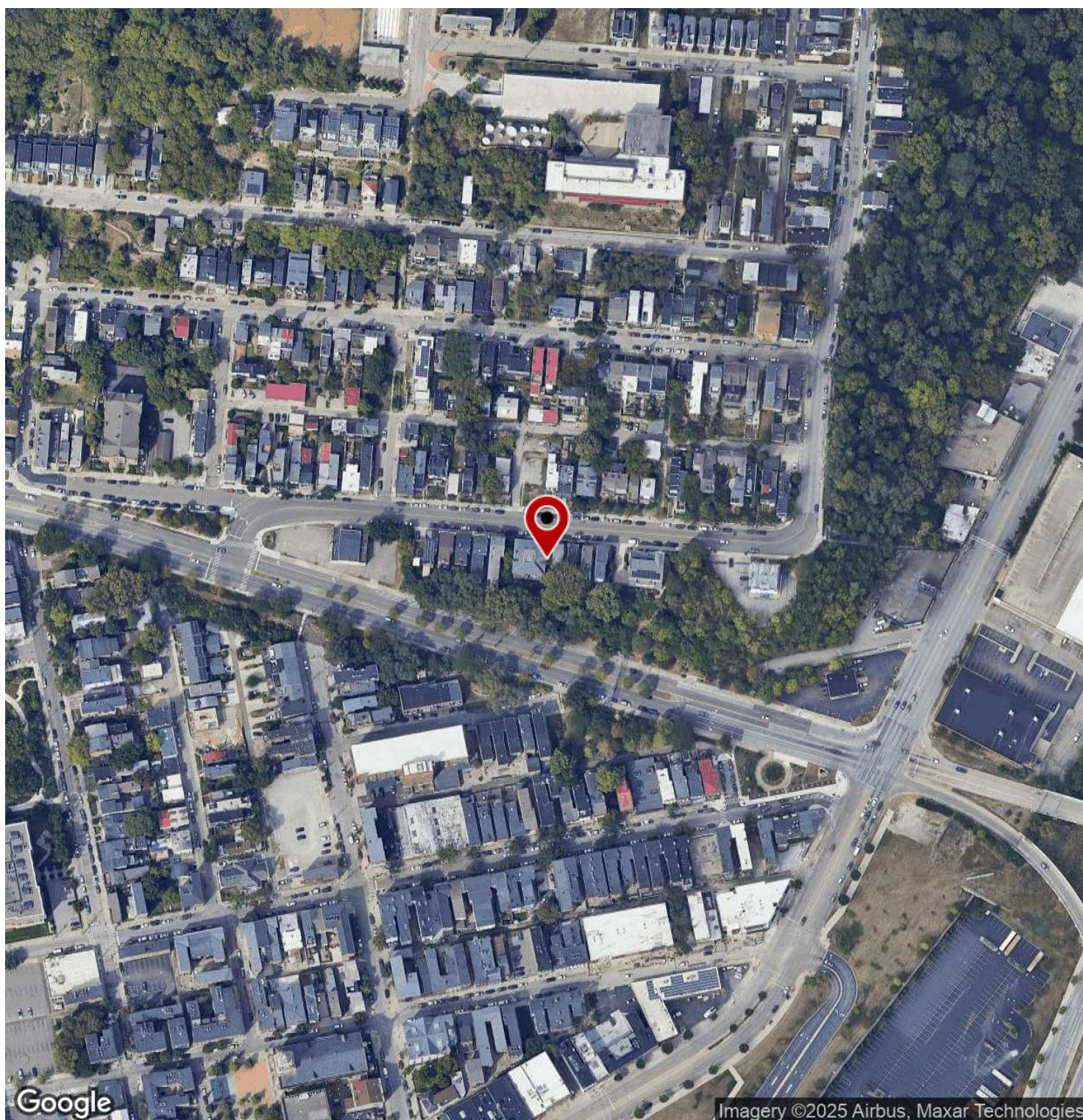
Regional Map



Location Map



Aerial Map



535 LIBERTY HILL

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

2024 ACTUALS P&L

Price	\$450,000
Price per SF	\$191
Price per Unit	\$150,000
GRM	19.65
CAP Rate	1.92%
Cash-on-Cash Return (yr 1)	1.92%
Total Return (yr 1)	\$8,660

OPERATING DATA

2024 ACTUALS P&L

Gross Scheduled Income	\$22,900
Total Scheduled Income	\$22,900
Gross Income	\$22,900
Operating Expenses	\$14,240
Net Operating Income	\$8,660
Pre-Tax Cash Flow	\$8,660

FINANCING DATA

2024 ACTUALS P&L

Down Payment	\$450,000
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Income & Expenses

INCOME SUMMARY		2024 ACTUALS P&L
Vacancy Cost		\$0
GROSS INCOME		\$22,900
EXPENSES SUMMARY		2024 ACTUALS P&L
Property Insurance		\$2,028
Real Estate Taxes		\$7,761
Gas & Electric		\$3,460
Water		\$991
OPERATING EXPENSES		\$14,240
NET OPERATING INCOME		\$8,660



Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE START	LEASE END
1	1	1	\$1,050	\$795	2/27/16	2/28/17
2	2	1.5	-	-	-	-
3	1	1	\$850	\$750	12/20/19	12/31/20
TOTALS			\$1,900	\$1,545		
AVERAGES			\$950	\$773		



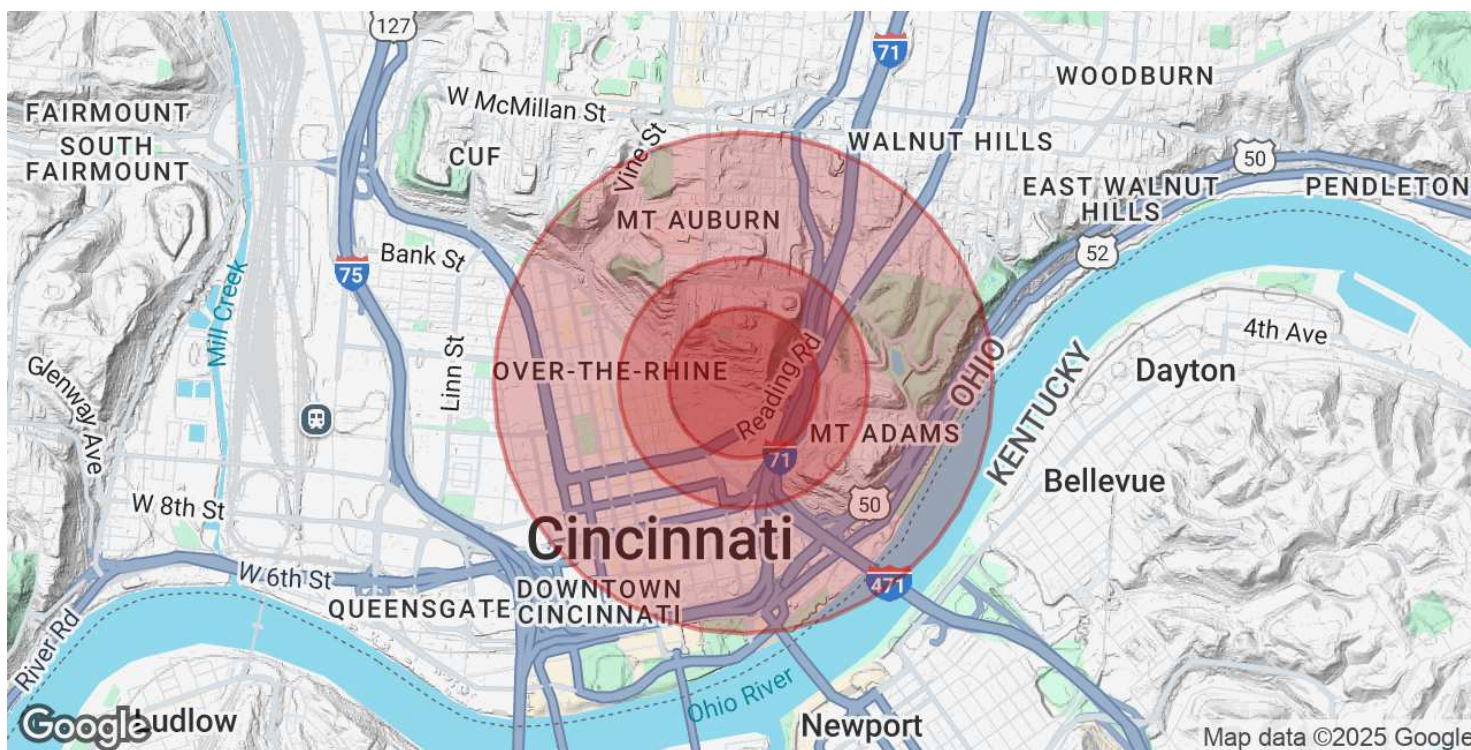
535 LIBERTY HILL

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,921	6,158	21,707
Average Age	34	35	36
Average Age (Male)	34	35	36
Average Age (Female)	33	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	991	3,244	11,257
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$112,388	\$111,508	\$103,843
Average House Value	\$524,781	\$482,117	\$473,267

Demographics data derived from AlphaMap

