

# Cincinnati Portfolio of 48 SF Homes

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**Kopf Hunter & Haas**

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## Investment Highlights

- 48-Unit Residential Portfolio consisting of 46 single-family homes and 2 duplexes
- Predominantly located in Cincinnati's Price Hill neighborhood, with additional assets in high-demand rental submarkets
- Diversified unit mix of 2-5 bedroom homes appealing to a broad tenant base
- Over \$700,000 in capital improvements completed to enhance asset quality and durability
- Immediate in-place cash flow with limited near-term capital needs
- Attractive pricing under \$145,000 per unit
- 7.03% in-place cap rate, increasing to a projected 8.87% pro forma return
- Ownership is open to continuing in a property management role following the sale

## Executive Summary

This exceptional investment opportunity consists of a 48-unit portfolio of mostly single-family homes strategically located throughout high-demand neighborhoods in Cincinnati, Ohio. The portfolio features a diversified mix of 2 to 5 bedroom homes that have historically demonstrated strong occupancy and consistent rental demand due to Cincinnati's robust employment sectors, affordable cost of living, and growing population.

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Ownership has invested more than \$700,000 in capital improvements to enhance asset quality and long-term performance across a substantial portion of the portfolio. Investors can capitalize on immediate cash flow from stabilized rents and reduced near-term maintenance expenditures. Based on 2025 financials, the portfolio offers a cap rate of 7.03%, with pro forma performance increasing the return to a highly attainable and even more compelling 8.87%. On a per-unit basis, the portfolio is offered at an attractive price point of under \$145,000 per door.

This offering is ideal for institutional investors, private equity groups, or individual buyers seeking scale in the single-family rental (SFR) sector with simplified operations under one transaction. The portfolio's geographic concentration in established submarkets supports efficient property management and cost-effective oversight, while still providing diversification across multiple asset locations. Cincinnati's favorable landlord-friendly regulatory environment and resilient housing market fundamentals further strengthen the investment case. With strong historical performance and future growth potential, this 48-unit portfolio presents an attractive blend of income generation and appreciation upside in one of the Midwest's most dynamic real estate markets.