



# 3081 Henshaw Ave

CINCINNATI, OH



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
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Cincinnati, OH 45226

*PRESENTED BY:*

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3081 HENSHAW AVE

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS



## Property Summary



### PROPERTY DESCRIPTION

Duplex in the heart of Camp Washington. Featuring two one bed / one bath units paying \$900/month. Tenants pay heat and electric which is separately metered. Owner pays water only. One unit is vacant. Henshaw is located right behind Mom 'n' em Coffee Shop.

### PROPERTY HIGHLIGHTS

- Duplex - ARV of \$300,000+/-
- Value add opportunity
- Desirable Camp Washington location, right behind Mom 'n' em coffee shop
- Part of a portfolio of 4 buildings / 9 units

### OFFERING SUMMARY

Sale Price:	\$149,900
Number of Units:	2
Lot Size:	3,017 SF
Building Size:	1,480 SF
NOI:	\$12,194.00
Cap Rate:	8.13%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	104	1,009	5,999
Total Population	217	1,727	11,433
Average HH Income	\$48,043	\$45,293	\$47,521



# Property Details

Sale Price

**\$149,900**

## PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	SF-2
Lot Size	3,017 SF
APN #	189-0024-0061-00
Lot Depth	1,050 ft

## LOCATION INFORMATION

Street Address	3081 Henshaw Ave
City, State, Zip	Cincinnati, OH 45225
County	Hamilton

## BUILDING INFORMATION

Building Size	1,480 SF
NOI	\$12,194.00
Cap Rate	8.13
Building Class	C
Number of Floors	2
Year Built	1925

## PARKING & TRANSPORTATION - ON STREET PARKING

## UTILITIES & AMENITIES - TENANTS PAY GAS & ELECTRIC / OWNER PAYS WATER



3081 HENSHAW AVE

# LOCATION INFORMATION

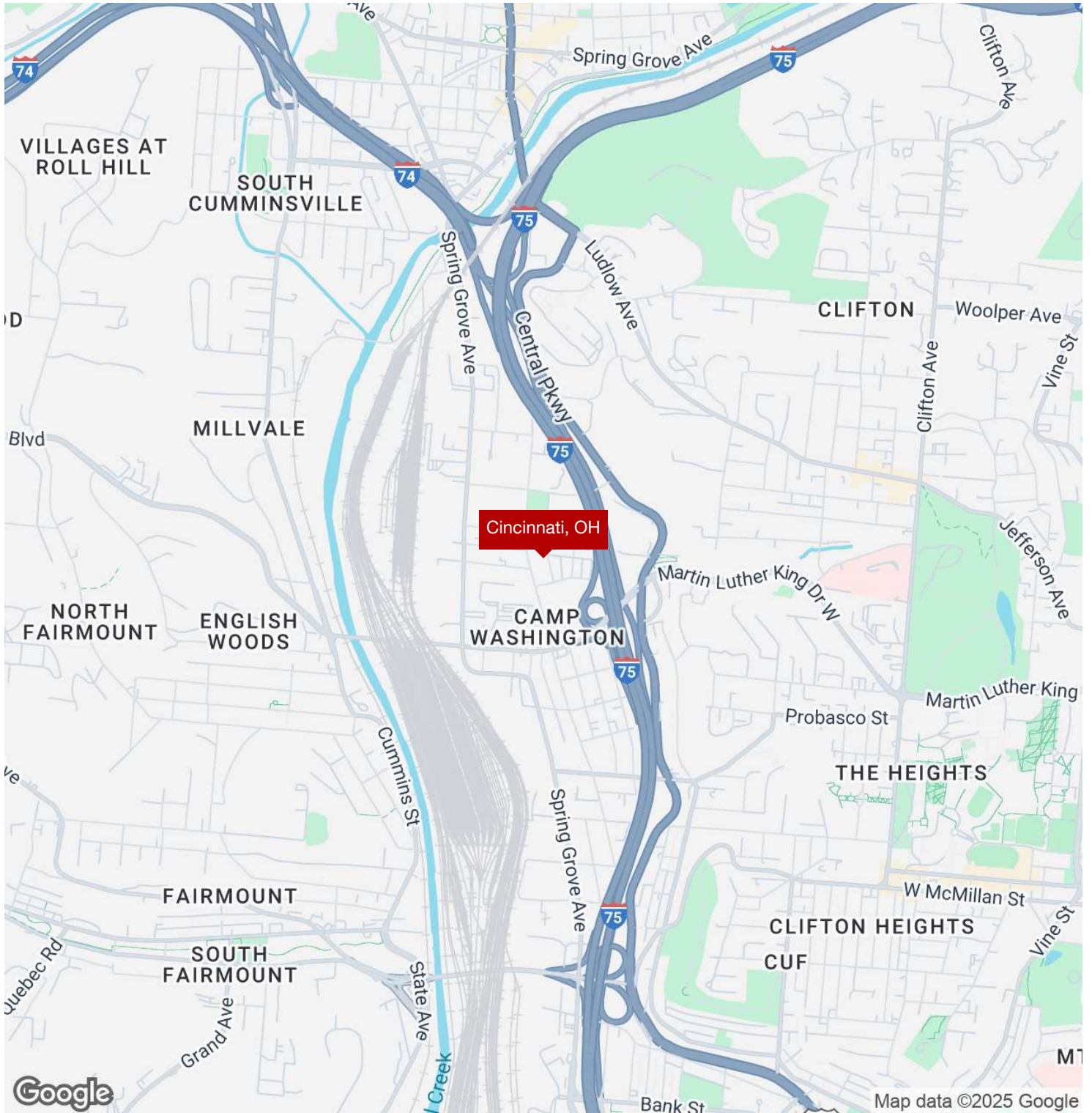
# 2

REGIONAL MAP

LOCATION MAP

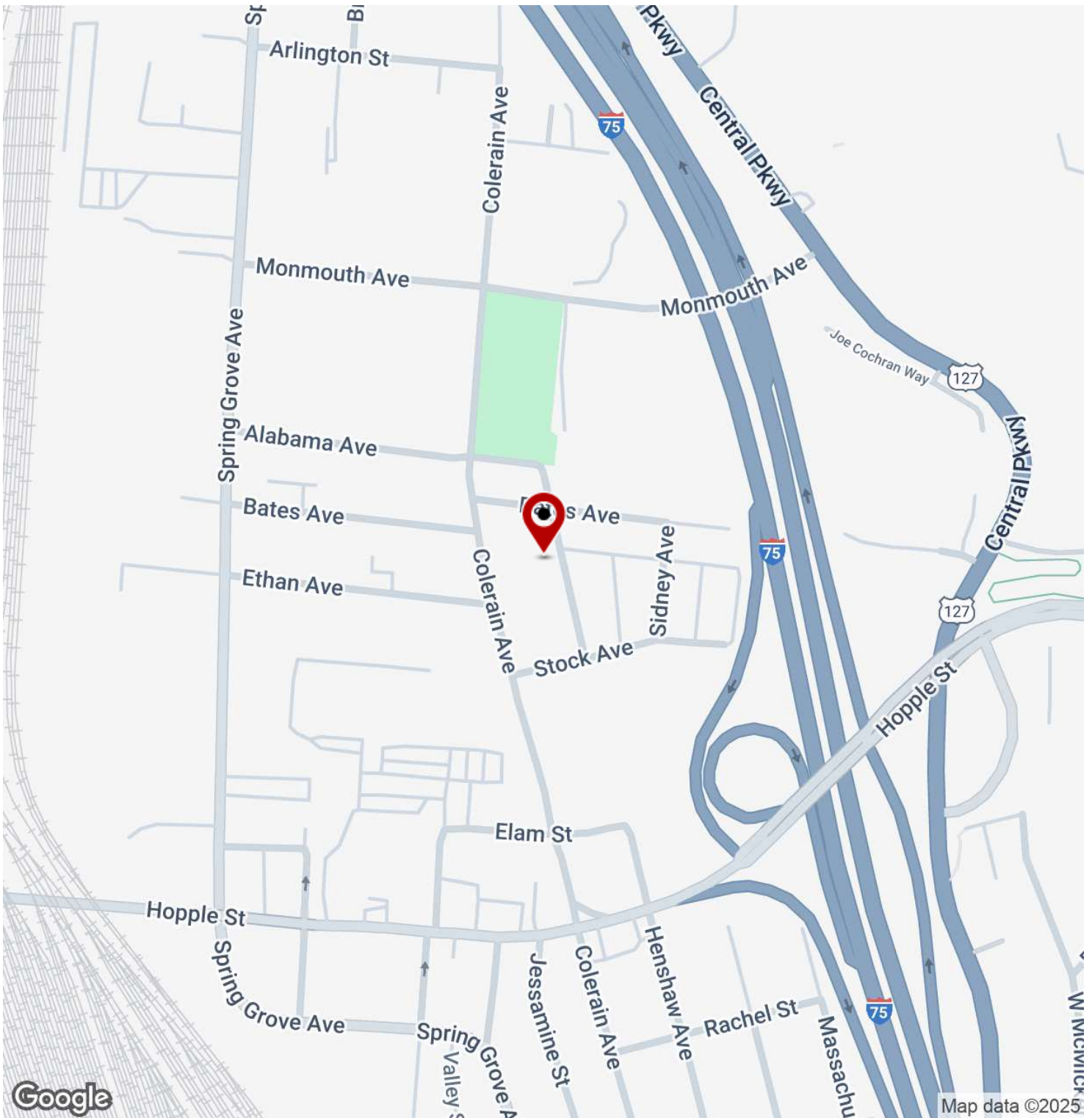
AERIAL MAP

# Regional Map



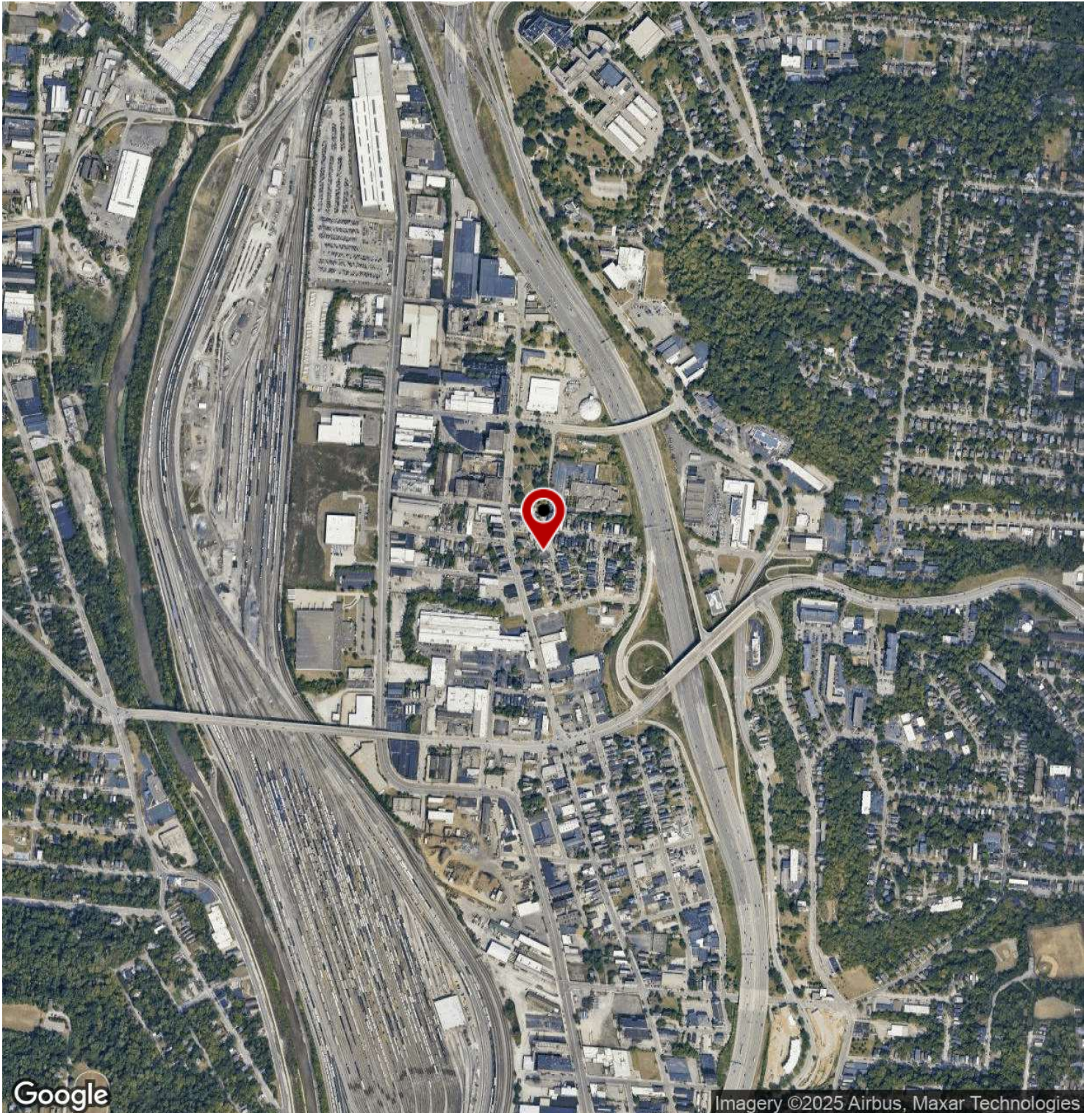


# Location Map





# Aerial Map





3081 HENSHAW AVE

# FINANCIAL ANALYSIS

# 3

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

# Financial Summary

<b>INVESTMENT OVERVIEW</b>	<b>2024 ACTUALS</b>
Price	\$149,900
Price per SF	\$101
Price per Unit	\$74,950
GRM	7.35
CAP Rate	8.13%
Cash-on-Cash Return (yr 1)	8.13%
Total Return (yr 1)	\$12,194
<b>OPERATING DATA</b>	<b>2024 ACTUALS</b>
Gross Scheduled Income	\$20,400
Total Scheduled Income	\$20,400
Gross Income	\$20,400
Operating Expenses	\$8,206
Net Operating Income	\$12,194
Pre-Tax Cash Flow	\$12,194
<b>FINANCING DATA</b>	<b>2024 ACTUALS</b>
Down Payment	\$149,900





# Income & Expenses

<b>INCOME SUMMARY</b>	<b>2024 ACTUALS</b>
Gross schedule income	\$20,400
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$20,400</b>
<b>EXPENSES SUMMARY</b>	<b>2024 ACTUALS</b>
Property tax	\$1,410
Insurance	\$1,149
Water & Sewer	\$813
Other	\$4,834
<b>OPERATING EXPENSES</b>	<b>\$8,206</b>
<b>NET OPERATING INCOME</b>	<b>\$12,194</b>



# Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT
1	1	1	\$800
2	1	1	\$900
<b>TOTALS</b>			<b>\$1,700</b>
<b>AVERAGES</b>			<b>\$850</b>



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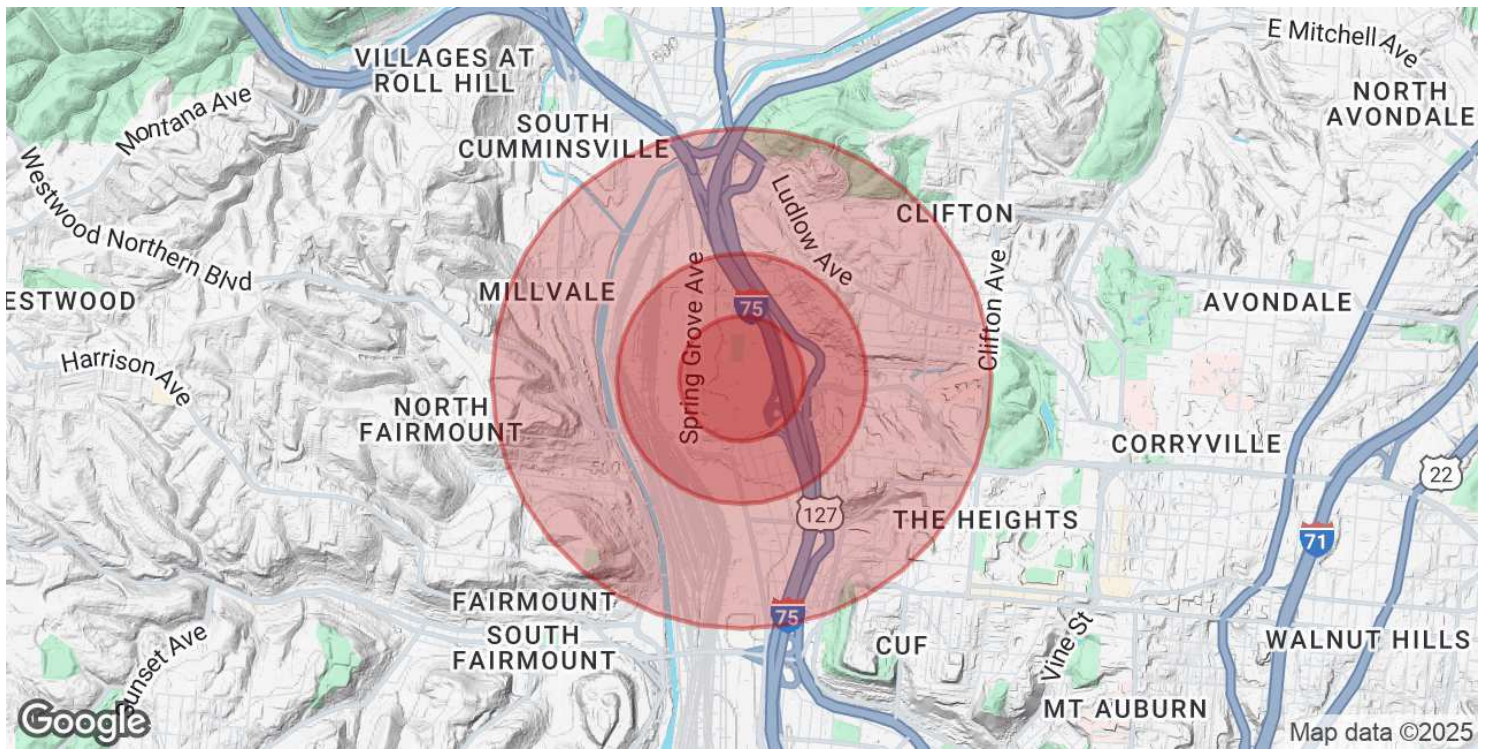
# DEMOGRAPHICS

# 4

DEMOGRAPHICS MAP & REPORT



# Demographics Map & Report



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	217	1,727	11,433
Average Age	35.4	34.4	30.4
Average Age (Male)	34.2	32.2	29.6
Average Age (Female)	37.0	36.1	31.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	104	1,009	5,999
# of Persons per HH	2.1	1.7	1.9
Average HH Income	\$48,043	\$45,293	\$47,521
Average House Value	\$86,928	\$209,923	\$197,267

2020 American Community Survey (ACS)

