

MULTIFAMILY FOR SALE



1610 Queen City Ave, Cincinnati, OH 45214



PROPERTY DESCRIPTION

1610 Queen City Ave is a 6-unit multifamily investment opportunity offering strong in-place cash flow with a clear path to increased income and forced appreciation. The property is currently 83% occupied with five income-producing units, including a top-performing unit achieving \$1,500 per month, validating the asset's rental upside.

The investment presents a compelling value-add opportunity through the activation of an additional 3-bedroom unit and strategic rent increases on under-market units. Upon stabilization, the property is projected to generate over \$80,000 in annual gross income, significantly enhancing overall returns.

Located along the highly trafficked Queen City Avenue corridor, the property benefits from strong connectivity to I-75 and downtown Cincinnati, positioning it within a dense workforce housing market with consistent rental demand.

OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	6
Lot Size:	0.05 Acres
Building Size:	4,924 SF
NOI:	\$52,188.00
Cap Rate:	9.08%

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	262	799	3,231
Total Population	557	1,757	7,547

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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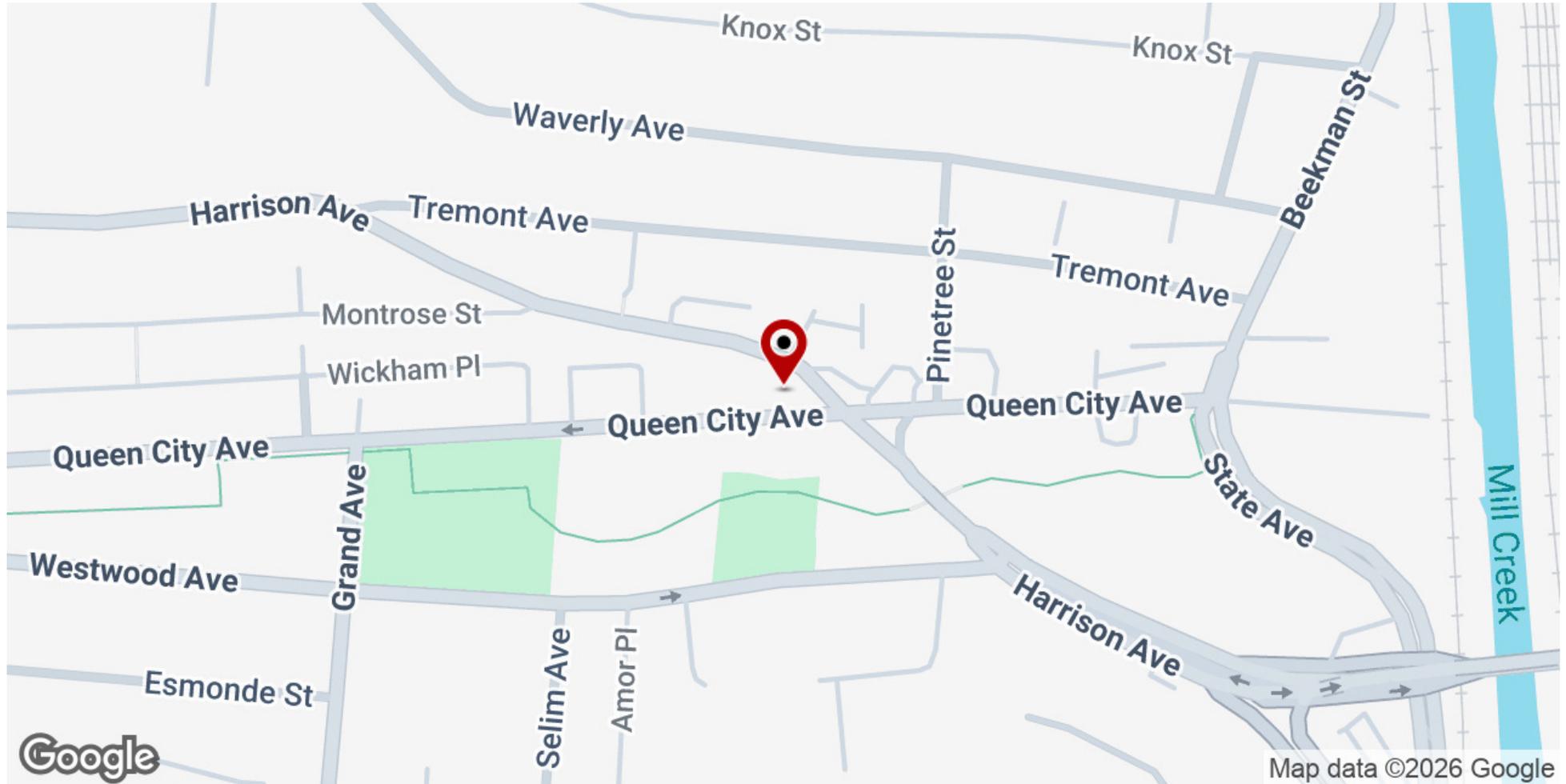
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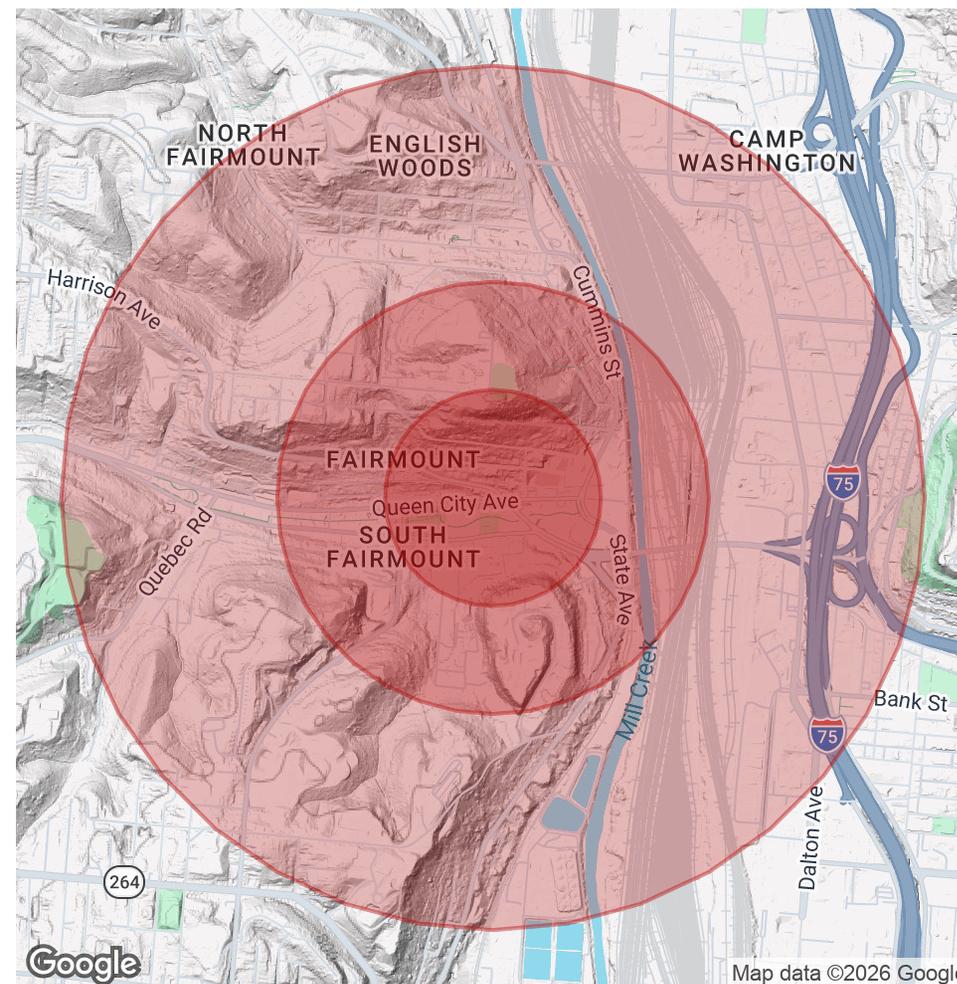


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	557	1,757	7,547
Average Age	33.4	34.3	32.5
Average Age (Male)	32.6	32.9	32.5
Average Age (Female)	33.9	35.5	34.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	262	799	3,231
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$35,611	\$41,040	\$46,622
Average House Value	\$23,283	\$32,191	\$77,058

2023 American Community Survey (ACS)



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