OFF-MARKET · OFFERED DIRECTLY BY OWNERSHIP

UC Collective

Clifton Apartment Portfolio · University of Cincinnati District

Six apartment properties and 104 units assembled by ownership over approximately 20 years, adjacent to the University of Cincinnati campus and the Uptown medical cluster.

6	104	100.0%	$915,296	$831,019
PROPERTIES	UNITS	OCCUPANCY	CURRENT NOI	T-12 NOI

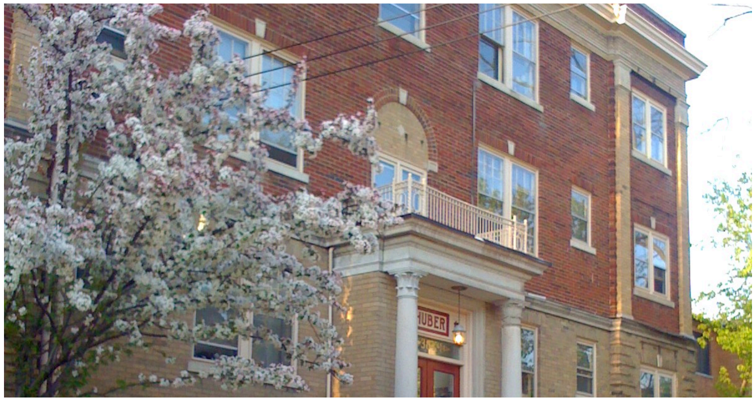
Prestige Properties
Cincinnati, Ohio · September 2026

PORTFOLIO OVERVIEW

Portfolio at a Glance

The UC Collective is a six-property, 104-unit apartment portfolio in Clifton, assembled by ownership over approximately 20 years. The properties sit together in one established Cincinnati submarket and offer a buyer the opportunity to acquire a collection of assets that would be difficult to replicate individually.

Every unit is occupied and leased through July 2027. The portfolio sits beside the largest concentration of jobs and enrollment in the city — the University of Cincinnati, at record enrollment, together with UC Medical Center, Cincinnati Children's, the Cincinnati VA Medical Center and Shriners Children's Cincinnati. Leasing follows the academic year, and that cycle has consistently absorbed the portfolio: all 104 units are leased for the coming year.



384 Probasco Street · Clifton

6 PROPERTIES	104 TOTAL UNITS	100.0% OCCUPANCY	82,058 RENTABLE SF
$1,508,858 T-12 REVENUE	$831,019 T-12 NET OPERATING INCOME	$915,296 CURRENT NOI	$1,224 AVG. IN-PLACE CHARGES / UNIT

BASIS OF PRESENTATION

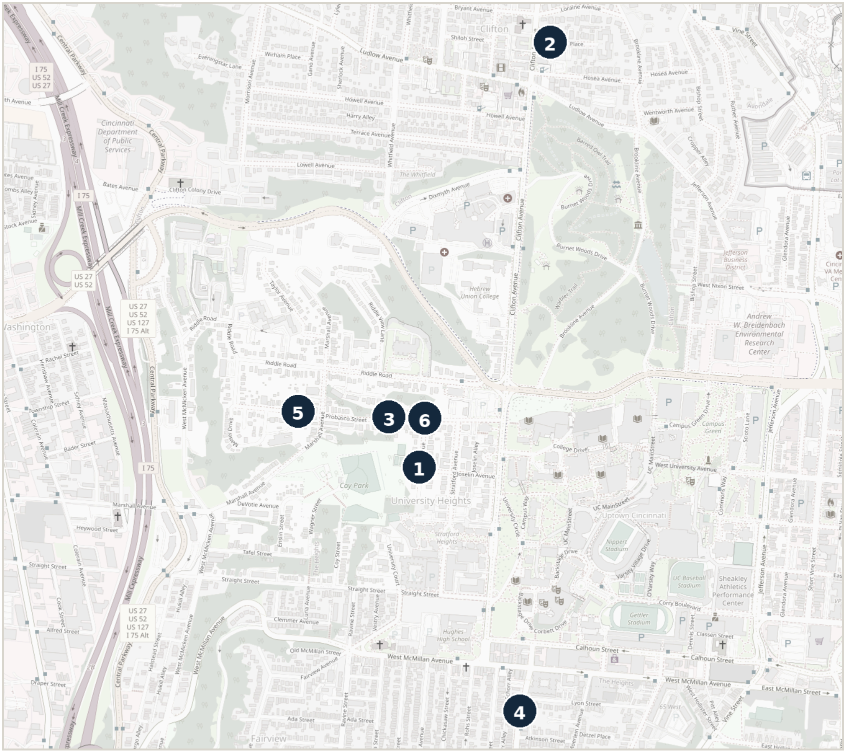
Revenue, expenses and NOI are trailing-twelve-month actuals for the period September 2025 – August 2026, taken directly from the property income statements. Units, occupancy and rents are per the September 2026 rent roll. **Current NOI** annualizes the September 2026 rent roll for twelve months at today's occupancy, using in-place contract rents with operating expenses held at T-12 actual; it assumes no vacancy, turnover, concessions or credit loss. See page 5.

OFF-MARKET · DIRECT FROM OWNERSHIP

The portfolio has not been marketed publicly and is offered by Prestige Properties as owner, not through a broker. Pricing is open to market and offers will be evaluated on terms, timing and certainty of close.

PORTFOLIO MAP & PROPERTY SCHEDULE

Six Properties, One Submarket

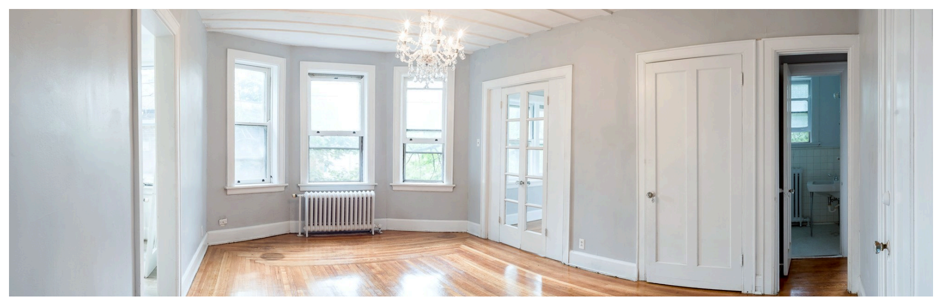


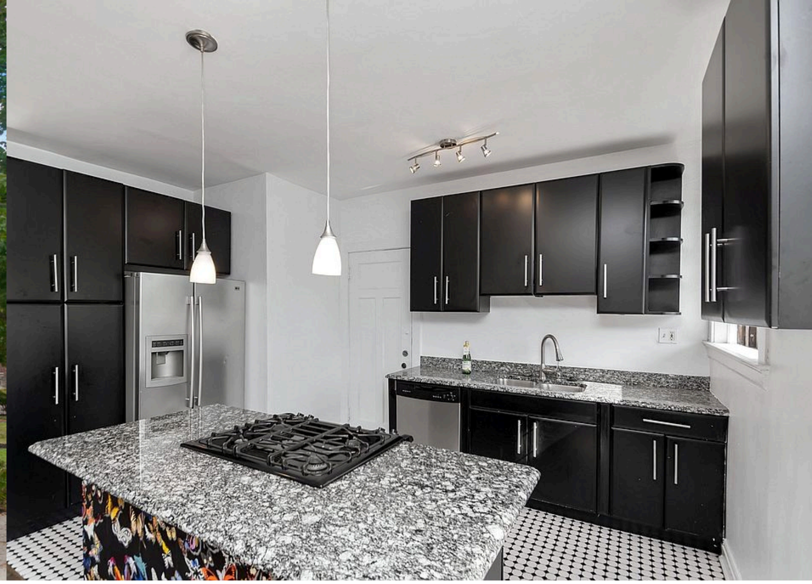
Base map © OpenStreetMap contributors. Numbers correspond to the property schedule.

PROPERTY	UNITS	OCC.	T-12 REVENUE	T-12 NOI
1 2805 Digby Avenue	25	100.0%	$372,402	$216,396
2 274 Senator Place	20	100.0%	$316,934	$167,516
3 384 Probasco Street	19	100.0%	$306,195	$161,248
4 2409–2417 W Clifton Ave	16	100.0%	$239,410	$141,744
5 618 Probasco Street	15	100.0%	$158,919	$81,991
6 356 Probasco Street	9	100.0%	$114,998	$62,125
UC Collective — 6 properties	**104**	**100.0%**	**$1,508,858**	**$831,019**

Unit counts are total units per the September 2026 rent roll; all units are in service. Revenue and NOI are T-12 actual for the twelve months ended 31 August 2026.

> **ALL SIX PROPERTIES WALKABLE TO CAMPUS**
>
> The properties are clustered within Clifton, immediately north and west of the University of Cincinnati's Uptown campus and the Uptown medical cluster, and are served by Metro bus routes along Clifton, Ludlow and W McMillan.





THE SUBMARKET

Anchored by the University & Uptown Hospitals

Clifton is one of Cincinnati's most consistently occupied rental submarkets. It is bounded by the University of Cincinnati's Uptown campus and the Uptown medical cluster, and its renter base is renewed every year by students, residents, faculty, nurses and medical staff rather than by the local job cycle.

55,000+
UC enrollment projected for fall 2026 — a record, following 53,682 in fall 2025

~8,000
Largest first-year class in university history

12,000+
UC Health employees — among the region's five largest employers

19,000+
Cincinnati Children's employees, system-wide

The surrounding Uptown district holds UC Medical Center, Cincinnati Children's, the Cincinnati VA Medical Center, Shriners Children's Cincinnati and the UC College of Medicine. The Cincinnati Zoo & Botanical Garden, drawing 1.7m+ visitors and a reported $169m of annual economic impact, sits immediately north, and the Ludlow Avenue and Short Vine retail corridors are within walking distance.

100% LEASED THROUGH JULY 2027

All 104 units are occupied. Per the September 2026 rent roll, 102 leases run to July 2027 and 2 to July 2028 — every unit is leased through at least 20 July 2027. Income is effectively fixed for the coming year, and turnover is concentrated in a single predictable window ahead of the fall term.

PROPERTY	UNITS	OCC.	AVG. CHARGES
1 2805 Digby Avenue	25	100.0%	$1,302
2 274 Senator Place	20	100.0%	$1,271
3 384 Probasco Street	19	100.0%	$1,330
4 2409–2417 W Clifton Ave	16	100.0%	$1,315
5 618 Probasco Street	15	100.0%	$877
6 356 Probasco Street	9	100.0%	$1,095
UC Collective	**104**	**100.0%**	**$1,224**

VIEW MORE PROPERTY PHOTOS

FINANCIAL OVERVIEW

Trailing Twelve Months & Current NOI

METRIC	T-12 ACTUAL	CURRENT ANNUALIZED
Properties	6	**6**
Total units	104	**104**
Units leased	104	**104**
Occupancy	**100.0%**	**100.0%**
Total revenue	$1,508,858	**$1,593,135**
Operating expenses	$677,839	**$677,839**
Net operating income	**$831,019**	**$915,296**
Operating expense ratio	44.9%	**42.5%**
NOI per unit	$7,991	**$8,801**
Avg. in-place charges / occupied unit	$1,224	**$1,224**
Total rentable square footage	82,058 SF	**82,058 SF**

PROPERTY FINANCIALS – T-12 AND RENT ROLL

PERIOD & BASIS

The T-12 column is trailing-twelve-month actuals for 1 September 2025 – 31 August 2026, taken from the property income statement without normalization. Operating expenses exclude mortgage interest, depreciation, amortization and capital expenditures, each reported below the NOI line in the source statement. Units, occupancy and rents are per the September 2026 rent roll. In-place charges include base rent plus all recurring monthly fees — utility charges, pet fees, trash, water/sewer and liability insurance fees.

CURRENT NOI — BASIS

The Current NOI column runs the September 2026 rent roll for a full twelve months at today's occupancy: in-place contract rents and recurring fees of $127,313 per month, plus $65,379 of other income at T-12 actual, with operating expenses held at T-12 actual. It uses in-place rents rather than market rents, and assumes no vacancy, turnover, concessions or credit loss — against which the T-12 carried $93,125 of vacancy loss. It is an annualization of the current rent roll, not a forecast, and a buyer should apply its own vacancy and expense assumptions.

OPPORTUNITY TO UPDATE UNITS AND INCREASE RENTS

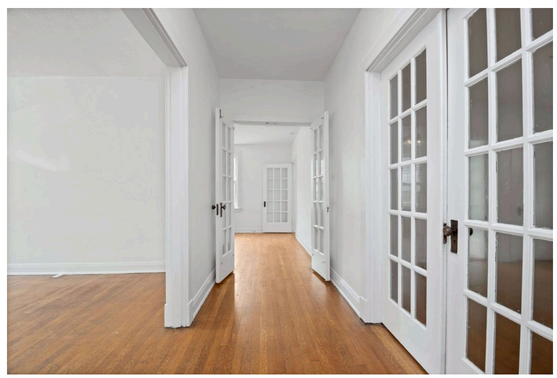
The properties have not undergone major renovation programmes and units are generally offered in original condition. A buyer able to complete unit updates on turnover may be positioned to raise rents above current levels. Ownership has not modelled a renovation scope, cost or rent premium, and none of the figures above assume one.

PROPERTY-LEVEL FINANCIAL SUMMARY

Economics by Property

PROPERTY	NEIGHBORHOOD	UNITS	OCC.	AVG. CHARGES	T-12 REVENUE	T-12 OP. EXP.	T-12 NOI	EXP. RATIO
2805 Digby Avenue	Clifton	25	100.0%	$1,302	$372,402	$156,006	**$216,396**	41.9%
274 Senator Place	Clifton	20	100.0%	$1,271	$316,934	$149,418	**$167,516**	47.1%
384 Probasco Street	Clifton	19	100.0%	$1,330	$306,195	$144,947	**$161,248**	47.3%
2409–2417 W Clifton Ave	Clifton	16	100.0%	$1,315	$239,410	$97,666	**$141,744**	40.8%
618 Probasco Street	Clifton	15	100.0%	$877	$158,919	$76,929	**$81,991**	48.4%
356 Probasco Street	Clifton	9	100.0%	$1,095	$114,998	$52,873	**$62,125**	46.0%
UC Collective		**104**	**100.0%**	**$1,224**	**$1,508,858**	**$677,839**	**$831,019**	**44.9%**

Units are total units per the September 2026 rent roll; all units are in service and occupied. Average charges are scheduled base rent plus all recurring monthly fees (utility charges, pet fees, trash, water/sewer and liability insurance fees) per occupied unit. Revenue, operating expenses and NOI are T-12 actual for the twelve months ended 31 August 2026.



UNIT MIX & SQUARE FOOTAGE

Floorplans, Size and In-Place Charges

FLOORPLAN	UNITS	% OF MIX	AVG. SF	SF RANGE	AVG. CHARGES	$ / SF
Studio	14	13.5%	439	400–750	**$833**	$1.90
One Bedroom	53	51.0%	735	500–1,300	**$1,120**	$1.52
Two Bedroom	33	31.7%	1,004	555–1,300	**$1,463**	$1.46
Three Bedroom	4	3.8%	960	960–960	**$2,005**	$2.09
Total / Wtd. Avg.	**104**	**100.0%**	**789**		**$1,224**	**$1.55**

Avg. Charges is the average total monthly charge per occupied unit — base rent plus all recurring monthly fees (utility charges, pet fees, trash, water/sewer and liability insurance fees). Floorplans are grouped by bedroom count; the rent roll carries 21 distinct floorplan codes across the 104 units. Per the September 2026 rent roll.

MIX CONCENTRATION

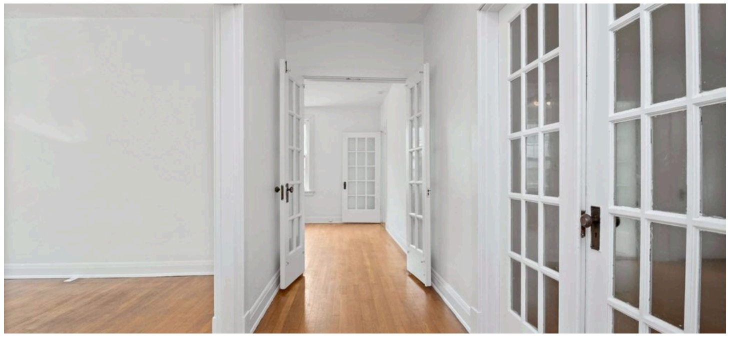
One- and two-bedroom units account for 82.7% of the portfolio — the deepest part of the Clifton rental market. The 14 studios serve single graduate and medical tenants, and the 4 three-bedroom units suit shared student occupancy.

82,058
TOTAL RENTABLE SF

789
AVG. UNIT SIZE (SF)

$1,224
AVG. CHARGES / UNIT

$1.55
AVG. CHARGES / SF



THE OPPORTUNITY

Portfolio Considerations

Single-submarket scale

Six properties and 104 units concentrated in Clifton, a built-out infill neighbourhood with limited comparable development sites. The properties can be operated as one route rather than a scattered portfolio.

Assembled over approximately 20 years

The portfolio was accumulated property by property by a single ownership group. Acquiring an equivalent collection of small infill assets beside the campus would require many separate transactions over an extended period.

Off-market, direct from longtime ownership

The portfolio has not been publicly marketed. There is no broker between buyer and seller, no auction process and no bid deadline — diligence questions are answered by the people who have operated these assets for two decades.

Fully leased through July 2027

All 104 units are occupied and every lease runs to at least 20 July 2027. Income is visible for the coming year, and turnover is concentrated in one window ahead of the fall term rather than spread unpredictably.

Institutional demand drivers

The renter base is renewed each year by a university at record enrollment and by the Uptown medical institutions. Neither anchor is mobile, and neither depends on the local office or industrial job cycle.

Verifiable operating history

T-12 income statements and the current rent roll are available for every property, supporting a 44.9% operating expense ratio and $831,019 of net operating income on an actual basis.

Opportunity to update units and increase rents

The properties have not undergone major renovation programmes and units are generally offered in original condition, with in-place charges averaging $1,224 per occupied unit. A buyer able to complete unit updates on turnover may be positioned to raise rents above current levels; ownership has not modelled a premium, scope or cost.

Concentration to weigh

Income is spread across six properties, with the largest, 2805 Digby Avenue, accounting for 26.0% of portfolio NOI. A buyer should weigh that concentration, and the single-submarket exposure, against the operating simplicity it brings.

PROPERTY DIRECTORY

Six Properties · 104 Units

2805 Digby Avenue
Clifton, OH 45220 · 25 units

274 Senator Place
Clifton, OH 45220 · 20 units

384 Probasco Street
Clifton, OH 45220 · 19 units

2409–2417 W Clifton Ave
Clifton, OH 45219 · 16 units

618 Probasco Street
Clifton, OH 45220 · 15 units

356 Probasco Street
Clifton, OH 45220 · 9 units

Unit counts are total units per the September 2026 rent roll. The complete photo set is available via the Dropbox link on the following page.

ADDITIONAL INFORMATION & SALE PROCESS

Next Steps

Off-market, offered directly by ownership

The portfolio has not been publicly marketed. Prestige Properties is selling as owner, not as broker — buyers deal directly with ownership throughout.

Pricing

Pricing is open to market. Offers will be evaluated on terms, timing and certainty of close.

T-12 and rent roll

The T-12 income statement and September 2026 rent roll are available in full via the link below. A property-level summary workbook is also enclosed with this package.

Property financials →

Additional photography

The complete photo set for the portfolio:

UC Collective photos →

Further diligence materials

Leases, surveys and additional property records are available to qualified buyers on request.

Independent diligence

Information herein is provided for preliminary evaluation. Buyers should perform their own independent diligence on all matters.

PROPERTY FINANCIALS – T-12 AND RENT ROLL

PROPERTY PHOTOS

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PRESTIGE PROPERTIES