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Offering Memorandum



6105–6117 Vine Street | Cincinnati, OH

Property Overview

The property at 6105–6117 Vine Street presents a unique value-add opportunity spanning approximately 23,385 sq. ft. It consists of 4–5 retail spaces, 2 expansive apartments (each approx. 2,800 sq. ft.), a 2,969 sq. ft. garage that could be repurposed, a rear lot, and ample parking. The property is currently generating \$1,300/month income with significant upside potential through renovation and repositioning.

Investment Highlights

- Large apartments with potential 3-bedroom layouts on each floor (2,800 sq. ft. each).
- 23,385 sq. ft. across multiple buildings, with adaptive reuse potential.
- 2,969 sq. ft. garage space could be converted for retail or other commercial use.
- Off-street parking and rear lot included.
- Positioned for value-add investors with renovation capability.

Market Overview

Located in Cincinnati, the property benefits from strong regional demographics and growth dynamics. Population and household income levels in the surrounding area support demand for renovated residential and commercial space. Cincinnati's revitalization projects, local employment hubs, and continued development activity make this property well-positioned for long-term appreciation. Recent trends highlight increased demand for large, adaptable spaces in mixed-use projects.

Financial Summary

List Price: \$550,000

Current Monthly Income: \$1,300

Future Upside: Renovation and lease-up of apartments, repositioning of garage as retail or commercial space, and improved retail rents upon upgrades.