

1619 Broadway St

CINCINNATI, OH



OFFERING MEMORANDUM

KW COMMERCIAL
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Cincinnati, OH 45226

PRESENTED BY:

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1619 BROADWAY ST

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY HIGHLIGHTS

- Part of a portfolio of 5 buildings
- Tenant paid heat, electric, trash and water
- Excellent opportunity for a multi-family or single family rental portfolio investment

OFFERING SUMMARY

Sale Price:	\$375,000
Number of Units:	1
Lot Size:	0.032 Acres
Building Size:	2,000 SF
NOI:	\$9,362.00
Cap Rate:	2.5%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,280	4,146	12,738
Total Population	2,471	8,080	25,123
Average HH Income	\$109,472	\$102,070	\$95,798



Property Description



PROPERTY DESCRIPTION

1619 Broadway is a single family home. The property features 2 bedrooms, 2 baths, private backyard and walkout basement . The property is occupied by a long term tenant and the tenant pays for all utilities. Discover a unique investment opportunity at 1619 Broadway, Cincinnati, Ohio. This historic property, built in 1886, features a 2,000 SF building with one rentable unit. Ideally situated in Prospect Hill Historic District, this property offers timeless charm and potential for a multifamily or single-family rental portfolio investment. With its rich history and prime location, this property presents a promising prospect for investors looking to expand their real estate portfolio with a character-filled asset in a sought-after location.

LOCATION DESCRIPTION

The property is part of a portfolio of 5 buildings all located within the Mt. Auburn Historic District, Pendleton and the Prospect Hill Historic District all located just outside of downtown Cincinnati. 1619 Broadway is specifically located in the Prospect Hill Historic District. Prospect Hill is mostly residential and features gorgeous architecture with many of the homes built between 1835-1880. The majority of the buildings are brick and the predominate architectural style is Italianate, Greek Revival, Queen Anne style, and French Second empire style. Introducing a prime multifamily investment opportunity in the heart of Prospect Hill Historic District. This historic 2,000 SF building, part of a sought-after portfolio of 5 buildings, exudes timeless charm. Built in 1886, the property presents a compelling option for a prospective investor. Zoned RM-1.2 and featuring all tenant tenant-paid utilities. Don't miss the chance to capitalize on this exceptional offering in a coveted location.



Property Details

Sale Price

\$375,000

LOCATION INFORMATION

Street Address	1619 Broadway St
City, State, Zip	Cincinnati, OH 45202
County	Hamilton
Market	Southwest Ohio - Cincinnati
Sub-market	Mt. Auburn
Cross-Streets	E. Liberty Street

BUILDING INFORMATION

Building Size	2,000 SF
NOI	\$9,362.00
Cap Rate	2.5
Building Class	C
Occupancy %	100.0%
Tenancy	Single
Number of Floors	3
Year Built	1886
Number of Buildings	1

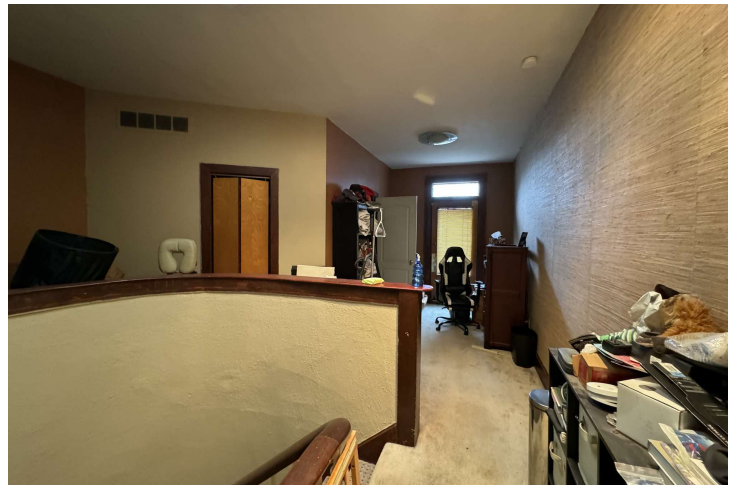
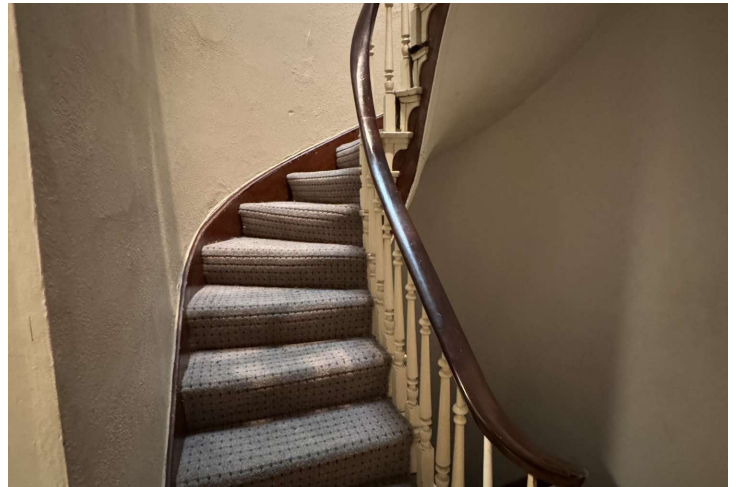
PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Single Family Rental Portfolio
Zoning	RM-1.2
Lot Size	0.032 Acres
APN #	086-0002-0259-00
Lot Depth	1,000 ft

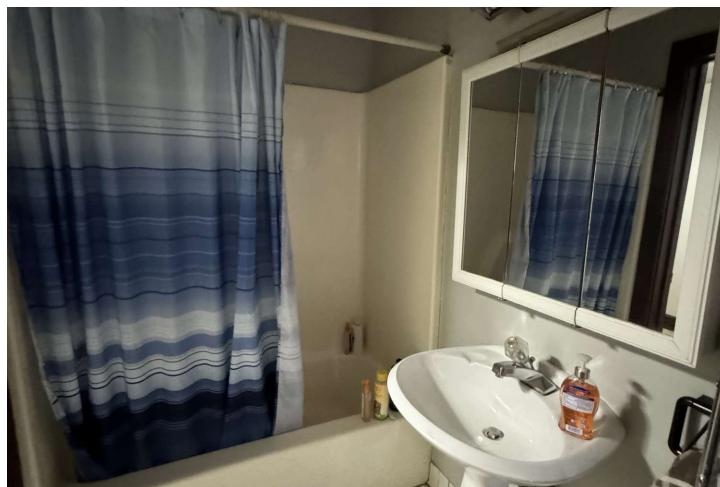
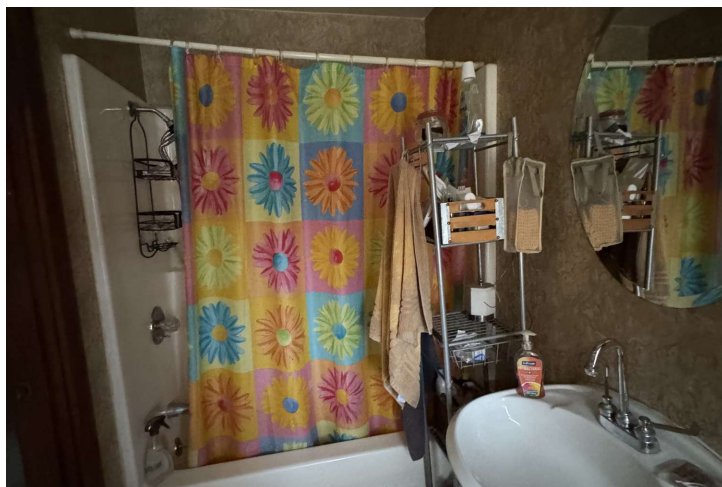
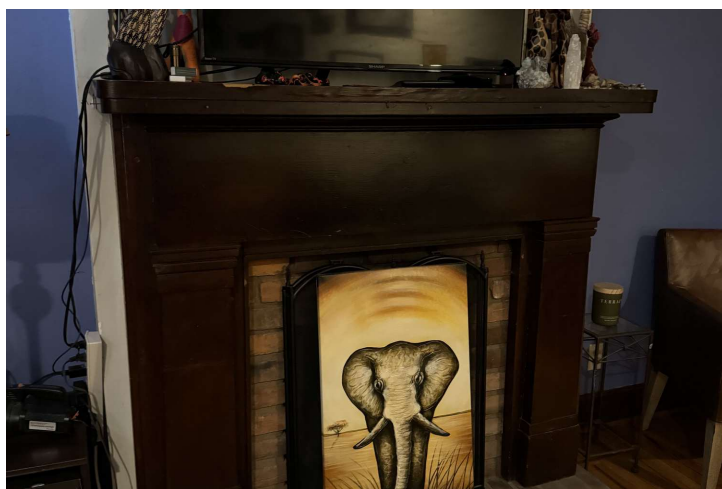
PARKING & TRANSPORTATION - ON STREET



Additional Photos



Additional Photos



1619 BROADWAY ST

LOCATION INFORMATION

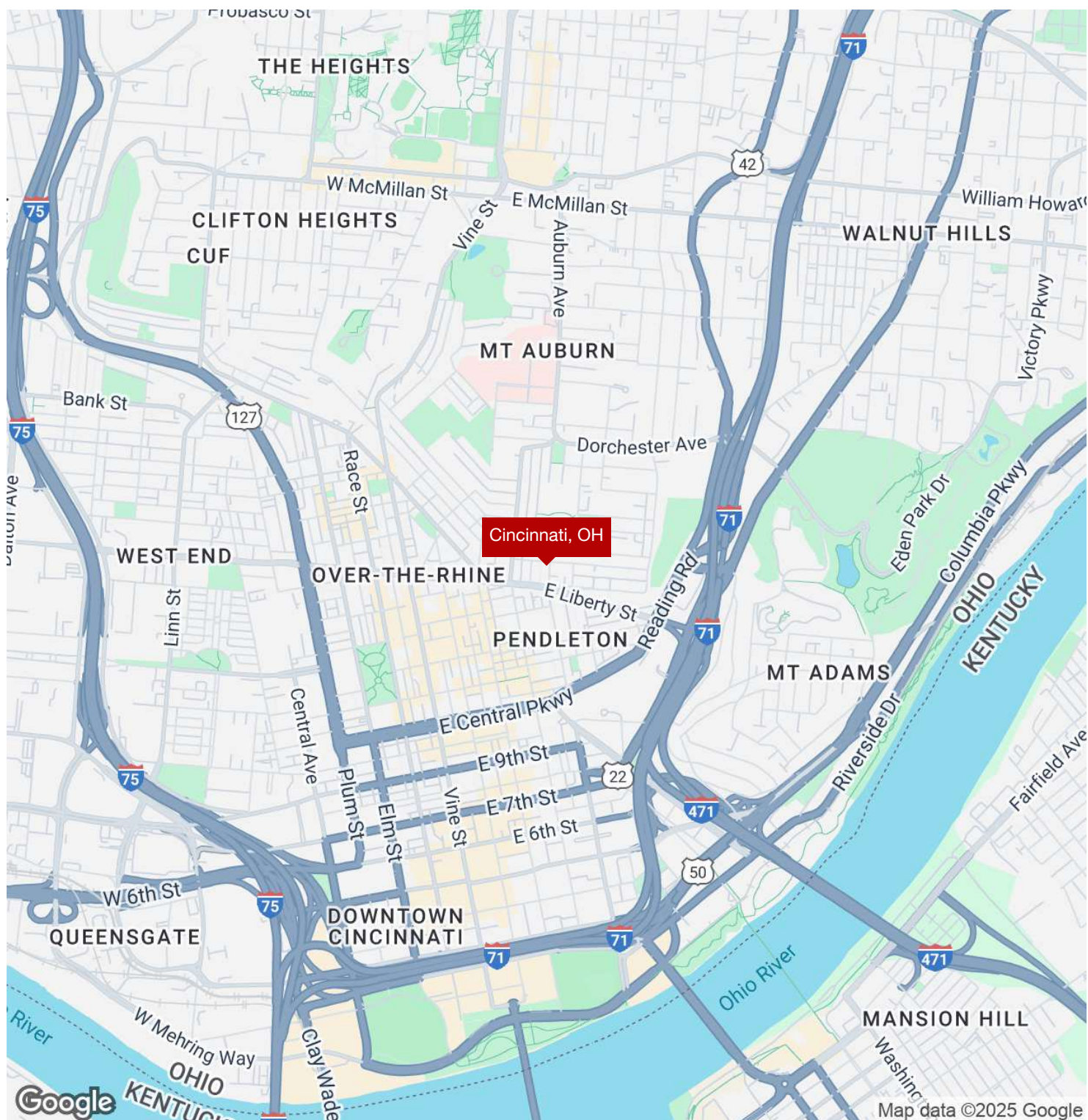
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REGIONAL MAP

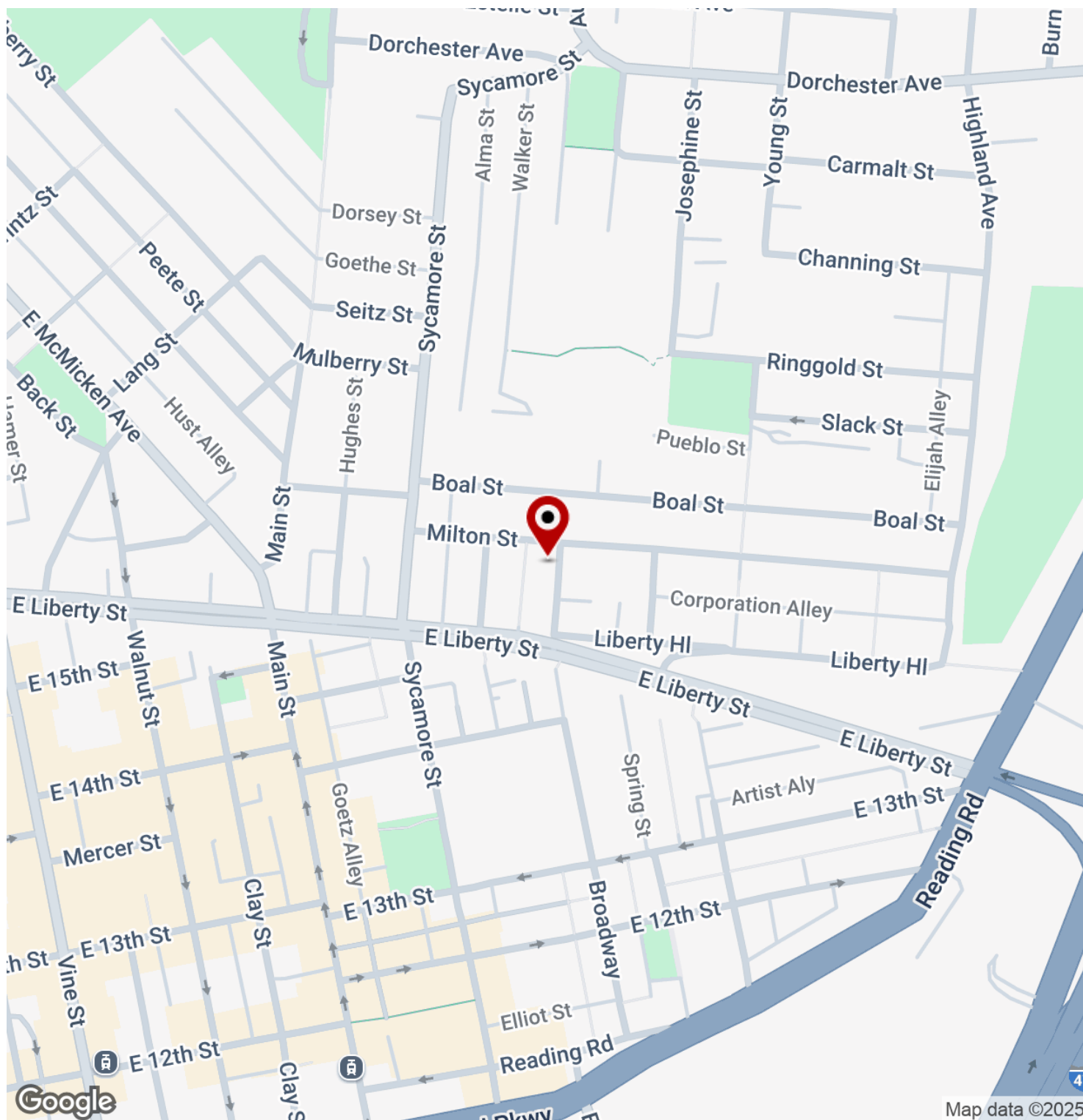
LOCATION MAP

AERIAL MAP

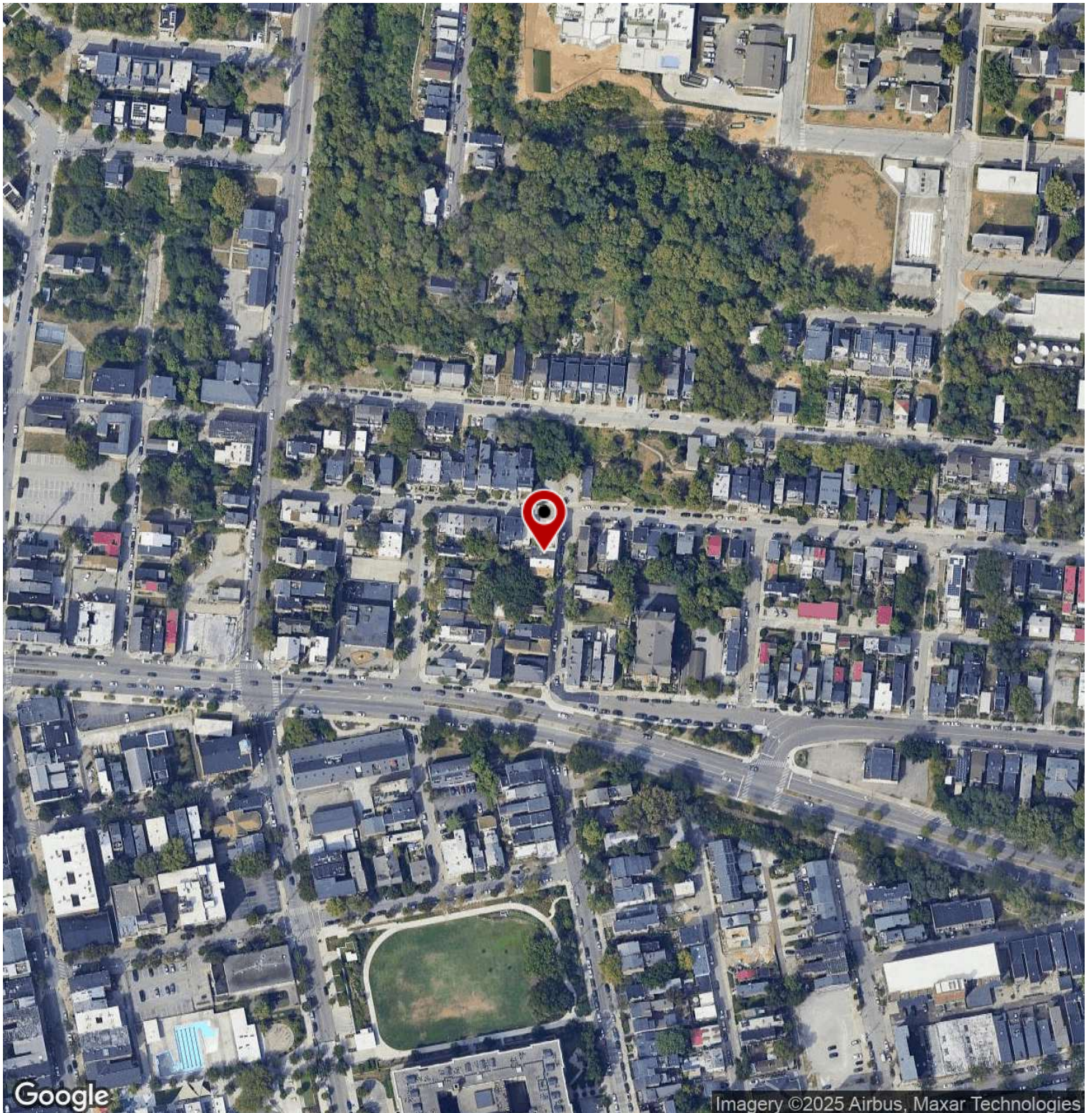
Regional Map



Location Map



Aerial Map



1619 BROADWAY ST

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

2024 ACTUAL P&L

Price	\$375,000
Price per SF	\$188
Price per Unit	\$375,000
GRM	26.04
CAP Rate	2.50%
Cash-on-Cash Return (yr 1)	2.50%
Total Return (yr 1)	\$9,362

OPERATING DATA

2024 ACTUAL P&L

Gross Scheduled Income	\$14,400
Total Scheduled Income	\$14,400
Gross Income	\$14,400
Operating Expenses	\$5,038
Net Operating Income	\$9,362
Pre-Tax Cash Flow	\$9,362

FINANCING DATA

2024 ACTUAL P&L

Down Payment	\$375,000
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Income & Expenses

INCOME SUMMARY		2024 ACTUAL P&L
Income		\$14,400
Vacancy Cost		\$0
GROSS INCOME		\$14,400
EXPENSES SUMMARY		2024 ACTUAL P&L
Real Estate taxes		\$4,366
Insurance		\$672
OPERATING EXPENSES		\$5,038
NET OPERATING INCOME		\$9,362



Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	2	2	2,000 SF	\$1,200	\$0.60	\$2,500	\$1.25	\$1,200	mtm	mtm
TOTALS			2,000 SF	\$1,200	\$0.60	\$2,500	\$1.25	\$1,200		
AVERAGES			2,000 SF	\$1,200	\$0.60	\$2,500	\$1.25	\$1,200		



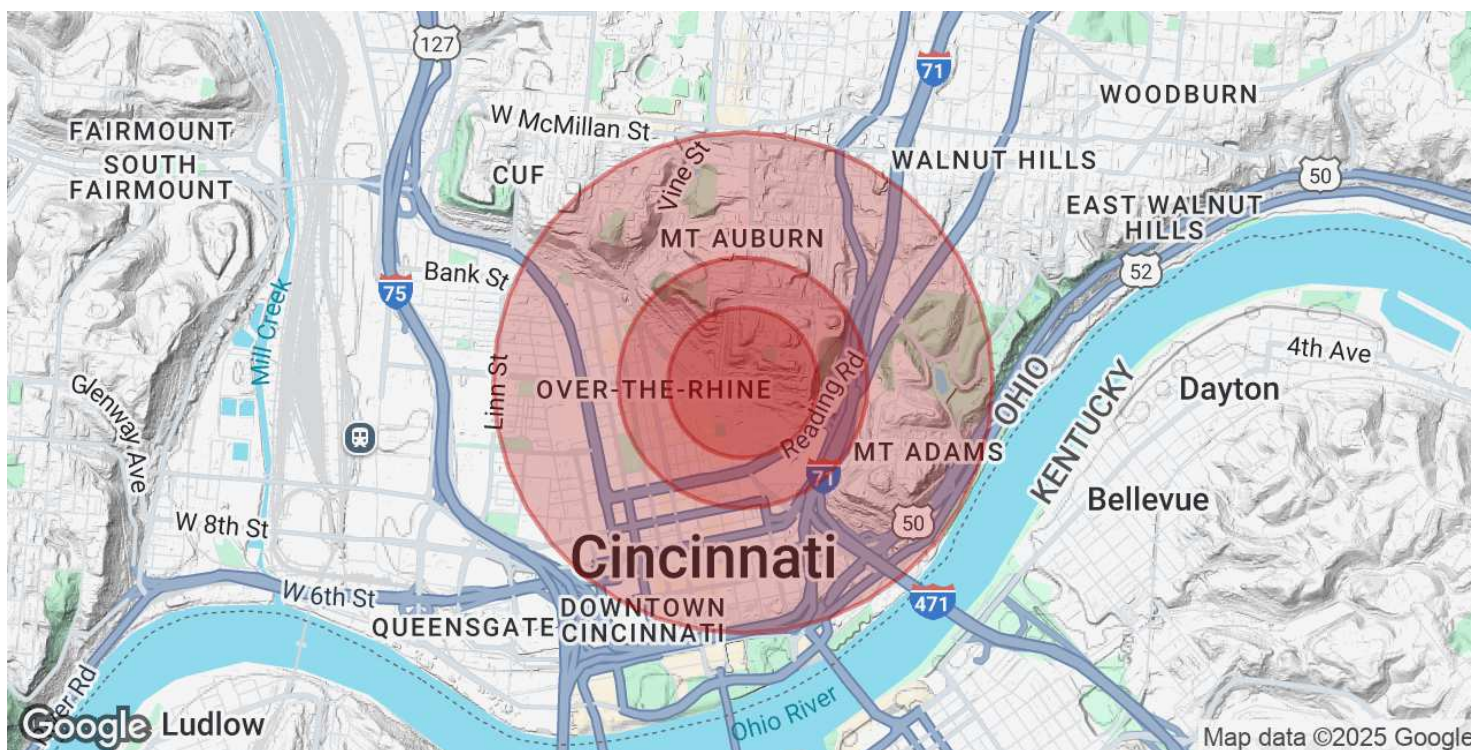
1619 BROADWAY ST

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,471	8,080	25,123
Average Age	34	35	36
Average Age (Male)	34	35	35
Average Age (Female)	33	34	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,280	4,146	12,738
# of Persons per HH	1.9	1.9	2
Average HH Income	\$109,472	\$102,070	\$95,798
Average House Value	\$474,783	\$470,317	\$442,133

Demographics data derived from AlphaMap

