



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

2651 HIGHLAND AVE
CORRYVILLE, OH 45219



NAT COMISAR

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THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT
2651 HIGHLAND AVE • CORRYVILLE, OH 45219

10 Years of Weighted Average Lease Term with rent bumps stabilizing over 10%.

Well maintained and long established Daycare.

Great Location near UC and Hospitals.



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2651 Highland Avenue

Willow Tree House (10-Year Lease Agreement)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income ^[1]	\$54,000	\$60,000	\$66,000	\$72,000	\$74,160	\$76,385	\$78,676	\$81,037	\$83,468	\$85,972
Operating Expenses:										
Insurance	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Real Estate Taxes	11,344	11,684	12,034	12,395	12,767	13,150	13,545	13,951	14,370	14,801
Total Operating Expenses	\$13,344	\$13,744	\$14,156	\$14,581	\$15,018	\$15,469	\$15,933	\$16,411	\$16,903	\$17,410
Net Operating Income	\$40,656	\$46,256	\$51,844	\$57,419	\$59,142	\$60,916	\$62,743	\$64,626	\$66,564	\$68,561
Purchase Price	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000
Implied Cap Rate	7.4%	8.4%	9.4%	10.4%	10.8%	11.1%	11.4%	11.8%	12.1%	12.5%

[1] Rental income is based on the executed lease agreement with Willow Tree House that commenced in June 2024 with an initial 10-year term and two (2) 5-year extension options
 Note: Investors should utilize their own insurance expense estimates. Real estate taxes are based on 2023/24 tax bill. Investors should reassess real estate taxes based on their values.



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PHOTOS



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CORRYVILLE COMMUNITY INFORMATION

Corryville is located southeast of Clifton in Cincinnati, Ohio. Corryville was settled by German Americans and later annexed as part of Cincinnati in 1870. The area was named after William Corry, an early mayor of Cincinnati and prominent landowner.

Corryville offers many older-style homes since it is an established neighborhood. However, newly constructed town homes, condominiums and apartments can also be found in this neighborhood. Located near the University of Cincinnati, Corryville is "home" to many students while they study there.

Transportation

Interstates 75 and 71 for north and south travel are seven-minutes away. It is a short five-minute drive to downtown Cincinnati. Connections to I-74, I-71, and I-275 can be made with 15 minutes of travel. The area is serviced by the Cincinnati Metro Bus system.

Hospitals

Many of Cincinnati's area hospitals, including The Christ Hospital, Good Samaritan Hospital, Children's Hospital Medical Center are within five minutes of this neighborhood. University Hospital is located in Corryville.

Shopping

"Short Vine" in Corryville is a central hub of many small local businesses, restaurants and shops. The Kroger grocery has an urban vibe with has two levels of shopping that includes a cheese shop and bistro. Bogart's is an old-time venue for concert lovers. Highland Coffee House has been serving coffee since 1978 – before java was so popular.

Recreation

The University Medical Campus has a small park area for people to enjoy. The Corryville Recreation Center has an affordable gym and pool. Burnet Woods Park is located nearby in Clifton and has 90 acres of trails, a fishing lake, playgrounds and picnic areas.



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DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	25,819	147,223	332,713
2023 Estimate	25,167	144,566	329,037
2010 Census	21,802	131,451	313,533
Growth 2023 - 2028	2.59%	1.84%	1.12%
Growth 2010 - 2023	15.43%	9.98%	4.94%
Households			
2028 Projection	10,685	64,720	145,021
2023 Estimate	10,395	63,389	143,327
2010 Census	9,152	57,577	137,182
Growth 2023 - 2028	2.79%	2.10%	1.18%
Growth 2010 - 2023	13.58%	10.09%	4.48%
Owner Occupied	2,090–20.11%	19,660–31.01%	54,674–38.15%
Renter Occupied	8,305–79.89%	43,729–68.99%	88,654–61.85%
2023 Households by HH Income			
Income: <\$25,000	4,693–45.16%	20,656–32.59%	44,000–30.70%
Income: \$25,000 - \$50,000	2,555–24.58%	12,399–19.56%	30,734–21.44%
Income: \$50,000 - \$75,000	1,346–12.95%	9,476–14.95%	21,495–15.00%
Income: \$75,000 - \$100,000	718–6.91%	5,380–8.49%	12,243–8.54%
Income: \$100,000 - \$125,000	289–2.78%	4,295–6.78%	10,779–7.52%
Income: \$125,000 - \$150,000	259–2.49%	2,515–3.97%	6,269–4.37%
Income: \$150,000 - \$200,000	262–2.52%	3,813–6.02%	7,697–5.37%
Income: \$200,000+	271–2.61%	4,855–7.66%	10,112–7.06%
Avg Household Income	\$47,100	\$75,014	\$74,212
Med Household Income	\$30,597	\$46,022	\$46,719



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