

MULTIFAMILY | 7 UNITS FOR SALE ▷ \$415,000

2443 FERGUSON ROAD, CINCINNATI, OH 45238



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THE OFFERING

3CRE is pleased to present a multifamily investment opportunity at 2443 Ferguson Road, Cincinnati, OH. This offering consists of 7 units and is currently 100% occupied, featuring a mix of market-rate and subsidized tenants that provides a strong balance of stable, in-place cash flow and future upside. With full occupancy and consistent demand, the property represents a stabilized asset well suited for investors seeking reliable returns.

The property is located within Cincinnati's Westwood submarket, one of the city's most established and densely populated residential areas. Westwood continues to see steady rental demand due to its affordability, proximity to downtown Cincinnati, and access to major employment centers via I-75, I-74, and Route 50. Residents benefit from nearby neighborhood retail, grocery stores, parks, and public transportation, all contributing to long-term tenant retention and investment stability within this proven submarket.

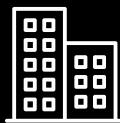
\$ OFFERING PRICE:
\$415,000



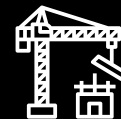
PROPERTY SUMMARY



TSF (TOTAL SqFt)
5,076 SqFt



TOTAL UNITS
7



YEAR BUILT/RENOVATED
1974 / 2020



AFFORDABILITY
Partially Subsidized

PROPERTY FEATURES

NUMBER OF UNITS	7
BUILDING SF	5,076 SF
YEAR BUILT	1974 / Renovated 2020
LAND USE	401-Apartment, 4-19 Units
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARCELS	1
PARKING	Off-Street Parking Lot

CONSTRUCTION

FOUNDATION	Poured Concrete
EXTERIOR	Brick
ROOF	Rubber membrane

PARCEL ID

<u>ADDRESS</u>	<u>PARCEL NUMBER</u>
2443 FERGUSON ROAD	024800010173

MECHANICAL

Heating (Tenant Paid)	Boiler
Cooling	Through-Wall
Electric	Electric Baseboard

UTILITIES

SEWER/WATER (LL Paid)	Cincinnati Water Works
ELECTRIC/GAS	Duke
TRASH	Rumpke

INVESTMENT OVERVIEW	
Price	\$415,000
Price Per Unit	\$59,285.71
Gross Rent Multiplier	6.23
Cap Rate	7.43%
Cash-On-Cash Return (Year 1)	5.85%
Total Return (Year 1)	\$16,597.79
Debt Coverage Ratio	1.31
OPERATING DATA	
Gross Scheduled Income	\$66,660
Laundry Income	\$1,037
Vacancy (5%)	-\$3,333
Total Gross Income	\$64,077
Operating Expenses	\$33,261
Net Operating Income	\$30,816
Debt Service	\$23,538
Pre-Tax Cash Flow	\$7,279
LOAN BREAKDOWN (6.5% Interest, 30% Down, 25 Year Amorization)	
Down Payment	\$124,500
Loan Amount	\$290,500
Debt Service Annual	\$23,538
Debt Service Monthly	\$1,961.48
Principle Reduction (YR 1)	\$9,319.06

INCOME SUMMARY		
Monthly Income	\$5,555	\$793.57
Gross Rental Income	\$66,660	\$9,522.86
Laundry Income	\$750	\$107.14
Vacancy (5%)	-\$3,333	-\$476.14
Effective Gross Income	\$64,077	\$32,038.50
EXPENSE SUMMARY		
Real Estate Taxes	\$8,070	\$1,152.86
Property Insurance	\$3,282	\$468.86
Electric and Gas	\$2,962	\$423.14
Water and Sewer	\$4,256	\$608.00
Landscaping	\$770	\$110.00
Maintenace and Repair [7%]	\$4,485	\$640.77
Trash	\$4,309	\$615.57
Property Management [8%]	\$5,126	\$732.31
Gross Operating Expenses	\$33,261	\$4,751.51
NET OPERATING INCOME	\$30,816	\$4,402.35

Unit	Unit Mix	Status	Lease Start Date	Tenant Contribution	Subsidized	Total Rent Amount	Square Footage
2443 # 1	1 BD 1 BA	Occupied	2/7/2025	\$795	\$0	\$795	700
2443 # 2	1 BD 1 BA	Occupied	1/23/2025	\$356	\$504	\$860	700
2443 # 3	1 BD 1 BA	Occupied	12/29/2023	\$750	\$0	\$750	700
2443 # 4	1 BD 1 BA	Occupied	3/14/2025	\$795	\$0	\$795	700
2443 # 5	1 BD 1 BA	Occupied	3/15/2025	\$795	\$0	\$795	700
2443 # 6	1 BD 1 BA	Occupied	6/16/2025	\$139	\$671	\$810	700
2443 # 7	1 BD 1 BA	Occupied	6/21/2023	\$750	\$0	\$750	700
7 Units		100%		\$4,380	\$1,175	\$5,555	4,900

UNIT MIX | 2443 FERGUSON ROAD

UNIT BREAKDOWN	COUNT	% OF TOTAL	SIZE (SF)	AVG. RENT	RENT/SF (Monthly)
1 BD 1 BA	7	100%	700	\$794	\$1.13
Totals/Averages	7	100%	700	\$794	\$1.13

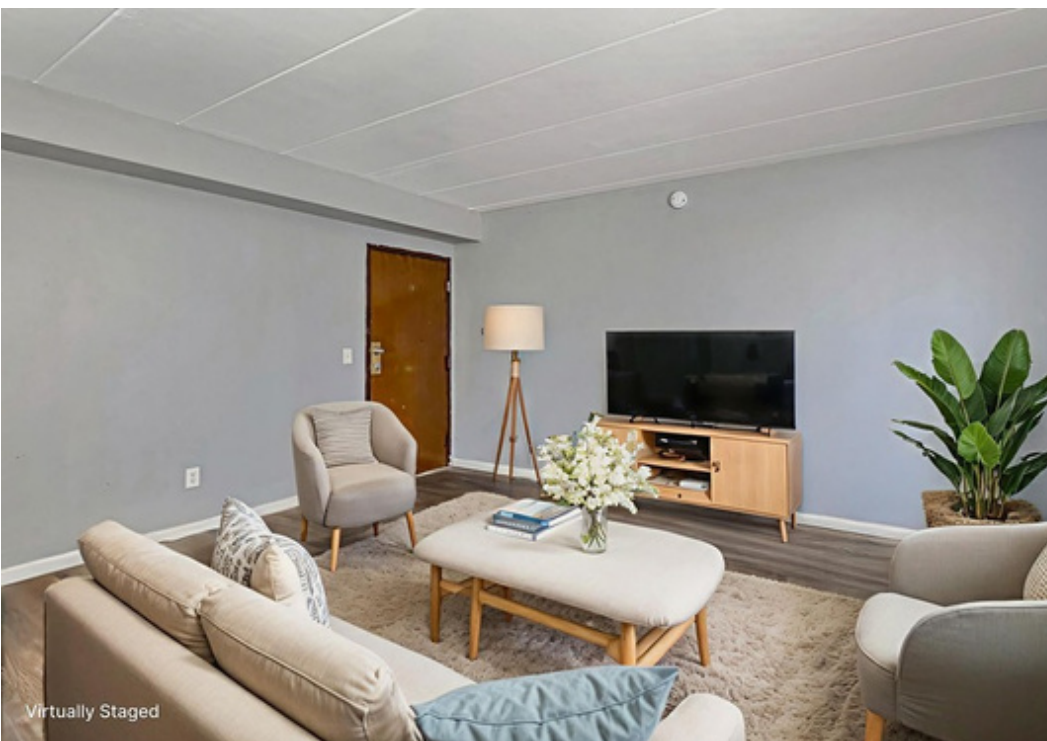
FLOORPLAN

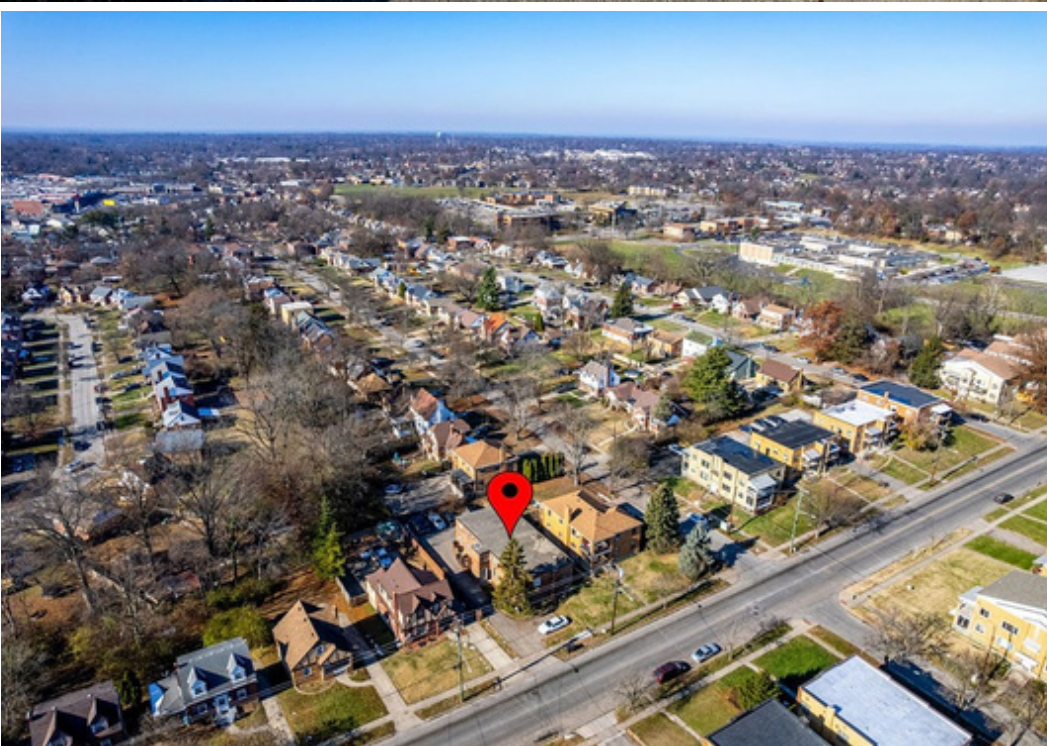
2443 FERGUSON ROAD











Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1 %
UNEMPLOYMENT

**FORTUNE
500**

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 – U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report

1 MILE

3 MILE

5 MILE

POPULATION

19,284

125,838

247,414

AVERAGE HOUSEHOLD
INCOME

\$63,962

\$63,176

\$71,760

NUMBER OF
HOUSEHOLDS

8,361

51,384

101,899

MEDIAN AGE

36.5

36.1

34.7

TOTAL BUSINESSES

701

3,360

9,904

TOTAL EMPLOYEES

6,765

27,455

112,945

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