

Marcus & Millichap
ANDREWS DICKMAN SUM GROUP

4539 MONTGOMERY

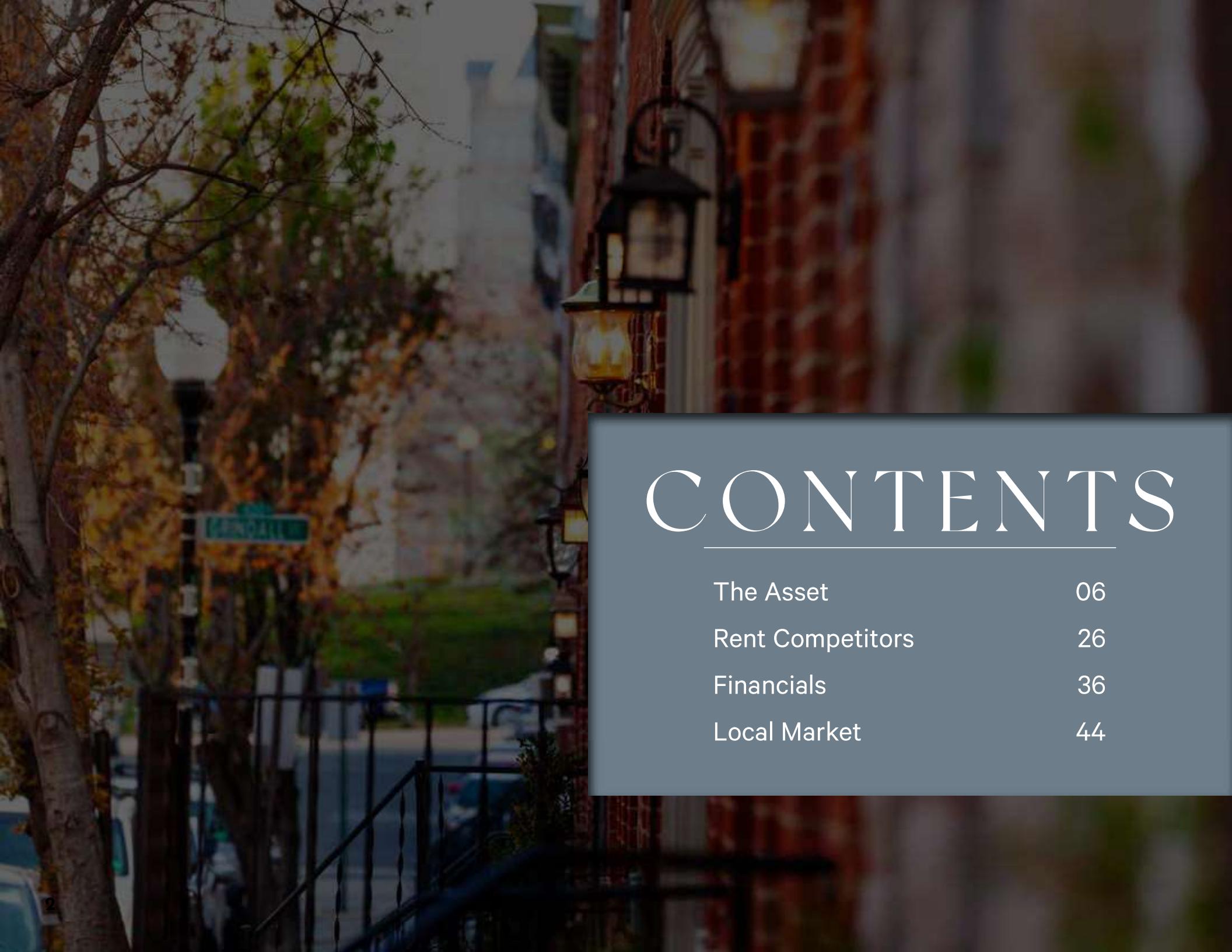
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Wealth By Providing Them
With The Best Real
Estate Investment Sales,
Financing, Research And Advisory
Services Available

2025 —



Norwood, Ohio





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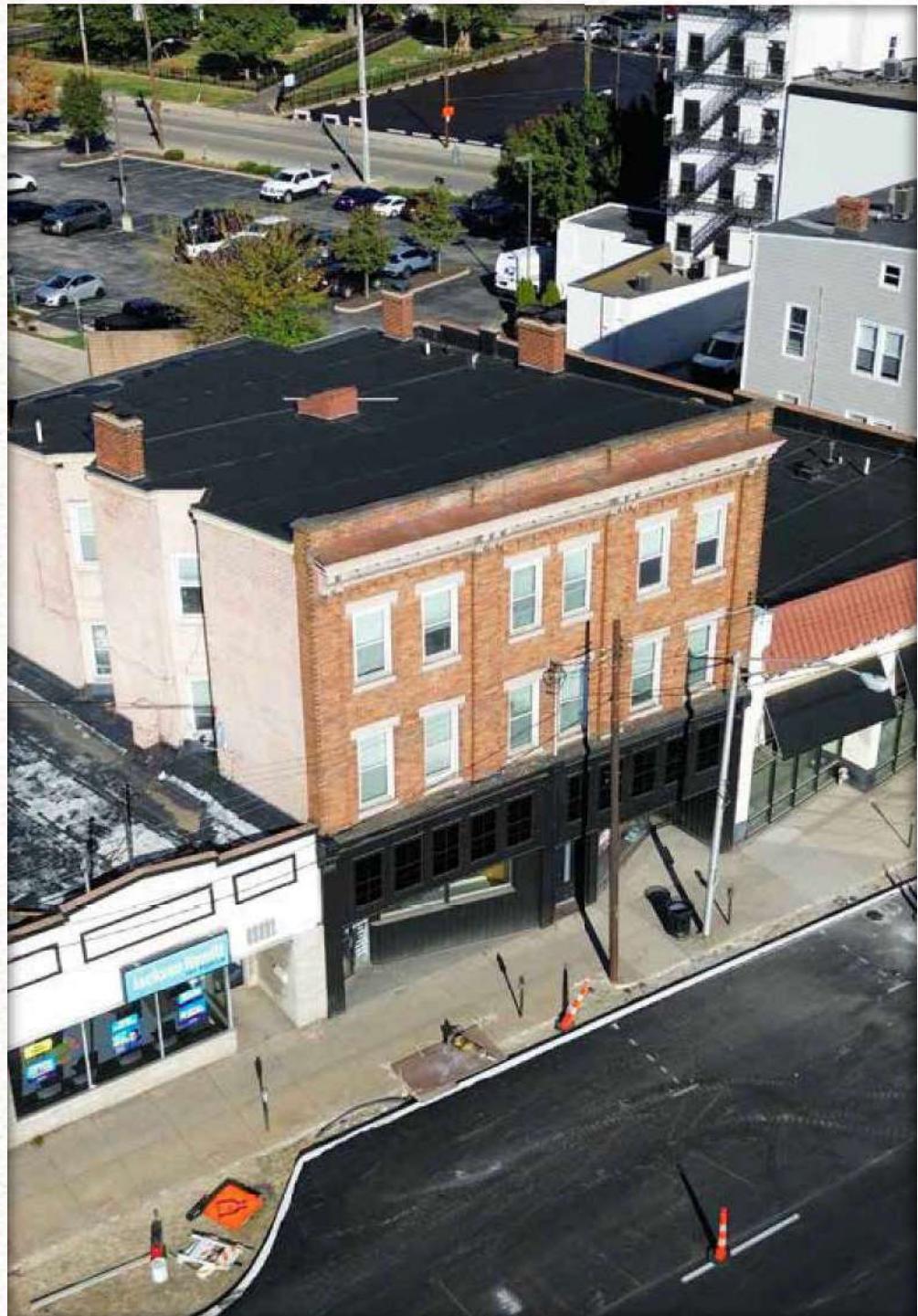
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A Legacy of Success, Built for the Future

For more than 50 years, Marcus & Millichap has worked tirelessly to help our clients create and preserve wealth through commercial real estate investment sales as well as debt and equity advisory. Since our founding in 1971, we have grown to more than 80 offices throughout the United States and Canada, including twelve offices here in the Midwest. We also assembled the industry's largest and most qualified team of specialists to help provide real estate solutions that match your unique investment needs. Connect with an advisor today.

\$49.6B

Value Of Recently
Closed Transactions

7,836

Closed Sales In
Most Recent Year

\$10.9B

Total Value Of
Recent Listings

1,249

Closed Financings In
Most Recent Years



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YOUR TEAM

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Internal Accountant

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OUR LOCATION





the asset

The asset section outlines the key details of the asset, including its unique features, opportunities and features. It also covers market trends, growth, and potential for future growth, giving investors a clear picture of the asset's value proposition.

01

of the property, including its location, size, condition, amenities, any local developments, and the potential for future investment in its entirety.

CINCINNATI, OHIO

4539 MONTGOMERY

6

units

1906

year
built

7,700

rentable
square feet

.12

total acres

LISTING PRICE:

\$800,000

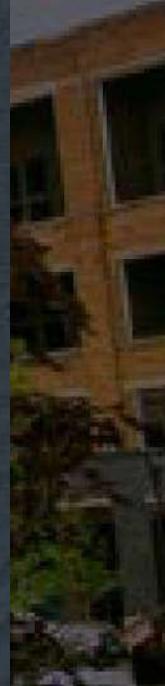
UNIT MIX SUMMARY

Unit Type	CURRENT			MARKET RENTS		PRO FORMA RENTS	
	Average SF	Avg. Effective Rent/Unit	Avg. Effective Rent/SF	Per Unit	Per SF	Per Unit	Per SF
One Bedroom	2 Units	800 SF	1,600 SF	\$1,200.00	\$1.50 SF	\$1,250.00	\$1.56 SF
Two Bedroom	2 Units	1,000 SF	2,000 SF	\$1,500.00	\$1.50 SF	\$1,550.00	\$1.55 SF
Retail	2 Units	2,050 SF	4,100 SF	\$2,554.00	\$1.25 SF	\$2,625.00	\$1.28 SF
Totals / Wtd. Averages	6 Units	1,283 SF	7,700 SF	\$1,751.33	\$1.36 SF	\$1,808.33	\$1.41 SF

VALUE ADD OPPORTUNITY

RENOVATED UNITS

SIGNIFICANT AREA REDEVELOPMENT



PROPERTY DETAILS

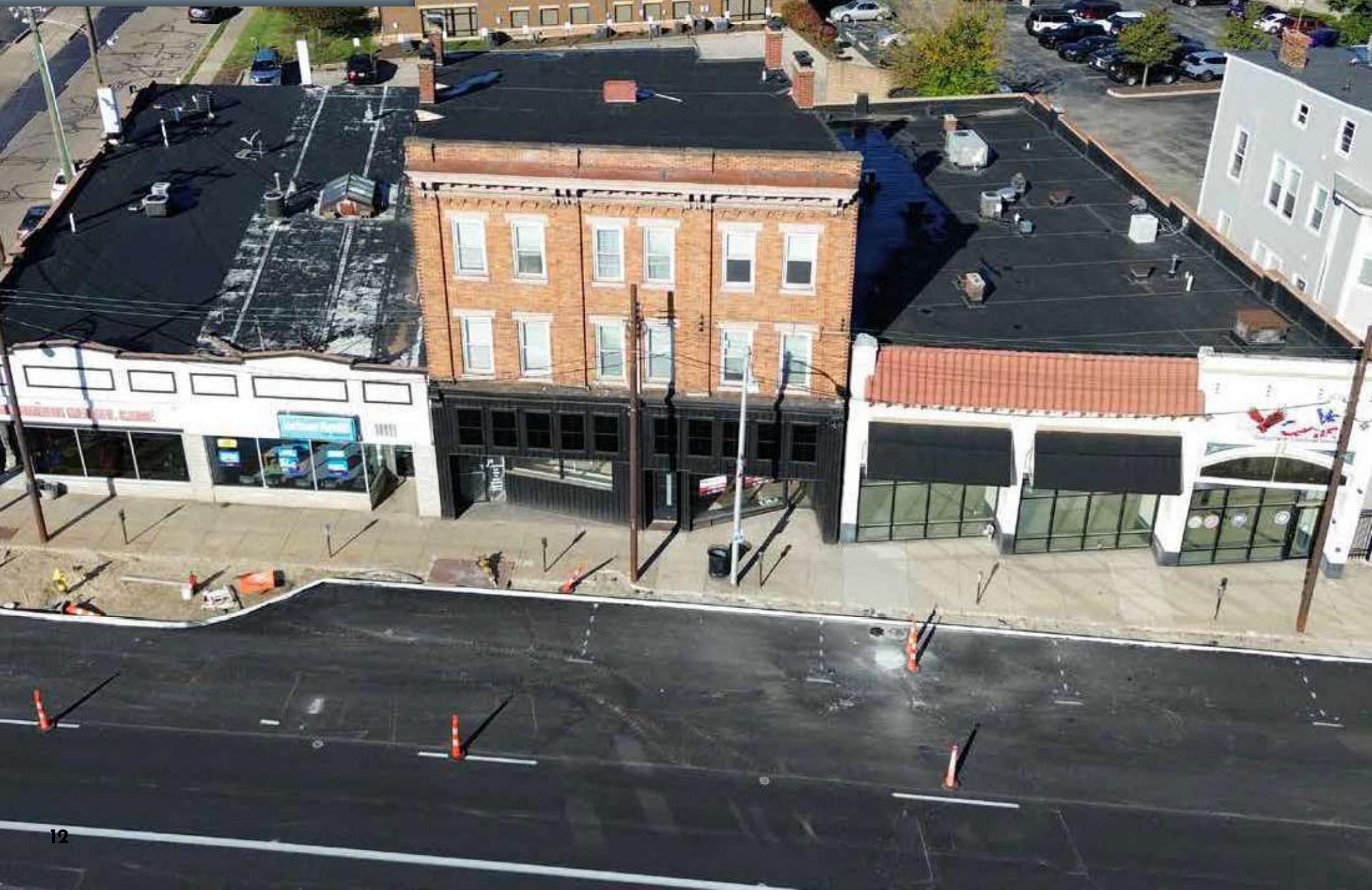
Property Address:	4539 Montgomery Rd
City, State, Zip:	Cincinnati, OH 45212
Submarket:	Norwood
County:	Hamilton
Year Built/Reno:	1906/2022
Property Type:	Storefront Retail/Residential
Number Of Units:	4 residential + 2 retail
Avg Residential Unit Size:	900
Residential Rentable Sqft:	3,600
Avg Retail Unit Size:	2050
Retail Rentable Sqft:	4,100
Parcel ID:	651-0026-0007-00
Lot Size (Acres):	0.12
# of Buildings:	1
# of Stories:	3
Current Occupancy:	33%
Parking Type:	Street
Construction:	
Roof Type/Age:	Estimated 5 years old
Electrical Wiring:	Residential Units - Copper, replaced in 2021
Residential Units Heating and Cooling Type:	Central HVAC
Retail Units Heating and Cooling Type:	Central HVAC
Electric:	Tenant - individually metered
Gas:	Tenant - individually metered
Water	Tenant - individually metered
Trash:	Owner - Rumpke; two bins

EXTERIOR





AERIALS





RETAIL





RESIDENTIAL UNITS





UNITS





FACTORY 52



The Factory 52 project is a transformative redevelopment of the former U.S. Playing Card Company site into a 20-acre mixed-use community. Phase I, completed in 2023 with an investment exceeding \$100 million, introduced over 200 residential units, a food hall, breweries, and recreational facilities. Phase II, currently underway with a budget of \$25 million, aims to double the development's size by adding more residential spaces, retail outlets, and amenities. The entire project is anticipated to be completed by 2026, significantly boosting the local economy and attracting new residents.

\$100M

Phase 1 Investment

\$25M

Phase 2 Investment

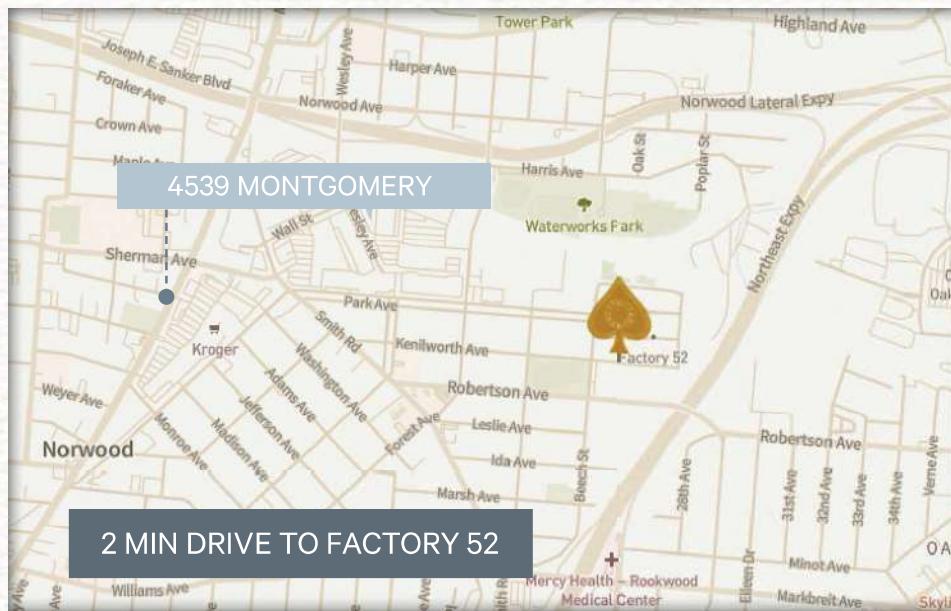
2026

Completion





LOCATION



NEW DEVELOPMENTS

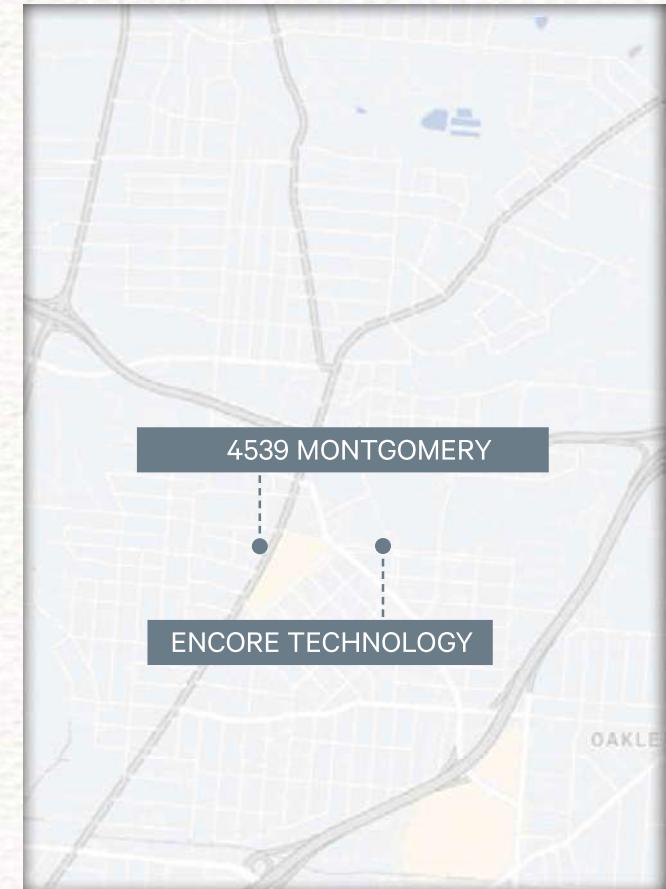
ENCORE TECHNOLOGY EXPANSION

Encore Technologies is expanding its operations in Norwood, planning to add 170 new jobs with an annual payroll of \$18 million, while retaining 273 existing positions. This expansion reflects the company's commitment to the area and is expected to have a positive economic impact by increasing employment opportunities and contributing to the local economy. The timeline for this expansion aligns with the company's growth strategy, aiming to accommodate the increasing demand for its services.



170 - NEW JOBS

273 - EXISTING POSITIONS



LOCAL RETAILERS/ATTRactions



MONTGOMERY RD REDEVELOPMENT PLAN



The Montgomery Road Redevelopment Plan is an action plan designed to recommend short term, lowcost improvements, and medium term more capital intensive improvements to guide the revitalization of the corridor and continue to attract and encourage the right kinds of private investment in a manner that reflects the aspirations and pride of the City of Norwood.

INVEST IN AREAS WITH EXISTING MOMENTUM

The plan identifies the area between City Hall and Victory Park as the highest priority investment area. These investments will build on ongoing or planned private sector activity in this area. Secondary target areas include near the Wasson Way, near the Library, at the Hudson Avenue intersection, and at the UDF home office location.

POLISH THE GEM OF THE HIGHLANDS

Deferred maintenance - particularly south of Monroe Avenue - has created a worn out, tired appearance that is not attractive to private investment. Minor upgrades such as new street signs, painting of all metal utility poles, trimming and replacement of street trees, and painting crosswalks and lane markings at signalized intersections could provide an inexpensive refresh to this area.

\$4.6M

INVESTMENT

EMPHASIZE EAST/WEST PEDESTRIAN CONNECTIONS

Making Montgomery Road more of a community connector rather than a barrier to east/west movement of pedestrians and cyclists is a priority of the plan. Some destinations like the Library and Off-Pike

Market are on the west side of the corridor while others like Kroger are on the east side. The steering committee targeted several intersections for interventions that would help pedestrians safely cross

Montgomery Road.

CREATE A STRATEGIC FRAMEWORK FOR DEVELOPMENT

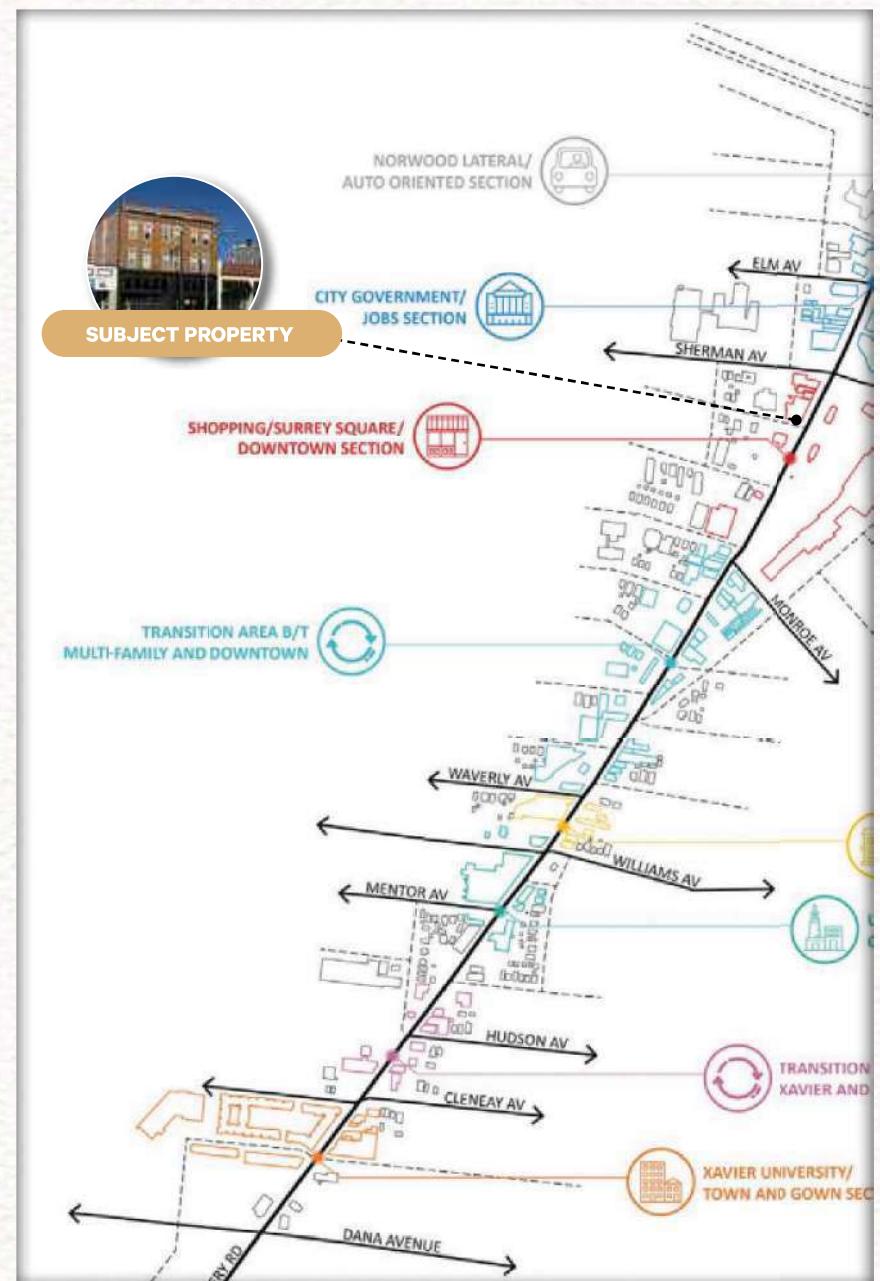
Analysis of the corridor revealed that it has sections of unique character. Not only does this strategy

help segment the corridor into sections that can be addressed on a priority basis, it can give the corridor more character. Breaking down the Montgomery Road Corridor into more manageable chunks can

serve as a guide for future development. This plan aims to emphasize these areas and strengthen their

identity into nodes. Eight sections were identified:

- Xavier University/Town and Gown Section
- Transition Area between Xavier and UDF
- UDF Corporate Campus Section
- Multifamily Section
- Transition Section (with small auto oriented node)
- Shopping/Surrey Square/Downtown Section
- City Government/Jobs Section
- Norwood Lateral/Auto oriented Section





local com

Local competitors analyzes similar properties in the same area. It compares the property to other similar ones in the same neighborhood. It looks at factors such as rent, price, and amenities. By understanding local competition, investors can analyze their property relative to others and identify opportunities to improve it.

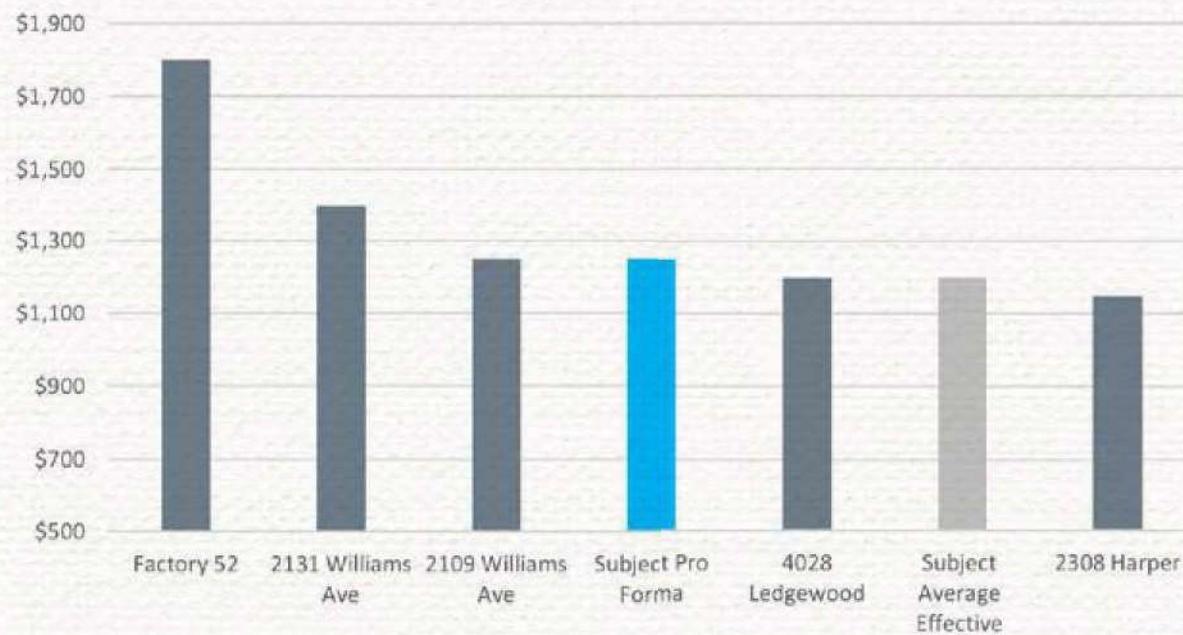
petitors

es in the area to help explain how the rent for this invest-
mental rates, amenities, and occupancy levels of nearby build-
vestors can better assess how our property's rent stands
for improvement or differentiation.

02

RENT MATRIX | ONE BEDROOM



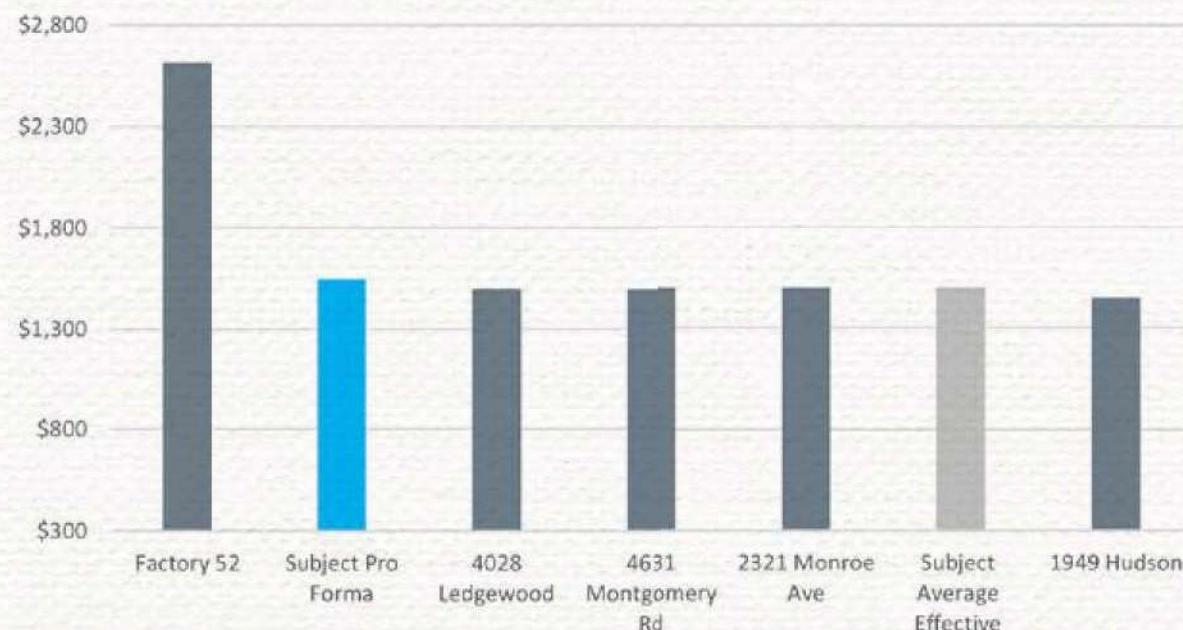


One Bedroom

Property	Year Built	# Units	Avg SF	Avg Rent	Avg Rent/SF
Factory 52	2022	442	703	\$1,800	\$2.56
2131 Williams Ave	1927	4	900	\$1,395	\$1.55
2109 Williams Ave	1914	2	1045	\$1,250	\$1.20
Subject Pro Forma	1906	4	800	\$1,250	\$1.56
4028 Ledgewood	1947	14	1000	\$1,200	\$1.20
Subject Average Effective	1906	4	800	\$1,200	\$1.50
2308 Harper	1962	22	650	\$1,150	\$1.77
Market Average	1941	70	843	\$1,321	\$1.62

RENT MATRIX | TWO BEDROOM





Two Bedroom

Property	Year Built	# Units	Avg SF	Avg Rent	Avg Rent/SF
Factory 52	2022	442	1205	\$2,616	\$2.17
Subject Pro Forma	1906	4	1000	\$1,550	\$1.55
4028 Ledgewood	1947	14	1250	\$1,500	\$1.20
4631 Montgomery Rd	1940	4	1025	\$1,500	\$1.46
2321 Monroe Ave	1924	4	1200	\$1,500	\$1.25
Subject Average Effective	1906	4	1000	\$1,500	\$1.50
1949 Hudson	1892	3	800	\$1,450	\$1.81
Market Average	1934	68	1069	\$1,659	\$1.56

NOTEWORTHY COMPETITORS – 4531 MONTGOMERY AVE



Units	4			
Year Built	1940			
Occupancy	75.0%			
Unit Mix	# of units			
Two Bedroom	4			
Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF
Two Bedroom	4	1025	\$1,500	\$1.46

NOTEWORTHY COMPETITORS – 2109 WILLIAMS



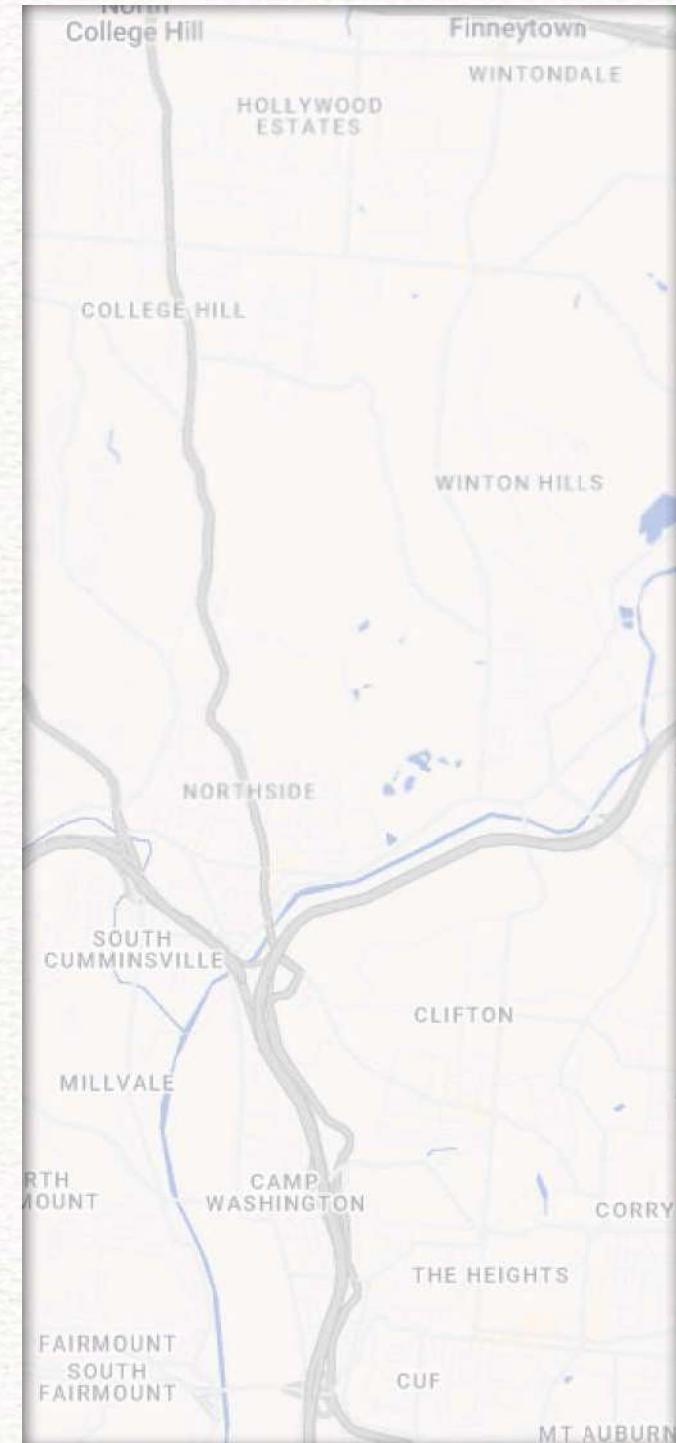
Units	2			
Year Built	1914			
Occupancy	75.0%			
Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF
One Bedroom	2	1045	\$1,250	\$1.20

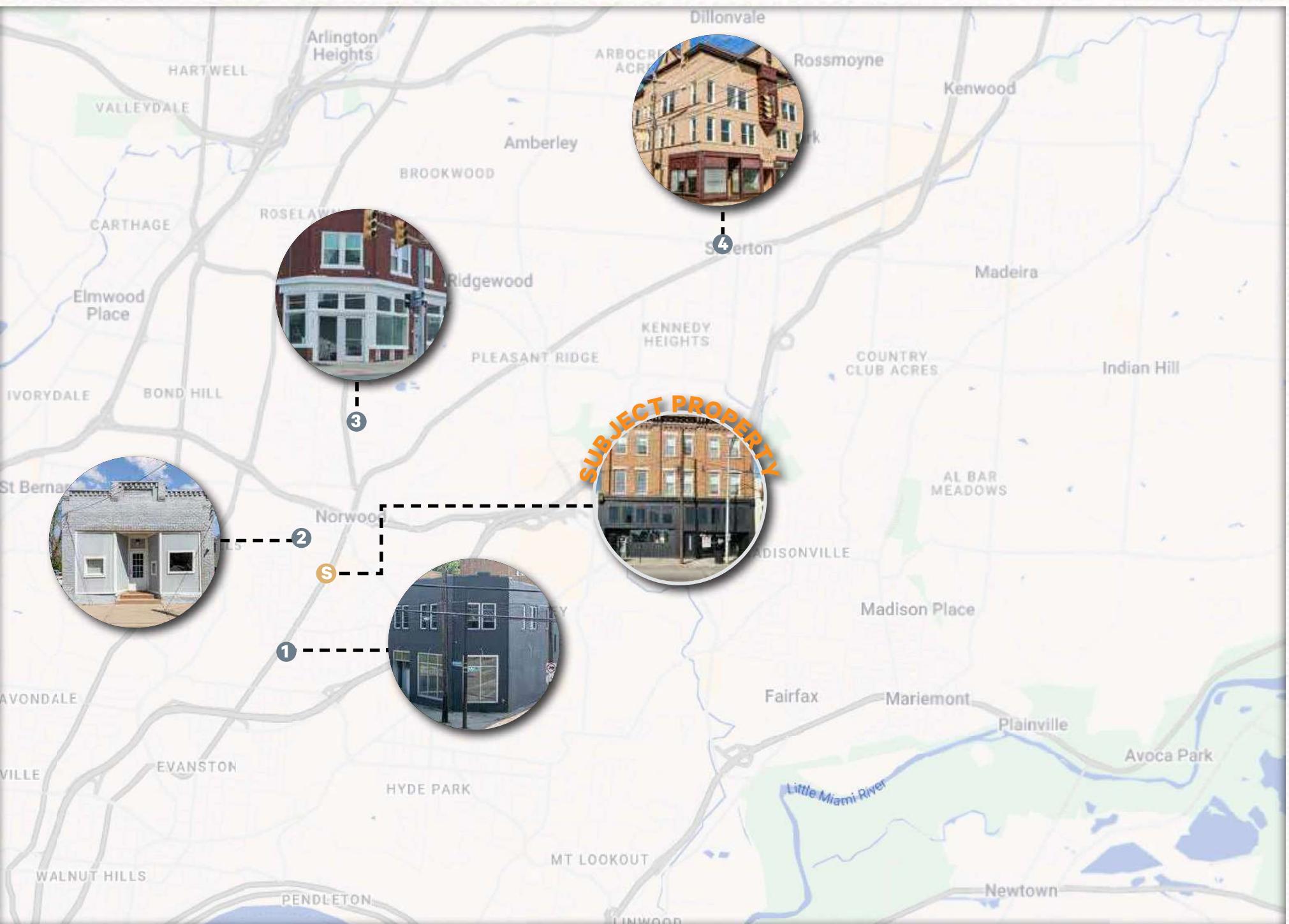


LOCAL RETAIL COMPETITORS



Address	SF	PRICE/SF
S 4539 Montgomery Road	2,050	\$14.95 MG
1 3838 Montgomery Road	4,000	\$15.00 NNN
2 1939 Elm Avenue	1,365	\$15.00 SF
3 5368 Carthage Avenue	2,500	\$15.65+ UTIL
4 7045 Montgomery Road	1,000	\$14.40 NNN







the finance

The financial section outlines the valuation process and key financial metrics. This includes an analysis of market rates to determine fair market value. Additionally, capital and investment returns are assessed to provide

ials

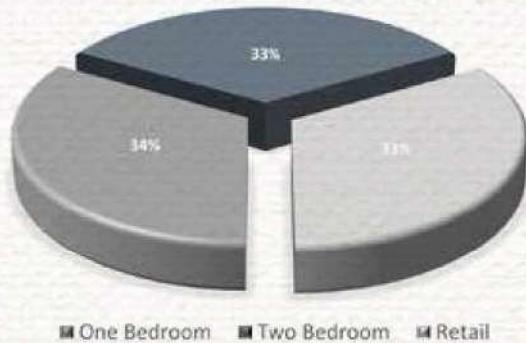
process, detailing how the asset is priced based on key income streams, operating expenses, and capitalization. Finally, factors such as projected cash flow, debt structure, and tax implications provide a comprehensive financial overview.

03

UNIT MIX BREAKDOWN

HOME TYPE	NO. OF HOMES	RENTABLE SF	TOTAL SF	AVERAGE EFFECTIVE			RENT/HOME	RENT/SF	MARKET	PROJECTED		
				RENT/HOME	RENT/SF	TOTAL RENT POTENTIAL				RENT/HOME	RENT/SF	TOTAL RENT POTENTIAL
Summary												
One Bedroom	2 Units	800 SF	1,600 SF	\$1,200.00	\$1.50	\$2,400	\$1,200.00	\$1.50 SF	\$2,400	\$1,250.00	\$1.56 SF	\$2,500
Two Bedroom	2 Units	1,000 SF	2,000 SF	\$1,500.00	\$1.50	\$3,000	\$1,500.00	\$1.50 SF	\$3,000	\$1,550.00	\$1.55 SF	\$3,100
Retail	2 Units	2,050 SF	4,100 SF	\$2,554.00	\$1.25	\$5,108	\$2,554.00	\$1.25 SF	\$5,108	\$2,625.00	\$1.28 SF	\$5,250
Totals / Wtd. Averages	6 Units	1,283 SF	7,700 SF	\$1,751.33	\$1.36 SF	\$10,508	\$1,751.33	\$1.36 SF	\$10,508	\$1,808.33	\$1.41 SF	\$10,850

UNIT DISTRIBUTION



UNIT RENTS



HOME TYPE	NO. OF HOMES	RENTABLE SF	TOTAL SF	AVERAGE EFFECTIVE			MARKET			PROJECTED		
				RENT/HOME	RENT/SF	TOTAL RENT POTENTIAL	RENT/HOME	RENT/SF	TOTAL RENT POTENTIAL	RENT/HOME	RENT/SF	TOTAL RENT POTENTIAL
One Bedroom												
One Bedroom	2 Units	800 SF	1,600 SF	\$1,200.00	\$1.50 SF	\$2,400	\$1,200.00	\$1.50 SF	\$2,400	\$1,250.00	\$1.56 SF	\$2,500
Totals / Wtd. Averages	2 Units	800 SF	1,600 SF	\$1,200.00	\$1.50 SF	\$2,400	\$1,200.00	\$1.50 SF	\$2,400	\$1,250.00	\$1.56 SF	\$2,500
Two Bedroom												
Two Bedroom	2 Units	1,000 SF	2,000 SF	\$1,500.00	\$1.50 SF	\$3,000	\$1,500.00	\$1.50 SF	\$3,000	\$1,550.00	\$1.55 SF	\$3,100
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Totals / Wtd. Averages	6 Units	1,283 SF	7,700 SF	\$1,751.33	\$1.36 SF	\$10,508	\$1,751.33	\$1.36 SF	\$10,508	\$1,808.33	\$1.41 SF	\$10,850

INCOME & EXPENSES

	CURRENT TWO APARTMENTS LEASED; ZERO RETAIL LEASED			YEAR 1 FOUR APARTMENTS LEASED; TWO RETAIL LEASED
INCOME				
GROSS POTENTIAL RENT		% of GPR	Per Home	
All Units at Market Rent	\$32,400		5,400	\$64,800
Gain (Loss) to Lease	\$0	0.00%	0	(\$1,296)
GROSS SCHEDULED RENT	\$32,400		5,400	\$63,504
TOTAL OTHER INCOME	\$0	0.00%	0	\$30,648
GROSS POTENTIAL INCOME	\$32,400		5,400	\$94,152
Physical Vacancy	\$0	0.00%	0	(\$3,175)
Bad Debt	\$0	0.00%	0	(\$1,270)
EFFECTIVE GROSS INCOME	\$32,400	100.00%	5,400	\$89,707
EXPENSE				
NON-CONTROLLABLE		% of EGI	Per Unit	
Real Estate Taxes				
2024 Taxes	\$9,015 Auditor	27.82%	1,502	\$9,015
Total Real Estate Taxes	\$9,015	27.82%	1,502	\$9,015
Insurance	\$3,843 Note 1	11.86%	640	\$3,840
UTILITIES				
Electric	\$3,000 Note 1	9.26%	500	\$3,060
Trash Removal	\$204 Note 1	0.63%	34	\$208
Total Utilities	\$3,204	9.89%	534	\$3,268
Total Non-Controllable	\$16,062	49.57%	2,677	\$16,123
CONTROLLABLE				
Repairs & Maintenance	\$4,800 Note 2	14.81%	800	\$4,800
Marketing & Promotion	\$900 Note 2	2.78%	150	\$900
General & Administrative	\$600 Note 2	1.85%	100	\$600
Management Fee	\$2,592 Note 2	8.00%	432	\$7,177
Replacement & Reserves	\$1,800 Note 2	5.56%	300	\$1,800
Total Controllable	\$10,692	33.00%	1,782	\$15,277
TOTAL EXPENSES	\$26,754	82.57%	4,459	\$31,400
NET OPERATING INCOME	\$5,646	17.43%	941	\$58,307

		UNDERWRITING NOTES		UNDERWRITING NOTES	
		1 Supplied by Owner		2 Added based off market norms	
ASED AT \$2,554	YEAR 2 FOUR APARTMENTS LEASED; TWO RETAIL LEASED AT \$2,554				YEAR 3
	% of GPR	Per Home	% of GPR	Per Home	
2.00%	10,800	\$66,744	2.00%	11,124	\$68,746
	(216)	(\$1,335)		(222)	(\$1,375)
	10,584	\$65,409		10,902	\$67,371
48.26%	5,108	\$61,296	93.71%	10,216	\$63,135
	15,692	\$126,705		21,118	\$130,506
5.00%	(529)	(\$4,579)	7.00%	(763)	(\$3,369)
2.00%	(212)	(\$1,308)	2.00%	(218)	(\$1,347)
91.00%	14,951	\$120,818	89.00%	20,136	\$125,790
	% of EGI		% of EGI	Per Unit	% of EGI
10.05%	1,502	\$9,015	7.46%	1,502	\$9,015
10.05%	1,502	\$9,015	7.46%	1,502	\$9,015
4.28%	640	\$3,917	3.24%	653	\$3,995
3.41%	510	\$3,121	2.58%	520	\$3,184
0.23%	35	\$212	0.18%	35	\$216
3.64%	545	\$3,333	2.76%	556	\$3,400
17.97%	2,687	\$16,265	13.46%	2,711	\$16,410
5.35%	800	\$4,896	4.05%	816	\$4,994
1.00%	150	\$918	0.76%	153	\$936
0.67%	100	\$612	0.51%	102	\$624
8.00%	1,196	\$9,665	8.00%	1,611	\$10,063
2.01%	300	\$1,836	1.52%	306	\$1,873
17.03%	2,546	\$17,927	14.84%	2,988	\$18,490
35.00%	5,233	\$34,193	28.30%	5,699	\$34,901
65.00%	9,718	\$86,626	71.70%	14,438	\$90,890

CASH FLOW

		CURRENT	YR1 YE OCT-2026	YR2 YE OCT-2027	YR3 YE SEP-2028	YR4 YE SEP-2029	YR5 YE SEP-2030	YR6 YE SEP-2031	YR7 YE SEP-2032
INCOME									
	GROSS POTENTIAL RENT								
	All Units at Market Rent	\$32,400	\$64,800	\$66,744	\$68,746	\$70,809	\$72,933	\$75,121	\$77,375
	Gain (Loss) to Lease	\$0	(\$1,296)	(\$1,335)	(\$1,375)	(\$1,416)	(\$1,459)	(\$1,502)	(\$1,547)
	GROSS SCHEDULED RENT	\$32,400	\$63,504	\$65,409	\$67,371	\$69,393	\$71,474	\$73,619	\$75,827
	GROSS POTENTIAL INCOME	\$32,400	\$94,152	\$126,705	\$130,506	\$133,790	\$137,160	\$140,618	\$144,166
	Physical Vacancy	\$0	(\$3,175)	(\$4,579)	(\$3,369)	(\$3,470)	(\$3,574)	(\$3,681)	(\$3,791)
	Bad Debt	\$0	(\$1,270)	(\$1,308)	(\$1,347)	(\$1,388)	(\$1,429)	(\$1,472)	(\$1,517)
	EFFECTIVE GROSS INCOME	\$32,400	\$89,707	\$120,818	\$125,790	\$128,933	\$132,157	\$135,464	\$138,858
EXPENSE									
	Real Estate Taxes	\$9,015	\$9,015	\$9,015	\$9,015	\$9,195	\$9,379	\$9,567	\$9,758
	Insurance	\$3,843	\$3,840	\$3,917	\$3,995	\$4,075	\$4,157	\$4,240	\$4,324
	Utilities	\$3,204	\$3,268	\$3,333	\$3,400	\$3,468	\$3,537	\$3,608	\$3,680
	Repairs & Maintenance	\$4,800	\$4,800	\$4,896	\$4,994	\$5,094	\$5,196	\$5,300	\$5,406
	Marketing & Promotion	\$900	\$900	\$918	\$936	\$955	\$974	\$994	\$1,014
	General & Administrative	\$600	\$600	\$612	\$624	\$637	\$649	\$662	\$676
	Management Fee	\$2,592	\$7,777	\$9,665	\$10,063	\$10,315	\$10,573	\$10,837	\$11,109
	Replacement & Reserves	\$1,800	\$1,800	\$1,836	\$1,873	\$1,910	\$1,948	\$1,987	\$2,027
	TOTAL EXPENSES	\$26,754	\$31,400	\$34,193	\$34,901	\$35,649	\$36,413	\$37,195	\$37,994
	NET OPERATING INCOME	\$5,646	\$58,307	\$86,626	\$90,890	\$93,284	\$95,743	\$98,270	\$100,865
CASH FLOW PROJECTION GROWTH RATE ASSUMPTIONS									
		YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8
INCOME									
Gross Potential Rent	100.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
(Loss) / Gain to	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Other Income	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
EXPENSES		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Management Fee**	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
		YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8
Physical Vacancy	5.00%	7.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Non-Revenue Units	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bad Debt	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Concessions	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Economic Loss	7.00%	9.00%	7.00%						

TAX BREAKDOWN

Tax Breakdown								
Property Address	Parcel ID	Year Built	Acres	Market Value	Assessed Value	Tax Rate	Taxes Payable	Land Use Code
4539 Montgomery Rd, Cincinnati, OH	651-0026-0007-00	1906	0.12	\$375,000	\$131,250	2.40%	\$9,014.98	404 - Retail/Apartment Over
Total			0.12	\$375,000	\$131,250		\$9,014.98	



cincinnati

The local market section analyzes the surrounding environment to enhance the value of this investment. It considers factors such as economic growth, infrastructure developments, and local market dynamics. By understanding these factors, investors can gauge the potential for appreciation, and overall attractiveness, helping to make informed investment decisions.

market

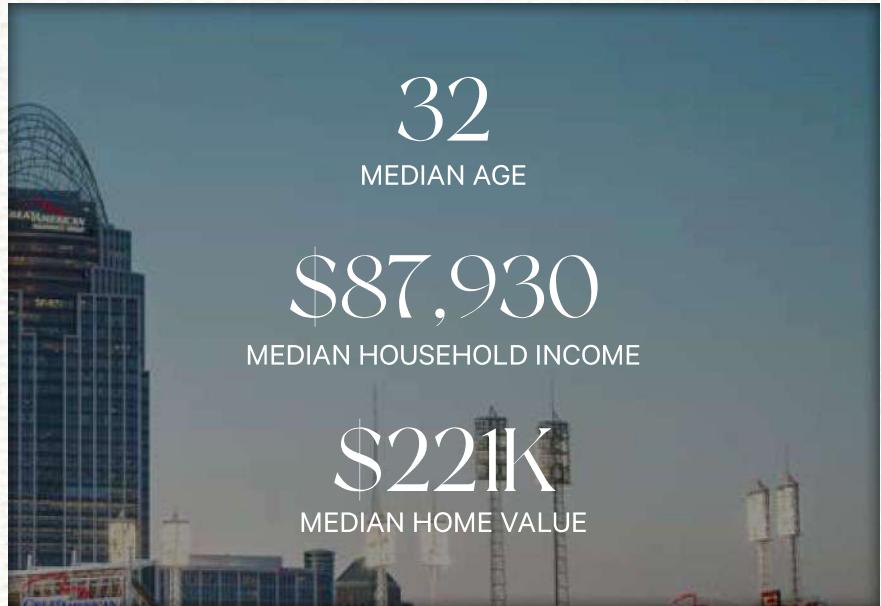
surrounding area to highlight key factors that underpins property value. This includes elements such as demographic trends, economic factors, and nearby amenities. By understanding the market dynamics, you can better gauge the area's demand, potential for appreciation, and overall value, which will help you to position the property for long-term success.

04

cincinnati, ohio | data

OUTLOOK

The Cincinnati apartment market experienced a **notable increase in apartment demand** recently, allowing annual rent performance to remain in line with the long-term average and landing among the highest increases across major markets nationwide. The delivery load expected in the coming four quarters will continue to test the depth of the Class A renter pool and limit operators' pricing power in the near term as new product absorption generally takes longer in Cincinnati than in faster growth markets. As such, expect occupancy to falter a bit from current norms, though remain near the effectively full mark. Rent growth is forecasted to remain in line with current levels.



SNAPSHOT

The Cincinnati apartment market recorded demand for 423 units in 1st quarter 2025 while 647 units delivered concurrently, causing occupancy to decrease 0.1 point quarter-over-quarter. On an annual basis, the market recorded demand for 4,641 units while 2,821 units came online concurrently. As a result, occupancy increased 1.2 points year-over-year with the 1st quarter rate landing at 95.8%. Meanwhile, effective asking rents increased 1.0% in 1st quarter and were up 3.1% on an annual basis. The average effective asking rent in Cincinnati as of 1st quarter 2025 sat at \$1,432 per month or \$1.540 per square foot.

423 unit demand

647 units delivered

1.2 units delivered

1.0% quarterly effective rent increase

3.1% annual effective rent increase

fortune 500 companies



AMERICAN FINANCIAL GROUP



PROCTER & GAMBLE



WESTERN & SOUTHERN



KROGER



FIFTH THIRD BANK



CINTAS



CINCINNATI FINANCIAL

Kroger: No. 25 with \$150 billion in revenue. Fell from No. 24 last year.

Procter & Gamble: No. 50 with \$82 billion in revenue. Moved up from No. 51 last year.

Western & Southern Financial Group: No. 284 \$14.8 billion in revenue. Moved up from No. 314 last year.

Cincinnati Financial: No. 393 with \$10 billion in revenue. Moved up from No. 534 last year.

Fifth Third: No. 321 with \$12.6 billion in revenue. Moved up from No. 411 last year.

Cintas: No. 437 with \$8.8 billion in revenue. Moved up from No. 473 last year.

American Financial Group: No. 470 with \$7.8 billion in revenue. Moved up from No. 510 last year.



Cincinnati sports generate more than

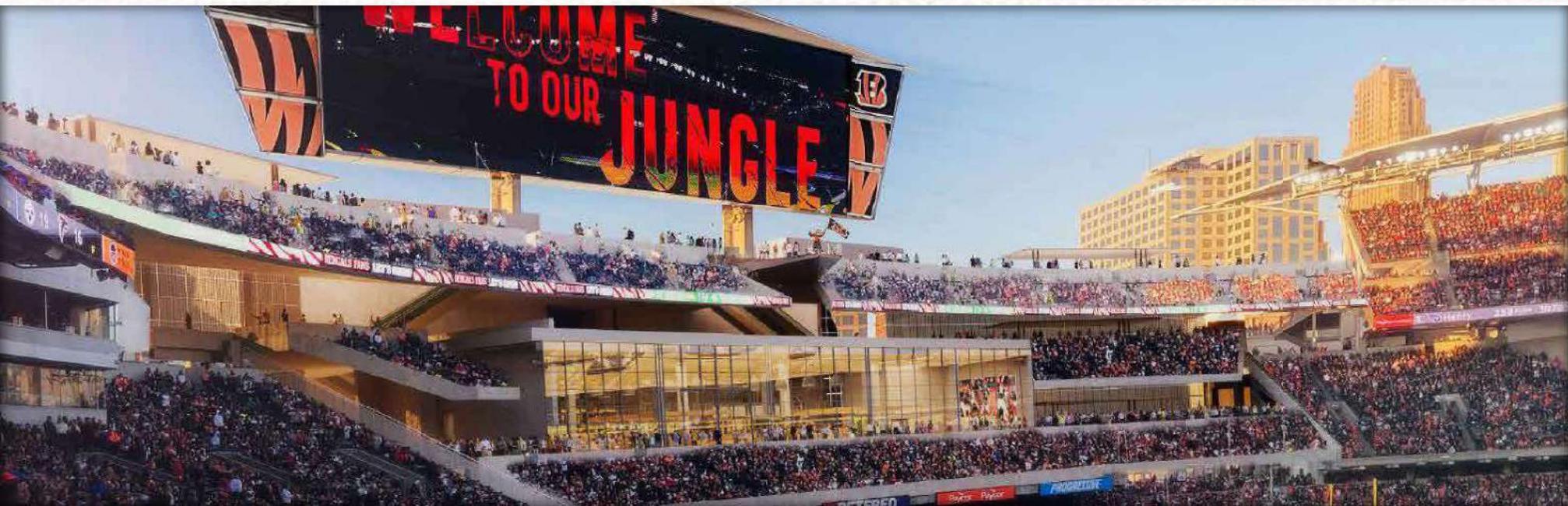
\$550M

a year in economic impact on Greater Cincinnati

3 MAJOR SPORTS TEAMS

~\$350M
REDS





cincinnati bengals

Hamilton County officials unveiled the long-awaited renovation plan for Paycor Stadium on Tuesday, as its lease with the Cincinnati Bengals is set to expire in less than two years. The county's lease with the Bengals is set to expire on June 30, 2026, but the team could opt for five consecutive two-year extensions. Newly-released renderings show a massive retooling of the stadium's north end zone sections, with new club seats and other premium-seating options, as well as a large viewing patio and giant scoreboard. The new design calls for expanding the plaza and concourse around Paycor Stadium to improve pedestrian flow and give fans more ways to catch live action on three large, outward-facing screens. This offers another way for the Bengals to generate revenue on sellout games. The plan would turn the stadium site into more of a campus, with a permanent indoor practice facility that includes a large headquarters space for the team. Renderings show how the Bengals practice field could become more of a public space and a revenue opportunity for the team. Grandstand seats could be sold for practice and a game day experience, using one of three new huge video displays.

\$1.25B
COST
2026
TO OPEN



MIXED-USE DEVELOPMENTS

FC Cincinnati Entertainment District Project

A \$330 million mixed-use development is slated to break ground in the West End in early summer, with residents hopeful that this can be one of many investments into their neighborhood.“People are off the charts excited — I don’t know if you can see it in my face,” Noah O’Brien said. “This is the kind of opportunity that just doesn’t exist (in the West End).”O’Brien’s enthusiasm is shared by Jeff Berding, president and CEO of FC Cincinnati, which is the project’s master developer.“Everyone is welcome, regardless of income levels,” Berding said. “The sentiment from people in the West End is, ‘We want to have nice things in our neighborhood.’”

Crews will resurrect two, 13-story towers that will sit over 50 feet taller than TQL Stadium, according to renderings.

One will be an apartment building, so (we) look forward to having more people living in the West End,” Berding said. “The other building will be a hotel with some condominiums on top.”

FC Cincinnati officials previously said the entertainment hub will be reminiscent of similar developments adjacent to sports stadiums: Gallagher Way at Wrigleyville, The Wharf in Washington D.C. and Titletown in Green Bay.

Cost **\$330,000,000**

Construction Jobs **2,102**

Permanent Jobs **1,699**





OVATION

Nestled along the riverfront in Northern Kentucky with the best views of downtown Cincinnati, Ovation is a 25-acre, mixed-use development comprised of 1,000 residential units (condos and apartments), 500,000 square feet of office space, multiple hotels, 150,000 square feet of retail and entertainment spaces, and access to a private membership social, health and wellness club. Corporex is the master developer of the Ovation project in Newport, Kentucky at the southeast intersection of the Ohio and Licking Rivers.



MIXED-USE DEVELOPMENTS

4th & Plum Hotel

Cincinnati Center City Development Corp. (3CDC) has entered into exclusive negotiations with Atlanta-based Portman Holdings to build a new, \$482 million headquarters hotel for the region downtown in a parking lot just south of the Duke Energy Convention Center.

Portman has developed comparable projects, including a 700-room Hyatt Regency in Salt Lake City and the Lane Field development San Diego. It also developed the Atlanta Hyatt in the 1960s. It has developed over 19,000 hotel rooms.

Cost \$482,000,000



54





Duke Energy Convention Center Renovation

This is the first phase of a reimagined “Convention District,” which will also include more than 90,000 square feet of new space for the convention center. Highlights of the project include: outdoor event areas, creating opportunities for open-air meetings and events; energy-efficient exhibit and meeting spaces incorporating the latest in sustainable technology to reduce environmental impact and operating costs; revitalized ballrooms offering flexible spaces for a variety of events; a sunlit pre-function area for attendees; a rooftop terrace for events, affording views of the city. Construction is set to start July 1 and wrap up at the end of 2025.

Cost \$240,000,000



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MONTGOMERY