

THE ARTHUR



58 UNITS
IN HISTORIC COVINGTON, KY
CINCINNATI MSA



58 UNITS MULTIFAMILY | COVINGTON, KY 41011

WWW.CBRE-THEARTHUR.COM



INIMITABLE PRE-WWI QUALITY HAND-LAID CONSTRUCTION

58

UNITS

1904-07

YEAR BUILT

± 675 SF

AVG. UNIT SIZE

\$1,225

AVG. MARKET RENT

\$1.81

AVG. MARKET RENT /SF

97%

CURRENT OCCUPANCY

THE OFFERING

CBRE IN + OH + KY Multifamily, as the exclusive advisor, is pleased to present The Arthur, for sale to qualified investors. The acquisition of The Arthur presents an investor the compelling opportunity of acquiring 58 rental units in this historic building constructed in 1904-1907 and renovated in 2011. As well as upgrades since 2021 with 54 units being renovated upon turns. The Arthur sits within Cincinnati MSA's most enviable urban riverfront neighborhood – Covington, Kentucky.

The flawless connectivity between Covington's historic destination Mainstrasse Village, the Cincinnati CBD, and Covington's riverfront in-fill areas provide The Arthur's investors and residents alike unmatched access to a cultured city, with a low cost-of-living and longstanding returns.

WHY THE ARTHUR?

STRONG HISTORIC OCCUPANCY
& ORGANIC RENT GROWTH
OPPORTUNITY

DISCOUNT TO REPLACEMENT COST

SUBSTANTIAL CAPEX SINCE 2021

COMMUNITY AMENITIES
IMPROVEMENT OPPORTUNITY

UPDATED UNITS WITH HISTORIC
CHARM

IRREPLICABLE LOCATION IN
DESIRABLE COVINGTON, KY

RENTS BELOW COMPETITIVE SET

BEING OFFERED FREE & CLEAR OF
EXISTING DEBT

STRONG INITIAL RETURNS ON
CONSISTENTLY OCCUPIED ASSET