

2651 HIGHLAND AVE

CORRYVILLE, OH 45219



NAT COMISAR 513-378-5801 ncomisar@sibcycline.com 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 10.5%.

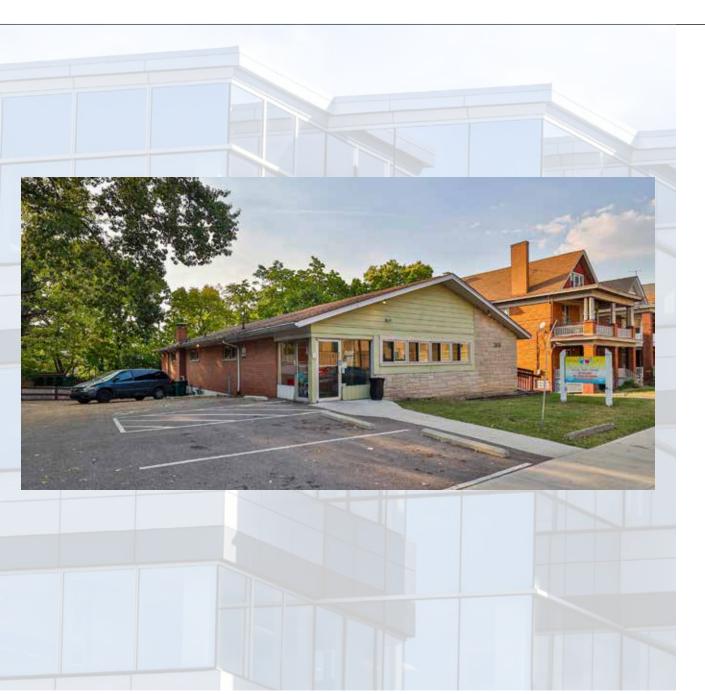
Long established Daycare.

Great Location near UC and Hospitals.



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2651 Highland Avenue

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income [1]	\$72,000	\$74,160	\$76,385	\$78,676	\$81,037	\$83,468	\$85,972	\$88,551	\$91,207	\$93,944
Operating Expenses:										
Total Operating Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income	\$72,000	\$74,160	\$76,385	\$78,676	\$81,037	\$83,468	\$85,972	\$88,551	\$91,207	\$93,944
Purchase Price	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Implied Cap Rate	9.6%	9.9%	10.2%	10.5%	10.8%	11.1%	11.5%	11.8%	12.2%	12.5%

^[1] Rental income is based on the executed lease agreement that commenced in March 2025 with a NNN provision

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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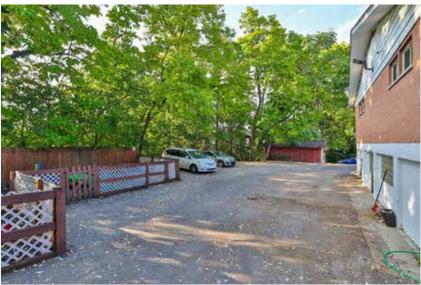






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CORRYVILLE COMMUNITY INFORMATION

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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adius	1 Mile	3 Mile	5 Mile
opulation			
028 Projection	25,819	147,223	332,713
023 Estimate	25,167	144,566	329,037
010 Census	21,802	131,451	313,533
rowth 2023 - 2028	2.59%	1.84%	1.12%
rowth 2010 - 2023	15.43%	9.98%	4.94%
ouseholds			
028 Projection	10,685	64,720	145,021
023 Estimate	10,395	63,389	143,327
010 Census	9,152	57,577	137,182
rowth 2023 - 2028	2.79%	2.10%	1.18%
rowth 2010 - 2023	13.58%	10.09%	4.48%
wner Occupied	2,090-20.11%	19,660-31.01%	54,674-38.15%
enter Occupied	8,305–79.89%	43,729–68.99%	88,654–61.85%
023 Households by HH Income	10,393	63,389	143,329
ncome: <\$25,000	4,693-45.16%	20,656-32.59%	44,000-30.70%
ncome: \$25,000 - \$50,000	2,555-24.58%	12,399–19.56%	30,734-21.44%
ncome: \$50,000 - \$75,000	1,346-12.95%	9,476–14.95%	21,495-15.00%
ncome: \$75,000 - \$100,000	718–6.91%	5,380-8.49%	12,243-8.54%
ncome: \$100,000 - \$125,000	289-2.78%	4,295-6.78%	10,779-7.52%
ncome: \$125,000 - \$150,000	259-2.49%	2,515-3.97%	6,269-4.37%
ncome: \$150,000 - \$200,000	262-2.52%	3,813-6.02%	7,697-5.37%
ncome: \$200,000+	271-2.61%	4,855-7.66%	10,112-7.06%
vg Household Income	\$47,100	\$75,014	\$74,212
led Household Income	\$30,597	\$46,022	\$46,719

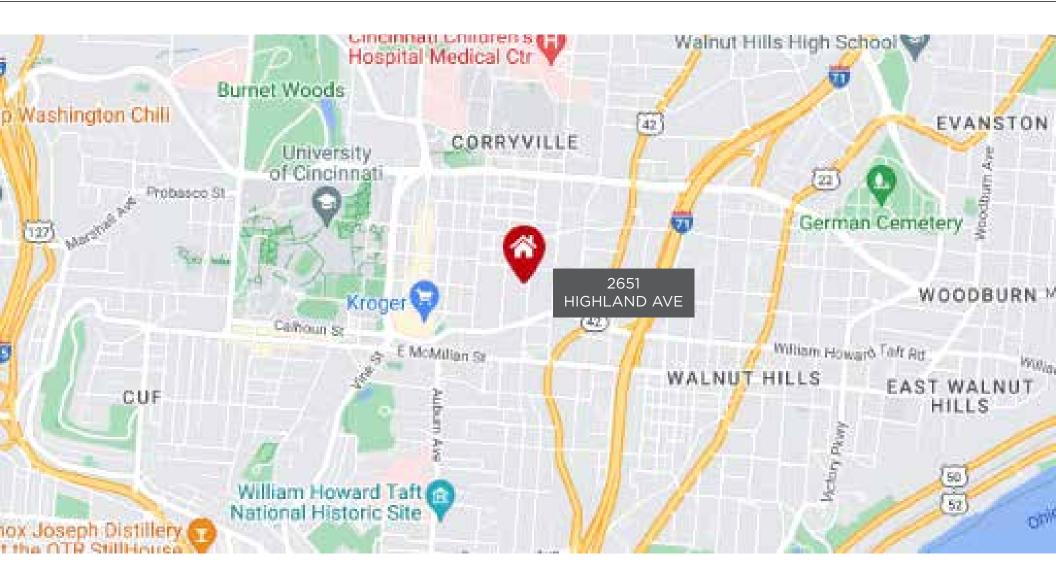
DEMOGRAPHICS



Map courtesy of Google



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