



6603 Hasler Ln, Cincinnati, OH 45216

\$1,130,000

Hasler Lane Portfolio

Adjacent, Efficient, and Ready to Perform: A Turnkey Portfolio with Growth Potential in Elmwood Pl.



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Listing Added: Today

Listing Updated: Today

kwSEVEN HILLS
KELLERWILLIAMS REALTY

Details

Asking Price	\$1,130,000	Property Type	Multifamily
Subtype	Apartment Building	Investment Type	Value Add
Class	C	Cap Rate	7.19%
Pro-Forma Cap Rate	7.99%	Occupancy	100%
NOI	\$81,257	Pro-Forma NOI	\$90,234
Units	11	Year Built	1962
Year Renovated	2024	Buildings	3
Stories	2	Permitted Zoning	Multifamily
Parking (per unit)	1	Broker Co-Op	Yes

Marketing Description

Turnkey 11-Door Investment Opportunity in Elmwood Place. Discover a prime small portfolio investment in Elmwood Place, Cincinnati, featuring two 5-unit multifamily buildings and one single-family home, totaling 11 doors and 13 rooms.

Multifamily Units: 1-bedroom units with current average rents of \$876.50 and proven upside potential to \$950.

Convenient Management: All properties are adjacent on the same block, streamlining property management and operations.

Strong Cash Flow Potential: Consistent rental income with room for value-add increases, ideal for investors seeking immediate returns with upside opportunities.

This portfolio presents an attractive option for local and regional investors looking to expand their multifamily holdings with manageable, well-located assets in a growing Cincinnati submarket.

INVESTMENT HIGHLIGHTS

1.
Prime Location:
 - Situated in **Elmwood Place**, a centrally located and desirable Cincinnati submarket.
 - Close proximity to major highways, employment hubs, and amenities.
2.
11 Doors, 13 Rooms:
 - Two **5-unit multifamily buildings** and a **single-family home** for a total of **11 doors**.
 - Adjacent properties simplify management and tenant oversight.
3.
Current Income with Upside Potential:
 - **Average rent of \$876.50 per unit** with room to grow to **\$950 per unit**.
 - Opportunity to increase revenue through modest rent adjustments.
4.
Ease of Management:
 - All properties are **contiguously located**, reducing operational complexity and enhancing efficiency.
5.
Steady Cash Flow:
 - Diversified income from a mix of multifamily units and a single-family home.
 - Strong rental demand for 1-bedroom units in the area.
6.
Value-Add Potential:
 - Opportunity to enhance property value through operational improvements or light upgrades to meet market rent.
7.
Turnkey Investment:
 - Ideal for local or out-of-state investors looking for immediate returns with built-in growth opportunities.





