

# Rosemont Park

811-819 Rosemont Ave  
Cincinnati OH 45205



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REALTY



**HOME IN CINCY**  
SALES AND LEASING



## Table of Contents

### 3 Property Overview

Summary

Investment Insights

Location Highlights

### 5 Floor Plans

### 8 Rent Roll

### 11 Proforma

### 12 T12

### 15 Property Upgrades

### 16 Additional Unit Information

### 19 Cincinnati About Cincinnati

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# Investment Summary

Home in Cincy is delighted to offer an exceptional investment opportunity with the acquisition of Rosemont Park, a premier multi-family residential complex nestled in the heart of Cincinnati, OH. This property boasts 48 well-maintained units and a serene park-like setting, offering a tranquil living environment while being conveniently located behind St. Williams Catholic Church and School.

## Property Highlights:

- **Location:** 811 Rosemont Avenue, Cincinnati, OH.
- **Setting:** The complex is situated off the road, enhancing privacy and a community feel, with buildings arranged around a spacious, new parking lot providing ample parking for residents.
- **Expansion Potential:** The property includes approved mechanical and electrical drawings from the City of Cincinnati, allowing for the addition of 3 more 1 BD/1 BA units in the 817 building.
- **Condition:** With no deferred maintenance, Rosemont Park has a proven history of low vacancy rates, ensuring a steady income stream.
- **Investment Appeal:** The opportunity to increase the unit count and the lack of necessary immediate repairs make this property a highly attractive investment.

For investors looking to acquire a high-quality, low-maintenance property with room for growth, Rosemont Park represents a compelling opportunity in Cincinnati's competitive real estate market.



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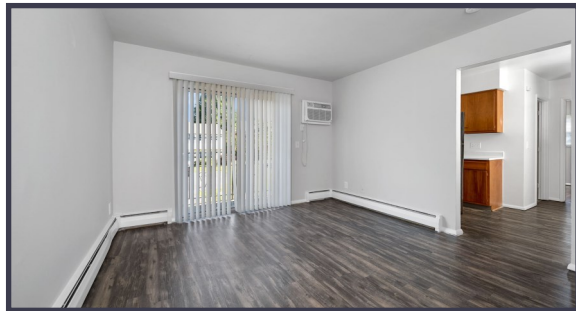


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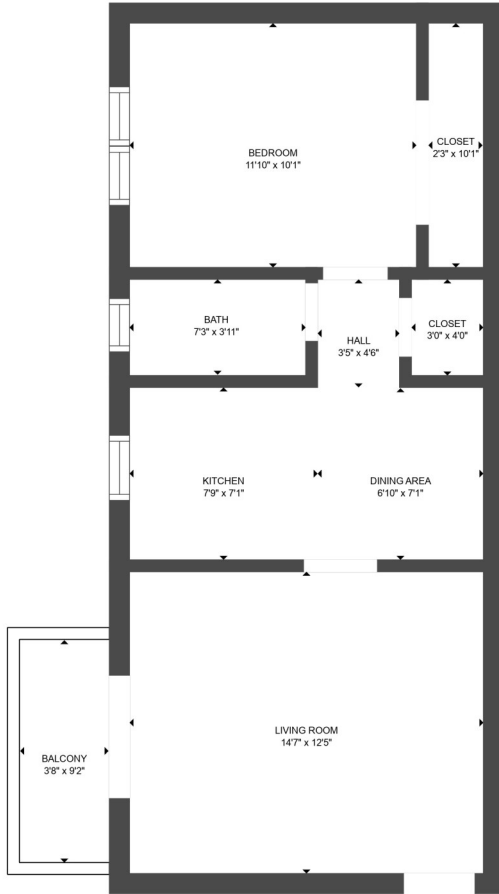


# Property Summary

<b>Offering Price</b>	<b>\$3,375,000</b>
<b>Building SqFt</b>	<b>25,600</b>
<b>Lot Size (acres)</b>	<b>1.77</b>
<b>Units</b>	<b>48</b>
<b>Year Built</b>	<b>1963, 1965</b>
<b>Subdivision Name</b>	<b>Vaughn George Estates</b>
<b>County</b>	<b>Hamilton</b>
<b>Parcel ID</b>	<b>179-0078-0573-00, 179-0078-0009-00, 179-0078-0008-00</b>



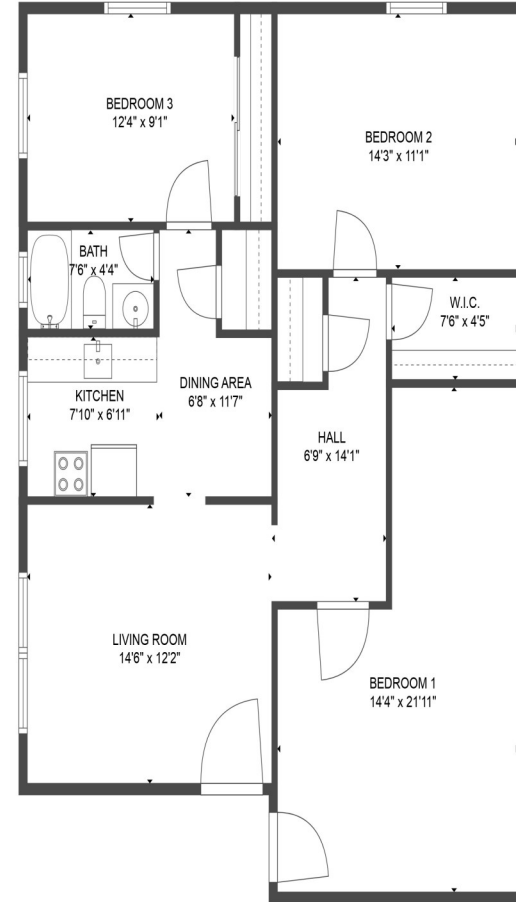
# Standard 1 Bedroom



GROSS INTERNAL AREA  
 FLOOR 1: 513 sq. ft, EXCLUDED AREAS:  
 BALCONY: 34 sq. ft  
 TOTAL: 513 sq. ft

Measurements are approximated. Floorplan by CincyPhotoPro.com

# Standard 3 Bedroom



TOTAL: 1045 sq. ft  
 FLOOR 1: 1045 sq. ft

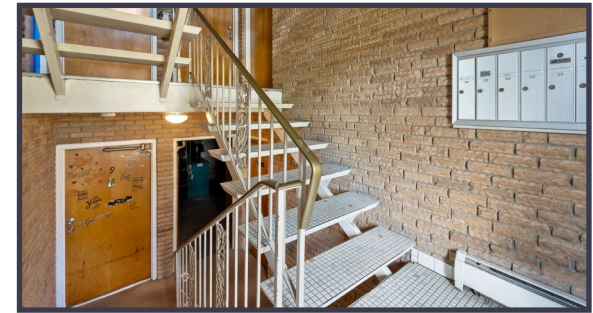
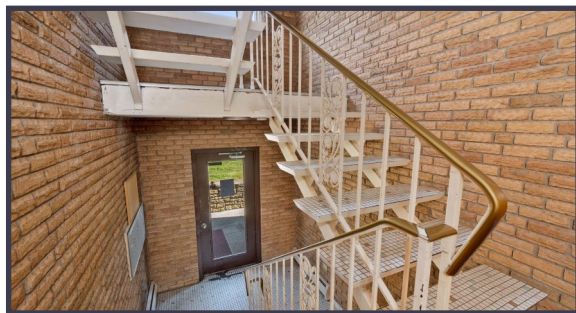
Measurements are approximated. Floorplan by CincyPhotoPro.com



Unit Information			
Bedrooms	Ave Size	Current Avg Rent	Potential Rent
1 Bed- 45	512 sqft	\$818	\$900
2 Bed- 1	900 sqft	\$1181	\$1181
3 Bed- 2	1025 sqft	\$1600	\$1600

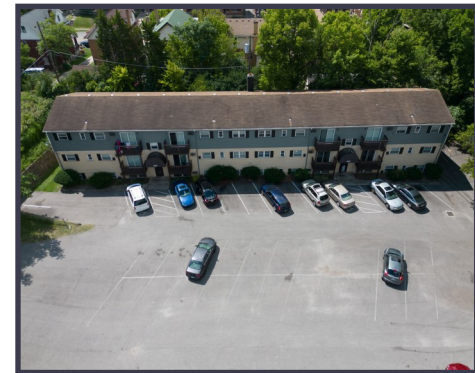
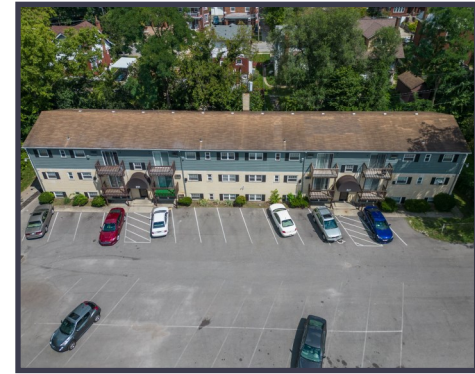
Monthly Rent Roll		
Current	Potential	Adding 3 Units
\$39,546	\$44,800	\$47,500

Annual Rent Roll		
Current	Potential	Adding 3 Units
\$474,552	\$537,600	\$570,000



## Annual Expenses

Management Fees: 8% based on Actual monthly rent	\$37,964
Repairs (estimated = 1 month market rental rate)	\$36,000
Insurance (estimated)	\$6,000
Annual Property Tax	\$48,000
Utilities (gas/electric/heat)-	\$23,000
Water- estimate	\$30,000



<b>Rent Roll</b>					
<b>As of 11/1/2024, Rosemont Park LLC, Current leases, All units</b>					
<b>OH_MM_811 Rosemont Avenue</b>					
OH_MM_811 Rosemont Avenue					
1	Aron Fitch, CMHA	1/18/202	at-will	1 Bed/1	\$890.00
2	Teena Bradner, EXCEL	9/1/2022	at-will	1 Bed/1	\$715.00
3	Darlene Ferguson	9/1/2022	at-will	1 Bed/1	\$825.00
4	Colleen Ratliff, CMHA	1/3/2022	at-will	1 Bed/1	\$900.00
5	Jimmie McDavis, CMHA	8/20/202	at-will	1 Bed/1	\$900.00
6	Cherise Johnson	6/6/2024	5/31/202	1 Bed/1	\$800.00
7	Brandi Harris, CMHA	9/18/202	9/30/202	1 Bed/1	\$800.00
8	Tiffany Asbury, Mitchell	4/17/202	4/30/202	1 Bed/1	\$800.00
9	Selena Lee, CMHA	1/4/2022	at-will	2 Bed/2	\$1,181.00
<b>Total for OH_MM_811 Rosemont Avenue</b>					
OH_MM_813 Rosemont Avenue					
1	Lashy Mcdonald, CMHA	12/1/202	11/30/20	3 Bed/2	\$1600.00
2	Tyler Bryant, CMHA	11/22/20	at-will	1 Bed/1	\$806.00
3	Marquise McCollum	7/8/24	7/31/25	1 Bed/1	\$850.00
4	Cynasha Watson	3/1/2024	2/28/202	1 Bed/1	\$800.00
5	Tara Broadbeck, CMHA	3/30/202	at-will	1 Bed/1	\$900.00
6	Theodore Hardimon,	12/1/202	at-will	1 Bed/1	\$806.00
7	Rebecca Brown	8/5/2024	8/31/2025	1 Bed/1	\$850.00
8	Vacant			1 Bed/1	
9	JaMarcus Holmes	6/1/2022	at-will	1 Bed/1	\$750.00
10	Veneraldo Velásquez	12/16/20	12/31/20	1 Bed/1	\$825.00





OH_MM_815 Rosemont Avenue					
11	Christopher Taylor	9/1/2022	at-will	1 Bed/1 Bath	\$825.00
12	Dean Hunt, CMHA	11/15/2021	at-will	1 Bed/1 Bath	\$900.00
14	Joseph Merman,	11/1/2022	at-will	1 Bed/1 Bath	\$806.00
15	Ashley King, CMHA	10/17/2022	at-will	1 Bed/1 Bath	\$800.00
16	Carol Bryant, CMHA	9/1/2022	at-will	1 Bed/1 Bath	\$900.00
17	LORA ADDIS, CMHA	8/4/2023	8/31/2024	1 Bed/1 Bath	\$900.00
18	Briana Bray	6/14/2023	at-will	1 Bed/1 Bath	\$850.00
19	Genesis Lilly, CMHA	8/16/2023	7/31/2024	1 Bed/1 Bath	\$800.00
20	Germarcus Haynes,	7/26/2023	6/30/2024	1 Bed/1 Bath	\$800.00
21	Holly Patton	9/1/2022	at-will	1 Bed/1 Bath	\$825.00
22	Nellie Saunders,	11/11/2021	at-will	1 Bed/1 Bath	\$800.00
<b>Total for OH_MM_815 Rosemont Avenue</b>					
OH_MM_817 Rosemont Avenue					
1	Michael Zuber-	10/11/2022	at-will	1 Bed/1 Bath	\$806.00
2	Gail Adams	9/1/2022	at-will	1 Bed/1 Bath	\$610.00
3	Garreona Holmes	4/8/2024	4/30/2025	1 Bed/1 Bath	\$800.00
4	Parita Jackson	4/8/2024	6/30/2025	1 Bed/1 Bath	\$850.00
5	Kiaria Nicks	10/6/2023	9/5/2024	1 Bed/1 Bath	\$800.00
6	Corey Mills, CMHA	9/1/2022	at-will	1 Bed/1 Bath	\$900.00
7	Lito Rodriguez	9/1/2022	at-will	1 Bed/1 Bath	\$570.00
8	Shanyla Whitlow,	8/1/2023	7/31/2024	1 Bed/1 Bath	\$800.00
<b>Total for OH_MM_817 Rosemont Avenue</b>					



OH_MM_819 Rosemont Avenue					
9	Ashley Williamson, Tamir Reid	4/22/2024	4/30/2025	3 Bed/1 Bath	\$1600.00
10	Jamyah Jacobs, CMHA CMHA	10/12/2023	10/31/2024	1 Bed/1 Bath	\$900.00
11	Michael Newman, CMHA CMHA	9/1/2022	at-will	1 Bed/1 Bath	\$800.00
12	Robert Holston	9/1/2022	at-will	1 Bed/1 Bath	\$800.00
14	Vacant			1 Bed/1 Bath	
15	Bertharine McCoy	9/1/2022	at-will	1 Bed/1 Bath	\$750.00
16	Juana Manuela Arredondo	8/19/2022	at-will	1 Bed/1 Bath	\$825.00
17	Chad Mistler, CMHA CMHA	1/11/2023	at-will	1 Bed/1 Bath	\$900.00
18	Nadine Coulter	9/1/2022	at-will	1 Bed/1 Bath	\$825.00
19	Erica Godfrey, CMHA CMHA	12/1/2022	at-will	1 Bed/1 Bath	\$806.00
<b>Total for OH_MM_819 Rosemont Avenue</b>					
				<b>Total:</b>	<b>\$39,546.00</b>



<b>Rosemont Park LLC</b>			
<b>Property Configuration</b>			
	<b>Current Configuration Current Rent Roll 45-1 1-2 2-3</b>	<b>Current Configuration Proforma Rent Roll 45-1 1-2 2-3</b>	<b>Additional Units Proforma Rent Roll 48-1 1-2 2-3</b>
<b>Income</b>			
Actual monthly rent	\$41,349	\$44,900	\$47,600
Occupancy Rate (estimated at 94%)	94%	94%	94%
Proforma Yearly Rent	\$466,416	\$506,472	\$536,928
<b>Expenses (Yearly)</b>			
Management Fees: 8% based on Market monthly rent	\$37,313	\$40,518	\$42,954
Repairs (estimated = 1 month market rental rate)	\$41,349	\$44,900	\$47,600
Insurance (based on current)	\$5,160	\$5,160	\$5,160
Annual Property Tax (based on current)	\$37,248	\$37,248	\$37,248
Utilities (gas/electric/heat)- based on current	\$19,000	\$19,000	\$19,000
Water- based on current	\$36,000	\$36,000	\$36,000
<b>Profit and Loss</b>			
<b>Net Income</b>	<b>\$290,346</b>	<b>\$323,646</b>	<b>\$348,966</b>



## Income Statement Consolidated November 2023 - October 2024

### Rosemont Park LLC

	-Nov-	-Dec-	-Jan-	-Feb-	-Mar-	-Apr-	-May-	-Jun-	-Jul-	-Aug-	-Sep-	-Oct-	Total
<b>Income</b>													
Rent	\$27,016	\$33,266	\$35,073	\$35,128	\$29,889	\$34,635	\$34,527	\$35,216	\$36,936	\$35,761	\$39,089	\$37,713	\$414,247
Late Fee	\$150	\$251	\$100	\$250	\$291	\$169	\$200	\$100	\$200	\$300	\$214	\$150	\$2,375
Laundry	\$224	\$236	\$311	\$329	\$191	\$342	\$277	\$373	\$258	\$353	\$314	\$341	\$3,550
<b>Total Rent</b>	<b>\$27,390</b>	<b>\$33,752</b>	<b>\$35,484</b>	<b>\$35,707</b>	<b>\$30,371</b>	<b>\$35,146</b>	<b>\$35,004</b>	<b>\$35,689</b>	<b>\$37,394</b>	<b>\$36,414</b>	<b>\$39,617</b>	<b>\$38,203</b>	<b>\$420,172</b>
Repairs In-	\$280	\$420	\$150	\$80	\$493	\$406	\$271	\$52	\$40	\$60	\$122	\$40	\$2,413
<b>Total for Re-</b>	<b>\$280</b>	<b>\$420</b>	<b>\$150</b>	<b>\$80</b>	<b>\$493</b>	<b>\$406</b>	<b>\$271</b>	<b>\$52</b>	<b>\$40</b>	<b>\$60</b>	<b>\$122</b>	<b>\$40</b>	<b>\$2,413</b>
<b>Repairs Income</b>													
<b>Total Income</b>	<b>\$27,670</b>	<b>\$34,172</b>	<b>\$35,634</b>	<b>\$35,787</b>	<b>\$30,864</b>	<b>\$35,551</b>	<b>\$35,275</b>	<b>\$35,741</b>	<b>\$37,434</b>	<b>\$36,474</b>	<b>\$39,739</b>	<b>\$38,243</b>	<b>\$422,585</b>
<b>Taxes and Insurance</b>													
Insurance	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$5,152
Taxes	\$3,104	\$3,104	\$3,104	\$3,104	\$3,104	\$3,104	\$3,104	\$3,104	\$3,104	\$3,104	\$3,104	\$3,104	\$37,248
<b>Total for Taxes and Insurance</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$3,533</b>	<b>\$42,400</b>





	-Nov-	-Dec-	-Jan-	-Feb-	-Mar-	-Apr-	-May-	-Jun-	-Jul-	-Aug-	-Sep-	-Oct-	Total
<b>Expense</b>													
Common Clean- ing	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
Unit Cleaning				\$270			\$135	\$135	\$225	\$135	\$0	\$0	\$900
<b>Total for Cleaning</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$670</b>	<b>\$400</b>	<b>\$400</b>	<b>\$535</b>	<b>\$535</b>	<b>\$625</b>	<b>\$535</b>	<b>\$400</b>	<b>\$400</b>	<b>\$5,700</b>
Landscaping	\$257	\$257	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$3,029
Snow Removal				\$1,532									\$1,532
<b>Total for Land-</b>	<b>\$257</b>	<b>\$257</b>	<b>\$251</b>	<b>\$1,784</b>	<b>\$251</b>	<b>\$251</b>	<b>\$251</b>	<b>\$251</b>	<b>\$251</b>	<b>\$251</b>	<b>\$251</b>	<b>\$251</b>	<b>\$4,561</b>
Management	\$2,255	\$2,681	\$2,767	\$2,311	\$2,430	\$2,812	\$2,800	\$2,855	\$2,991	\$3,037	\$2,926	\$2,875	\$32,740
Professional Fees		\$337		\$235			\$235	\$235	\$0	\$235	\$235	\$0	\$1,512
<b>Total for Profes-</b>	<b>\$2,255</b>	<b>\$3,018</b>	<b>\$2,767</b>	<b>\$2,546</b>	<b>\$2,430</b>	<b>\$2,812</b>	<b>\$3,035</b>	<b>\$3,090</b>	<b>\$2,991</b>	<b>\$3,272</b>	<b>\$3,161</b>	<b>\$2,875</b>	<b>\$34,252</b>
<b>Service</b>													
Appliance Repair	\$321	\$793		\$1,344	\$96		\$113	\$230	\$230	\$0	\$389	\$0	\$3,517
Appliance Re-		\$611	\$691		\$708						\$761		\$2,772
Electric Repair	\$205	\$121		\$650	\$688		\$703						\$2,367
Flooring	\$3,819			\$1,055									\$4,873
HVAC/BOILER/ Maintenance	\$1,537	\$828			\$648		\$258	\$79	\$79	\$692			\$4,120
Painting/Painting	\$1,414	\$1,289	\$1,356	\$3,287	\$944	\$379				\$356	\$953	\$1,350	\$11,327
Pest Control	\$317	\$1,235		\$60					\$845				\$2,457
Plumbing	\$340		\$1,130	\$585		\$590	\$454	\$1,072	\$753	\$1,066	\$299	\$9,719	\$15,668
Roof Repair		\$2,000											\$2,000
Trash Outs/Set		\$1,995	\$521		\$723	\$456		\$345	\$345	\$170			\$4,555
TRASH PICK UP	\$596	\$216	\$121	\$108	\$104	\$208		\$133		\$148	\$133	\$340	\$2,107
Unit Turns			\$424		\$1,250	\$214				\$725		\$1,420	\$4,033
<b>Total for Service</b>	<b>\$8,548</b>	<b>\$9,087</b>	<b>\$4,244</b>	<b>\$7,089</b>	<b>\$5,160</b>	<b>\$1,847</b>	<b>\$1,528</b>	<b>\$2,269</b>	<b>\$2,678</b>	<b>\$3,545</b>	<b>\$2,772</b>	<b>\$12,965</b>	<b>\$61,731</b>



	-Nov-	-Dec-	-Jan-	-Feb-	-Mar-	-Apr-	-May-	-Jun-	-Jul-	-Aug-	-Sep-	-Oct-	Total
<b>Utilities</b>													
Common Electric and Gas	\$2,118	\$2,261	\$2,443	\$3,471	\$1,875	\$1,514	\$1,182	\$1,319	\$1,275	\$1,205	\$975	\$1,022	\$20,660
Common Trash Removal	\$496	\$487	\$547	\$544	\$552	\$552	\$549	\$542	\$542	\$549	\$542	\$542	\$6,443
Common Water and Sewer	\$2,080	\$2,559	\$2,778	\$2,405	\$2,704	\$2,559	\$2,702	\$2,215	\$2,118	\$2,675	\$2,219	\$2,086	\$29,100
Vacant Electric/Gas	\$156	\$73	\$129	\$472	\$42	\$254	\$118	\$128	\$310	\$64	\$189	\$82	\$2,017
<b>Total for Utilities</b>	<b>\$4,850</b>	<b>\$5,380</b>	<b>\$5,896</b>	<b>\$6,891</b>	<b>\$5,173</b>	<b>\$4,880</b>	<b>\$4,552</b>	<b>\$4,203</b>	<b>\$4,245</b>	<b>\$4,493</b>	<b>\$3,925</b>	<b>\$3,732</b>	<b>\$58,221</b>
Total Income	\$27,670	\$34,172	\$35,634	\$35,787	\$30,864	\$35,551	\$35,275	\$35,741	\$37,434	\$36,474	\$39,739	\$38,243	\$422,585
Total Expense	\$19,844	\$21,676	\$17,092	\$22,513	\$16,948	\$13,723	\$13,435	\$13,882	\$14,324	\$15,630	\$14,042	\$23,756	\$206,865
<b>Net Operating Income</b>	<b>\$7,826</b>	<b>\$12,496</b>	<b>\$18,543</b>	<b>\$13,274</b>	<b>\$13,916</b>	<b>\$21,828</b>	<b>\$21,840</b>	<b>\$21,859</b>	<b>\$23,110</b>	<b>\$20,844</b>	<b>\$25,697</b>	<b>\$14,488</b>	<b>\$215,720</b>



## Recent Property Upgrades

2020– New Parking Lot \$40,000

2022– New Monument Sign \$8,500

2023– Addition of additional French drain in parking lot \$10,000

2024– New Hot Water Tanks– 817/819 Buildings \$10,000

Boilers are serviced annually and any suggest repairs made. In 2023 a Techmar was added to each boiler to assist in efficiency. \$20,000 over the last two years

Roofs are inspected annually and leaf guards have been installed throughout.

No deferred maintenance.

Quarterly Property Inspections

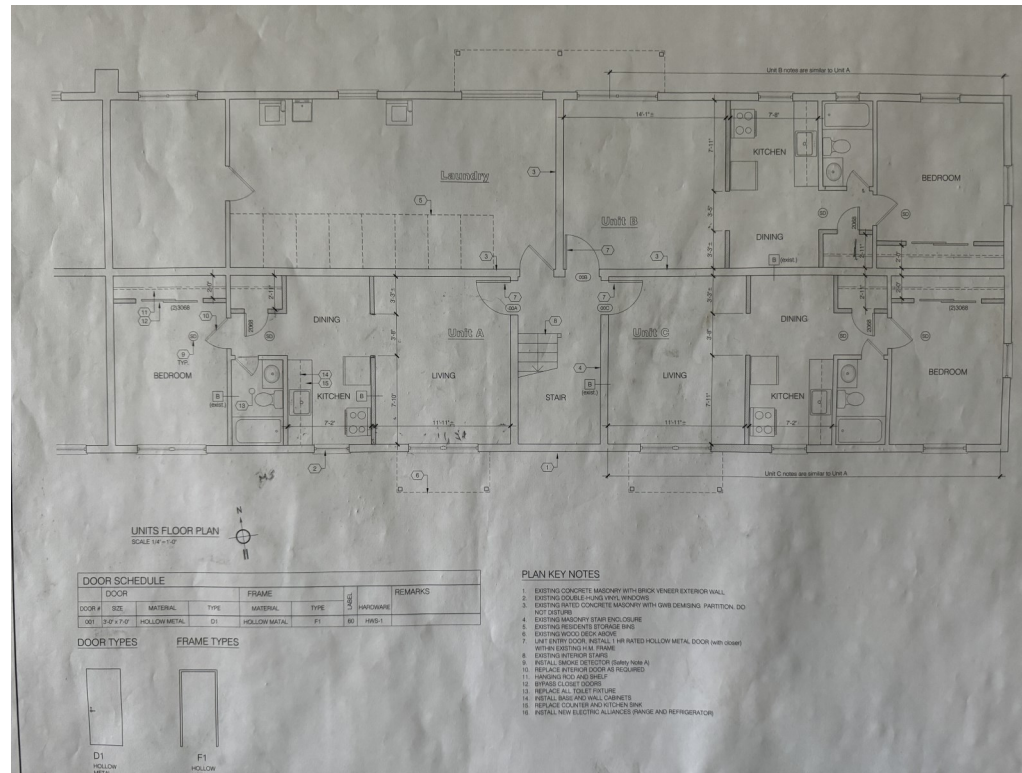
Under Professional Management

Blend of Market Rent and Housing Choice Voucher



# Addition of Three Additional Units in the 817 Building

There are three unfinished spaces in the lower level of the 817 Building. Each unit will bring an additional \$900 per month, \$32,400 annually.





## Addition of Three Additional Units in the 817 Building



View From Common Hallway into the Living Room



View From Living Room into Kitchen



## Addition of Three Additional Units in the 817 Building



View From Hallway into the Bedroom



Bedroom Closet



## Price Hill, Cincinnati Ohio

Price Hill is a diverse and historic neighborhood located on the west side of Cincinnati, Ohio. It is divided into three distinct areas: East Price Hill, West Price Hill, and Lower Price Hill. Each section has its own unique character and charm, contributing to the overall rich cultural tapestry of the neighborhood. Rosemont Park is located in West Price Hill.

### Geography and Layout

Price Hill is situated on a hill overlooking downtown Cincinnati and the Ohio River, providing residents with scenic views and a hilly, picturesque terrain. The area is characterized by its tree-lined streets, historic homes, and a mix of residential, commercial, and recreational spaces.

### West Price Hill

- **Residential Appeal:** West Price Hill is primarily residential, featuring a mix of single-family homes, apartment buildings, and duplexes. It's known for its tight-knit community and family-friendly atmosphere.
- **Parks and Recreation:** The neighborhood boasts several parks, including Dunham Recreation Complex and Rapid Run Park, providing ample green space and recreational facilities for residents.
- **Commercial Areas:** While largely residential, West Price Hill has pockets of commercial activity with local businesses, shops, and dining options catering the community.

### Demographics and Culture

Price Hill is one of the most ethnically diverse neighborhoods in Cincinnati. The population includes a mix of longtime residents, young professionals, and immigrant communities, contributing to a vibrant cultural scene. Festivals, cultural events, and community gatherings are common, celebrating the rich heritage and diversity of the area.

### Transportation

Price Hill is well-connected to downtown Cincinnati and other parts of the city through several major roads and public transportation options. The neighborhood's elevated position provides quick access to the central business district while maintaining a distinct community feel.

In summary, Price Hill is a neighborhood with a rich history, diverse population, and a blend of historic charm and modern development. While it faces some challenges, the strong community spirit and ongoing revitalization efforts make it a dynamic and evolving part of Cincinnati.

