

WASHINGTON POINT

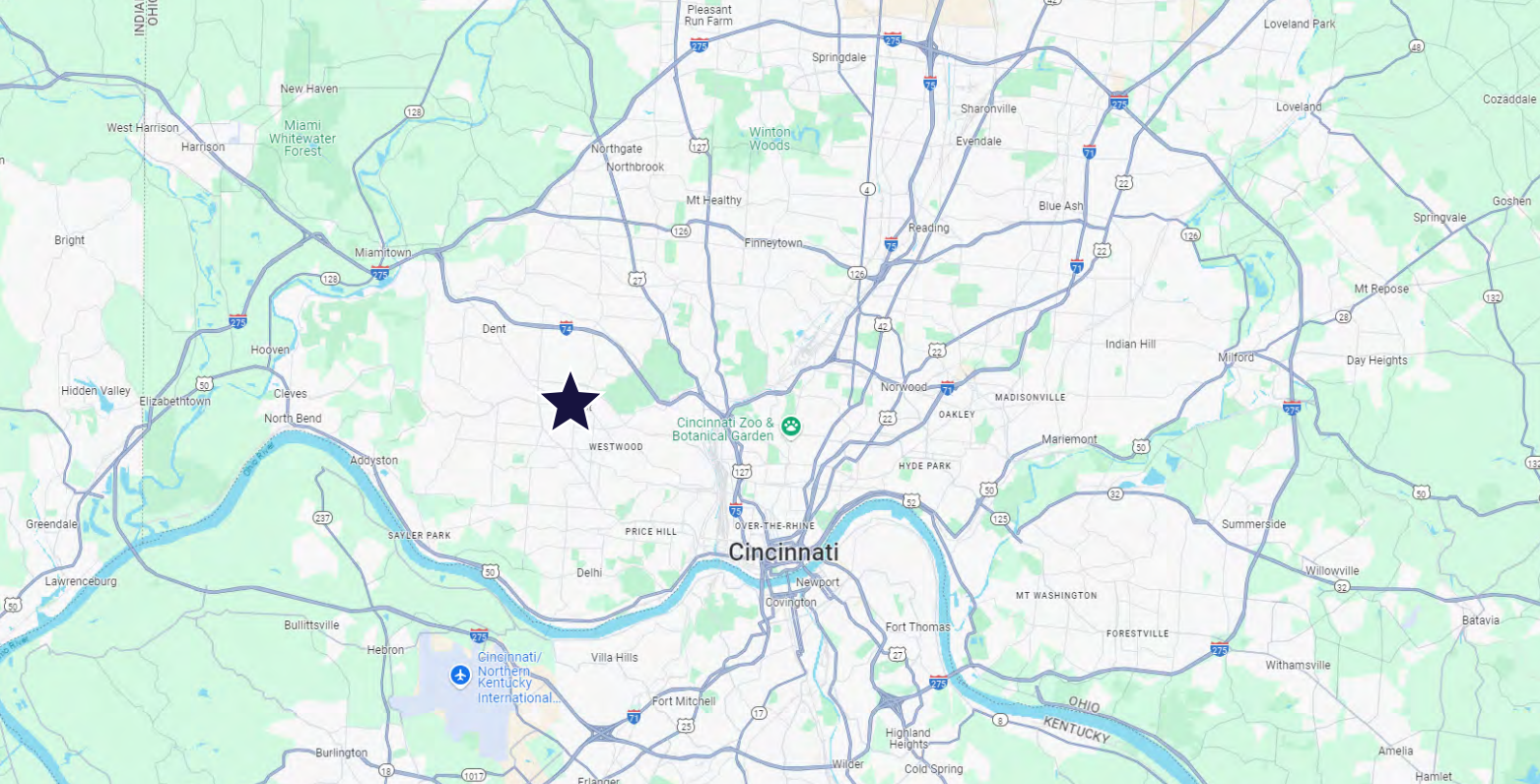
11 Units / Cincinnati, OH / Cheviot
Confidential Offering Memorandum



*3828 Washington Ave.
Cincinnati, OH 45229*



**CUSHMAN &
WAKEFIELD**



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WASHINGTON POINT



Cincinnati, OH
Chevot



11 Units



1961 Year Built



Front Units: 500 SF
Rear Units: 540 SF



100% Occupied



0.36 Acres



\$1.58 Avg. Mkt. Rent/SF



\$817 Avg. Mkt. Rent

Investment Overview

The Cushman & Wakefield Multifamily Advisory Group is pleased to present the exclusive listing of Washington Point Apartments. The property consists of 11 1-bedroom units. Washington Point was built in 1961 and is located in Cheviot, a desirable community on the west-side of Greater Cincinnati.



Investment Highlights

1

STRONG RENTAL HISTORY

Consistently 100% occupied with waiting list

2

CLEAN AND WELL MAINTAINED

Owner operated and managed

3

NEW ROOF

Roof replaced in 2020

4

EASY TRANSIT

Walking distance to multiple bus stops and minutes from Harrison Ave. and Westwood Northern Blvd.

5

ACCESS TO RETAIL

Conveniently located near shopping and restaurants along Cheviot's main strip

Property Summary

Number of Units	11
Year Built	1961
Stories	2
Net Rentable Area	5,700 SF

SITE

Address	3828 Washington Ave. Cincinnati, OH 45211		
County	Hamilton		
Lot Size	0.36		
Number of Buildings	1		
Parking	14 Open Spaces		
Flood Zone	N/A		

UTILITIES

SERVICE/UTILITY	SOURCE/COMPANY	METERED	PAID BY
Electricity	Individual	Resident	Resident
Gas	Master	Owner	Owner
Water/Sewer	Master	Owner	Owner
Trash Removal	N/A	Owner	Owner
Cable/Internet & Phone	N/A	Resident	Resident

IMPROVEMENTS

Foundation	Poured Concrete
Frame	Brick with Backup Block
Floors	Wood
Roofs	Flat
Exterior	Brick
Windows	Aluminum - Single Pane

SYSTEMS

Heating	Boiler/Chiller - Shared - Gas
Cooling	Window Unit - Individual - Electric
Hot Water	85 Gallon - Shared - Gas
Plumbing	Copper - Cast Iron Drain
Wiring	Copper
Breaker Boxes	Federal Pacific
Laundry	2 Washers & 2 Dryers Owner Owned, Coin Operated

PROPERTY POLICY INFORMATION

Application Fee	\$60/adult
Admin Fee	N/A
Security Deposit	Equal to 1 Month's Rent
Late Fee	\$75
Month-to-Month Fee	N/A
Pet Rent	N/A

SCHOOLS

School System	Cheviot/Cincinnati
Elementary School	Cheviot Elementary
Middle School	Cincinnati Public Schools
High School	Cincinnati Public Schools



Community Amenities

- Heat and Water Included
- Cable and Internet Ready
- Extra Storage Closet
- Locked Entry with Intercom
- Coin Laundry - Owner
- 14 Parking Spaces + Street Parking
- Well Lighted Hallways
- Well Lighted Parking Areas
- Regularly Maintained Halls
- No Pet Policy
- 6 or 12 Month Lease
- Minutes to Harrison Ave/ Westwood Northern Blvd.
- Conveniently located to Shopping and Restaurants



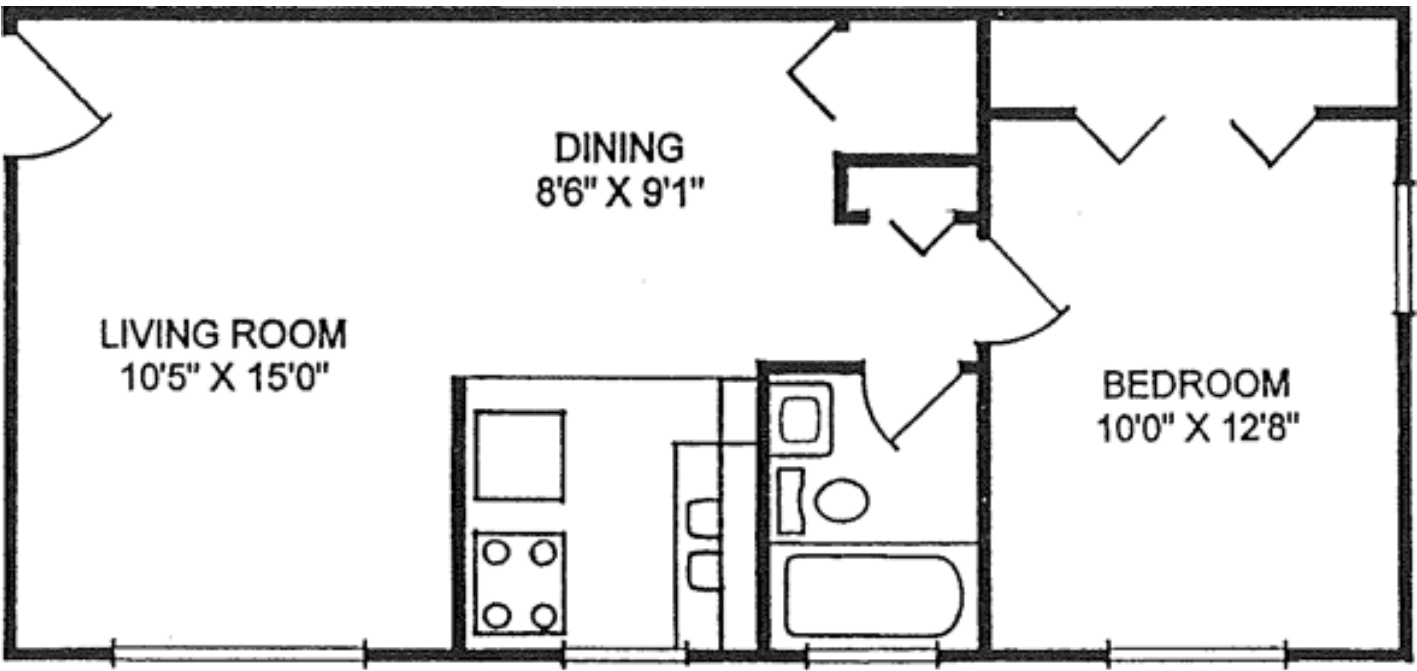


Unit Features

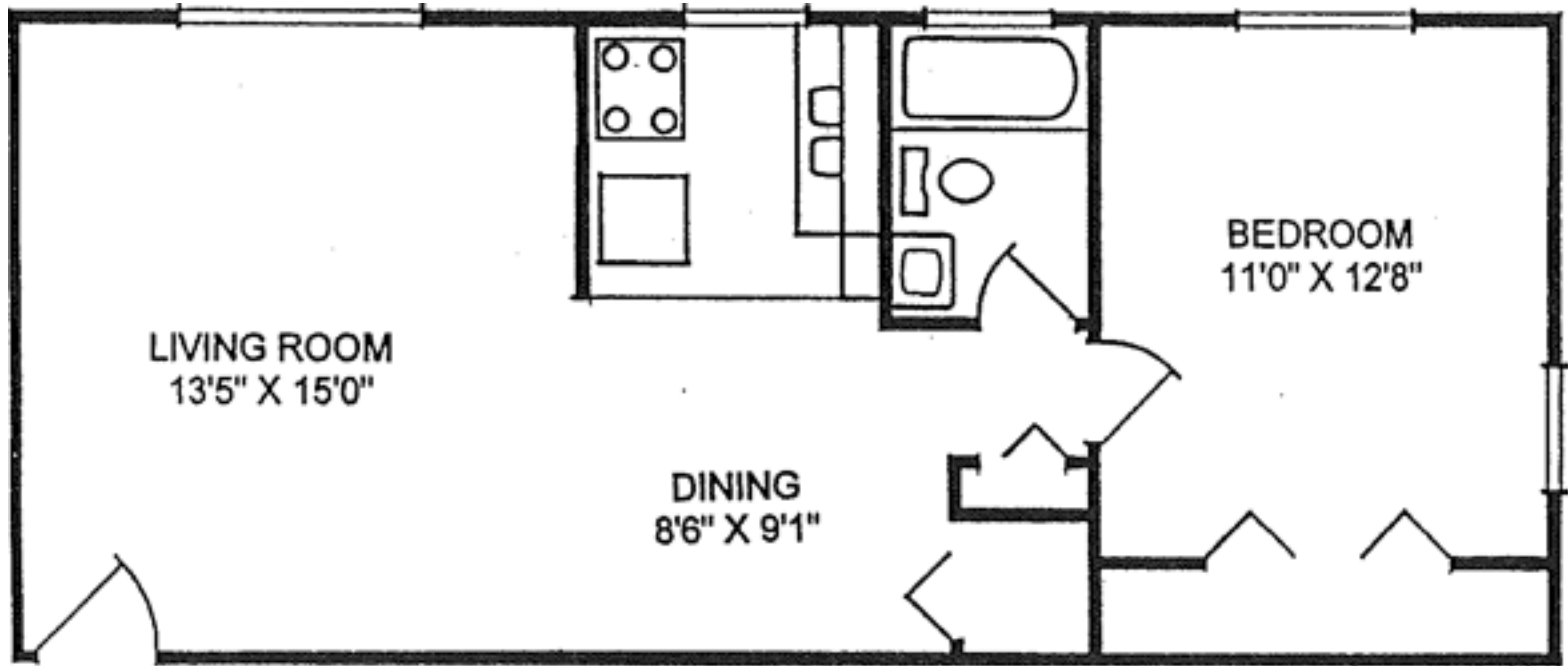
- Air Conditioning
- Electric Cooking
- White Appliances
- Stainless Steel Sink
- Laminate Countertops
- Wood Cabinets
- Vinyl/LVT Flooring
- Wall to Wall Carpet
- Smoke Detectors
- Ceramic Tile Shower

Floor Plans

FRONT



REAR



Income Statement - Valuation

Income	2023		Valuation				Forecast Assumptions
	12 Months Actual	Per Unit	Forecast	Per Unit	Per Sq. Ft.	% GPI	Valuation
	7/22-6/23			11	5,700		
Gross Scheduled Income	\$97,380	100%	\$107,820	100%	\$18.92	100%	Market Rents as of 10/1/24
Gain (Loss) to Lease	\$0	0.0%	\$0	0.0%	\$0.00	0.0%	
Gross Potential Income	\$97,380	100%	\$107,820	100%	\$18.92	100%	
Vacancy Loss	\$0	0.0%	(\$1,617)	1.5%	\$0.28	1.5%	1.50% of GPI
Concessions	\$0	0.0%	\$0	0.0%	\$0.00	0.0%	
Employee Units	\$0	0.0%	\$0	0.0%	\$0.00	0.0%	
Model	\$0	0.0%	\$0	0.0%	\$0.00	0.0%	
Net Bad Debt	\$0	0.0%	(\$539)	0.5%	\$0.09	0.5%	.50% of GPI
Total Vacancy Loss	\$0	0.0%	(\$2,156)	2.0%	\$0.38	2.0%	
Net Rental Income	\$97,380	\$8,853	\$105,664	\$9,606	\$18.54	98.0%	
Physical Occupancy	100.0%		98.5%				
Economic Occupancy	100.0%		98.0%				
Average Effective Rent	\$738		\$817				
Total Other Income	\$750	\$68	\$855	\$78	\$0.15	0.8%	2024 Budget
Total Revenue	\$98,130	\$8,921	\$106,519	\$9,684	\$18.69	98.8%	
Total Revenue Growth	#DIV/0!	vs 2022	#DIV/0!	vs T-3			
Expenses							
Real Estate Taxes	\$8,094	\$736	\$10,760	\$978	\$1.89	10.2%	2024 Taxes
Property Insurance	\$2,997	\$272	\$3,233	\$294	\$0.57	3.1%	2024 Budget
Gas & Electric	\$4,905	\$446	\$4,905	\$446	\$0.86	4.6%	2024 Budget
Water	\$4,193	\$381	\$4,193	\$381	\$0.74	4.0%	2024 Budget
Total Fixed Expenses	\$20,189	\$1,835	\$23,091	\$2,099	\$4.05	21.9%	
Management Fee	\$0	0.0%	\$4,261	4.0%	\$0.75	4.0%	4.0% of Total Revenue
Maintenance & Repairs	\$4,946	\$450	\$6,050	\$550	\$1.06	5.7%	\$550/Unit
Marketing	\$845	\$77	\$220	\$20	\$0.04	0.2%	2024 Budget
Administrative	\$620	\$56	\$300	\$27	\$0.05	0.3%	2024 Budget
Total Variable Expenses	\$6,411	\$583	\$10,831	\$985	\$1.90	10.2%	
Total Expenses	\$26,600	\$2,418	\$33,922	\$3,084	\$5.95	32.0%	
Net Operating Income	\$71,530	\$6,503	\$72,597	\$6,600	\$12.74	66.8%	
Replacement Reserves	\$3,300	\$300	\$3,300	\$300	\$0.58	3.1%	\$300 per Unit
Adjusted NOI	\$68,230	\$6,203	\$69,297	\$6,300	\$12.16	63.7%	

Floor Plan Mix

Rents as of: October 1, 2024												
Unit Type	Floor Plan	Unit Code	No. of Units	% of Total	Rentable Square Feet	Total Square Feet	Vacant Units	Average Lease Rent	Lease Rent PSF	(Loss) Gain to Lease	Average Market Rent	Market Rent PSF
1 Bed / 1 Bath	1/1	Front	6	54.5%	500	3,000	0	\$775	\$1.55	(\$35)	\$810	\$1.62
1 Bed / 1 Bath	1/1	Rear	5	45.5%	540	2,700	0	\$779	\$1.44	(\$46)	\$825	\$1.53
Totals / Averages			11	100%	518	5,700	0	\$777	\$1.50	(\$40)	\$817	\$1.58
Average Rent per SF							0.0%	\$1.50			\$1.58	
Monthly Income								\$8,545		(\$440)	\$8,985	
Annual Income								\$102,540		(\$5,280)	\$107,820	

Rent Roll Summary

Occupied Units	11	100.0%
Admin / Down Units		0.0%
Vacant Units	0	0.0%
Total	11	100%

Rent Roll Analysis (10/01/24)

Sorted by Unit Type, then Move in Date (New to Old)

RR No.	Unit No.	Unit Code	Floor Plan	Unit Type	Square Feet	Vacant Status	Vac	Market Rent	Loss to Lease	Lease Rent	Gross Potential	Total Charges
1		Front	1/1	1/1	500	Occupied	0	\$810	(\$85)	\$725	\$725	\$725
3		Front	1/1	1/1	500	Occupied	0	\$810	(\$40)	\$770	\$770	\$770
4		Front	1/1	1/1	500	Occupied	0	\$810	\$0	\$810	\$810	\$810
7		Front	1/1	1/1	500	Occupied	0	\$810	(\$5)	\$805	\$805	\$805
8		Front	1/1	1/1	500	Occupied	0	\$810	(\$40)	\$770	\$770	\$770
11		Front	1/1	1/1	500	Occupied	0	\$810	(\$40)	\$770	\$770	\$770
Total				6	3,000	0		\$4,860	(\$210)	\$4,650	\$4,650	\$4,650
Average					500	0%		\$810	(\$35)	\$775	\$775	\$775
2		Rear	1/1	1/1	540	Occupied	0	\$825	(\$50)	\$775	\$775	\$775
5		Rear	1/1	1/1	540	Occupied	0	\$825	(\$50)	\$775	\$775	\$775
6		Rear	1/1	1/1	540	Occupied	0	\$825	(\$50)	\$775	\$775	\$775
9		Rear	1/1	1/1	540	Occupied	0	\$825	(\$50)	\$775	\$775	\$775
10		Rear	1/1	1/1	540	Occupied	0	\$825	(\$30)	\$795	\$795	\$795
Total				5	2,700	0		\$4,125	(\$230)	\$3,895	\$3,895	\$3,895
Average					540	0%		\$825	(\$46)	\$779	\$779	\$779
Property Total				11	5,700	0	0	\$8,985	(\$440)	\$8,545	\$8,545	\$8,545
Property Average					518	0%		\$817	(\$40)	\$777	\$777	\$777



Market Overview





CINCINNATI *at a glance*

16-COUNTY

CINCINNATI MSA

2.265

MILLION PEOPLE

#1

LARGEST MSA
IN OHIO

30TH

LARGEST MSA IN
THE UNITED STATES

1.17

MILLION
EMPLOYEES

7

FORTUNE 500
COMPANIES

\$173.51B

GRP/GDP

#1

LARGEST U.S.
INLAND PORT

#1

BEST REGIONAL
AIRPORT IN NORTH
AMERICA

Greater Cincinnati Overview



A DIVERSE BUSINESS ECOSYSTEM

In our 16-county, 3-state region you'll find everything from Fortune 1,000 companies to a booming start-up community.



A PREMIER LOGISTICAL HUB

The Cincinnati region is within a day's drive of half the country. And it's a strategic location for many manufacturers because we have one of the busiest ports in the nation. CVG International Airport is the 20th largest cargo airport in the world and the 7th largest in North America and has been ranked one of the fastest-growing cargo airports in the US for the past 4 years.



GLOBAL CONNECTEDNESS

Ohio is the 9th largest exporting and 11th largest importing state in the nation. Cincinnati has one of the highest rates of export activity in the nation, with \$128.4B in annual exports and \$139.5B in gross regional product. 450+ foreign firms call Cincinnati home because of our strength in advanced manufacturing, automotive, biohealth, food and flavoring, information technology, and shared service industries. Cincinnati also has a flourishing arts scene and ranks in the top 20 for most immigrant friendly cities.



LOWEST COST INDEX IN THE NATION

Low operating costs, low cost of living, and high quality of life create both an outstanding business climate and an ideal place to live. BuzzFeed even called Cincinnati, "low-key America's coolest city."



NATIONALLY RANKED COLLEGES & UNIVERSITIES

City businesses often recruit from the University of Cincinnati, Xavier University, Northern Kentucky University, and many other higher education institutions within a two-hour drive.



A DEEP POOL OF TALENT ACROSS INDUSTRIES

Our largest industries include advanced manufacturing, life sciences, technology, business and professional services, and consumer insights. Businesses here often partner with higher education institutions for research, innovation, and more. You'll find tight connections between education and the business world.





**TOP U.S.
BUSINESSES LOVE
OHIO**

24 Fortune 500
companies

54 Fortune 1000
companies

Recent Accolades

#1

**BEST PLACE
TO LIVE IN
OHIO**

Cincinnati ranked No. 50 overall and was the highest-ranked Ohio city on the list.

- *U.S. News Report, 2023*

#1

**BEST
CHILDREN'S
HOSPITAL**

Children's has also been named in the top 10 of each of the 10 pediatric specialty areas, including being ranked #1 in four areas: cancer care, diabetes & endocrinology, neonatology, and urology.

- *U.S. News & World Report's Best Children's Hospitals 2023-24 rankings*

#3

**BEST
REGIONAL
AIRPORT
IN NORTH
AMERICA**

CVG ranked as the third-best regional airport in North America. CVG's staff also finished third in North America.

- *Skytrax World Airport Awards, 2023*

**Top
30**

**CONVENTION
CENTERS
IN NORTH
AMERICA**

Exhibitor Magazine named the Duke Energy Convention Center one of the top convention centers in North America for three consecutive years

Greater Cincinnati MSA

OVERVIEW

Located in the heart of Southwest Ohio, Northern Kentucky and Southeast Indiana, the Greater Cincinnati region consists of 16 counties and covers 4,400 square miles of land.

BUSINESS CLIMATE

Greater Cincinnati is the headquarters town for seven Fortune 500 companies. The region supports more than 450 foreign-owned firms and has a thriving entrepreneur ecosystem. The Metro region has two active Foreign Trade Zones (46 + 47). Benefits include a pro-business tax structure, financial incentives and a long list of business-friendly resources that nurture companies of all sizes. Site Selection magazine's 2023 Governor's Cup announced that Ohio ranked No. 3 among the nation for total projects overall and No. 5 in projects per capita, achieving a top-five ranking in both categories. The Cincinnati region placed 1st in Ohio and 3rd most in the Midwest with 91 projects, finishing 11th overall.

Over 400 Fortune-ranked firms have been drawn into Cincinnati due to the quality of life and business friendly environment, which boasts the lowest effective business tax in the Midwest. A total of 6 companies from Greater Cincinnati made the Inc. 5000 Regionals list for 2024. Multiple universities in the immediate area create a constant source of young professionals joining the workforce each year and provide an excellent talent pool for businesses of all types.



30th

Largest U.S. Metro

249,857 Businesses & 11.8 Million Residents Ohio is ranked #10 best state in the U.S. for doing business - CNBC, 2021

48

Young Professional Organizations in Cincinnati

#4

Place to Launch Your Career
LinkedIn 2020



FORTUNE 500 HEADQUARTERS IN GREATER CINCINNATI RANKINGS AND REVENUE IN BILLIONS (\$B) **as of June 2024*



#25 | \$150B



#50 | \$82B



#284 | \$14B



FIFTH THIRD BANK

#321 | \$12B



CINCINNATI
FINANCIAL CORPORATION

#393 | \$10B



#437 | \$8.8B



#470 | \$7.8B

A Diversified Economy with a Wide Variety of Industries & Companies

Cincinnati's diverse population includes a talented and educated workforce. The city's many colleges, universities and vocational schools produce a sizable talent pool through targeted programs that supplement the region's industries with skilled workers.

GREATER CINCINNATI IS UNIQUELY POSITIONED TO SUPPORT GROWTH IN FOUR KEY INDUSTRY CLUSTERS:

ADVANCED MANUFACTURING



The Cincinnati region offers one of the best ecosystems for manufacturers to thrive and grow. Regional growth in manufacturing has more than doubled the national average during the last five years. A fast-growing economy, 33% more workers, and one of the busiest inland ports—combined with skilled talent and strong market access—are just a few of the many reasons why companies are located here.

LIFE SCIENCES



The Cincinnati region is uniquely positioned to support expanding businesses through a vibrant entrepreneurial ecosystem and partnerships with well-regarded medical institutions. Our deep talent pool, extensive research infrastructure, and robust public/private research community support major biohealth companies, research universities, and medical institutions as they forge the future of health.

BUSINESS & PROFESSIONAL SERVICES



The Cincinnati region boasts a strong talent pool, affordable class A real estate space, convenient air transportation options, low cost of living, and high quality of life for growing business and professional services companies.

TECHNOLOGY



IT businesses—from software, to internet services, to data security, hosting and consulting—find our region a great place to grow. Thanks to a cost-competitive operating environment, a strong talent pipeline, and a low cost of living, IT and tech employment here has increased by more than 12% in five years. As an incubator of growth and innovation, the Cincinnati region is positioned to support businesses.

Cincinnati's cost of living is about

8%

below the national average



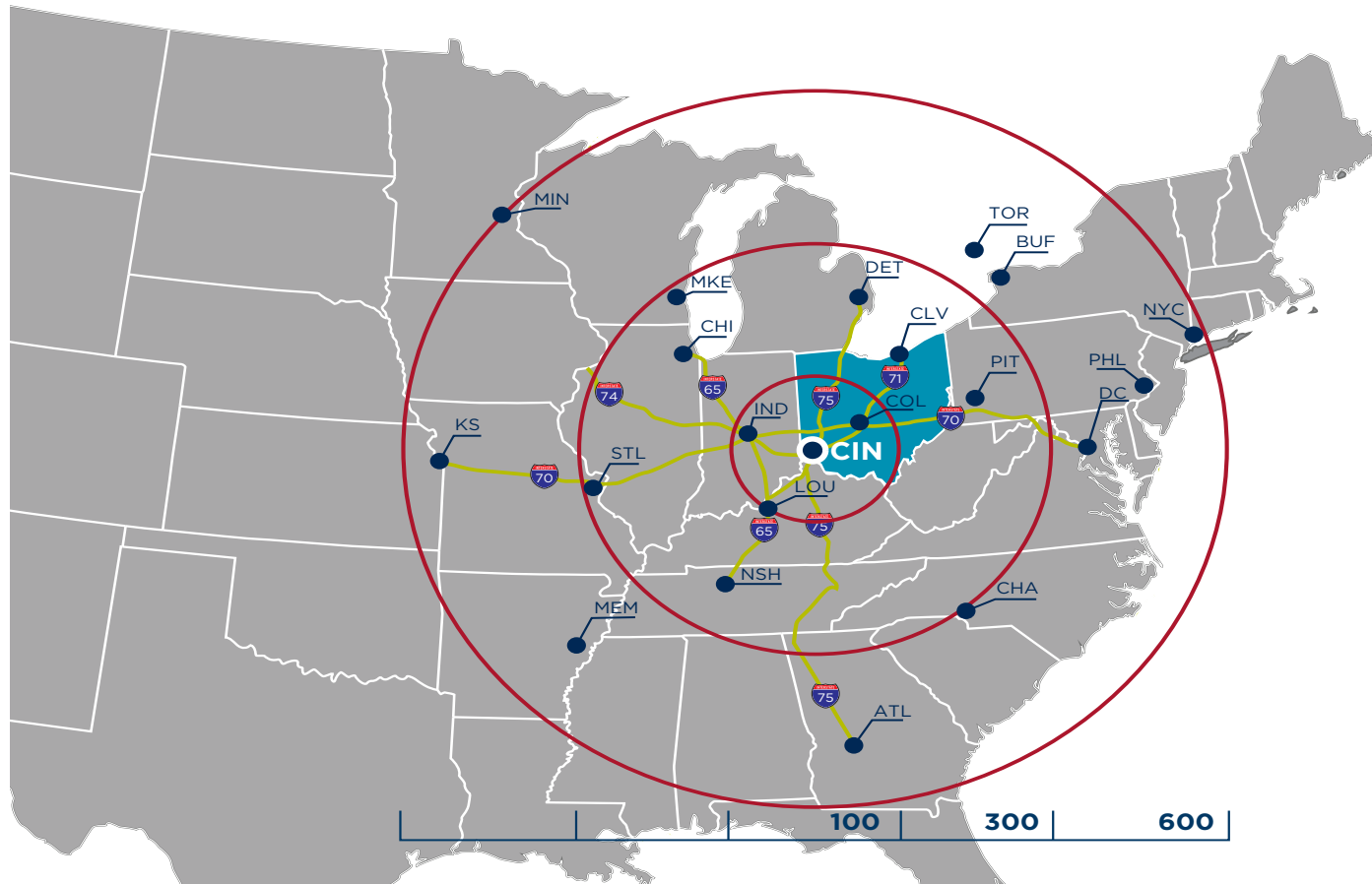
TOP 10 EMPLOYERS (2024)

1	 Cincinnati Children's changing the outcome together	19,568 Local Employees
2	 TriHealth	12,831 Local Employees
3	 University of CINCINNATI	11,470 Local Employees
4	 St. Elizabeth HEALTHCARE	11,147 Local Employees
5	 P&G	11,000 Local Employees
6	 UC Health™	10,470 Local Employees
7	 BON SECOURS MERCY HEALTH	10,000 Local Employees
8	 GE Aerospace	9,000 Local Employees
9	 FRESH FOR EVERYONE™ Kroger	9,000 Local Employees
10	 CINCINNATI PUBLIC SCHOOLS	7,100 Local Employees

Source: Cincinnati Business Courier, July 2024

Keep Your Business Moving

Located at the intersection of two rivers, three major interstate highways, two class-A railways, two active Foreign Trade Zones, and one international airport, the Cincinnati region enjoys unbeatable proximity to most major cities within a one-day drive and a globally competitive logistics industry. With Amazon Air's Global US Hub, DHL Express Global Superhub for the Americas, Amazon distribution facilities, UPS World Port, and several FedEx Ground Hubs, our region is one of the most connected and capable places in the world for moving goods. **Ohio is the ninth-largest exporting and 11th largest importing state in the nation.** Within a one-day drive of most major U.S. metros, the Cincinnati region's location means products arrive at the customer's door faster. Our strong logistics industry moves large and small items via air, river, rail, or road.



21ST LARGEST CARGO AIRPORT GLOBALLY



1-DAY DRIVE TO MOST MAJOR METROS



100 TRAINS DEPART DAILY



200 MILES OF THE OHIO RIVER

TWO ACTIVE FOREIGN TRADE ZONES

- The Greater Cincinnati FTZ (46) and northern Kentucky FTZ (47) operate within the region
- FTZ 46 and 47 is a business operations focused federal program designed to help regional businesses compete in the global marketplace through the elimination, deferral or reduction of customs duties on imported and exported/re-exported merchandise.



BY AIR

The Cincinnati/Northern Kentucky International Airport serves the region, ranked Best Airport in North America serving over 9.1 Million Passengers annually.

- Over 50 nonstop destinations, including 38 of the top 40 U.S. markets
- 7th largest cargo airport in North America and 14th largest globally
- Two major cargo hubs operate out of CVG; DHL Express Global Superhub and Amazon Prime Air Global US Hub. UPS World Port and several FedEx Ground Hubs also have a presence in the region.



BY WATER

The Ports of Cincinnati and Northern Kentucky are ranked #1 as the Nation's busiest inland port district and #13 busiest overall.

- More than 48 million tons of goods move through the ports annually
- The Ports of Cincinnati & Northern Kentucky includes 226.5 miles of commercially navigable waterways of the Ohio River and Licking River.
- The newly designated ports are comprised of 129 active docks and terminals, with 68 on the Ohio side of the Ohio River, 54 along the Kentucky shoreline, and seven along the Licking River.



BY LAND

Greater Cincinnati sits in the heart of the United States, along an I-75 manufacturing corridor that stretches from Canada to Florida.

- 3 interstate highway systems (Interstates 71, 74 and 75) and 2 interstate connectors (Interstates 275 and 471)
- Average commute time of less than 25 minutes for local employees
- 60% of the region's population and 75% of jobs are located within five miles of the I-71/75 corridor
- 20 major metros are located within 400 miles and served by a one-day truck drive



BY RAIL

Cincinnati forms an integral link for two Class 1 railroads (Norfolk Southern and CSX) throughout the Midwest and Eastern U.S.

- 3 intermodal terminals, 3 train classification yards and numerous industrial sidings
- Ohio has one of the largest, most concentrated rail networks in the nation with 5,187 miles of active rail

Home to a Diverse and Talented Workforce

EDUCATED WORKFORCE

The Cincinnati region is home to a skilled and educated young workforce. With prominent public and private academic centers such as University of Cincinnati, Miami University, Xavier University, Northern Kentucky University, Thomas More University, and Gateway Community & Technical College, our region has robust workforce development opportunities and strong talent. Each year, more than 393,000 students graduate within a 200-mile radius and more than 1.5 million adults live within a 30-minute commute of the region.

Regional Colleges & Universities



Regional Technical & Community Colleges





#1 Best City For
College Grads

University of Cincinnati Ranked
#2 Top Public
University in
Ohio

University of Cincinnati Ranked
#4 Nationally
for Co-ops &
Internships

Miami University Ranked
#103 in Top
National
Universities

Home to Top Ranked Medical Facilities

Greater Cincinnati is home to many distinguished medical facilities. Cincinnati's premier health facilities attract thousands of people to the area each year and these top-notch facilities are consistently growing and expanding.



**Cincinnati Children's Hospital
Medical Center**

Ranked by U.S. News & World Report as the #1 children's hospital in the United States.



**The Christ Hospital
Medical Center**

The U.S. News rankings rank as the #1 hospital in the region and the #4 hospital in the State of Ohio.



TriHealth Hospital Network

Bethesda North Hospital ranked No. 3 hospital in Greater Cincinnati.



Bon Secours Mercy Health

Mercy Hospitals in Ohio awarded 'A' grades in the fall Leapfrog Hospital Safety Grade.



St. Elizabeth Healthcare

St. Elizabeth Edgewood ranked #2 by U.S. News & World Report for Best Regional Hospital in Kentucky and Greater Cincinnati.



**University of Cincinnati
Medical Center**

Five-star recipient for of heart failure for 6 years in a row.



Cincinnati ranks **#4** among U.S. cities for healthcare

Bethesda North Hospital



BEST CHILDREN'S HOSPITALS
USNews
HONOR ROLL
2023-2024

Cincinnati Children's Hospital Medical Center



The Christ Hospital

The Christ Hospital

A High-Quality Lifestyle Draws Visitors to the City

Greater Cincinnati has world class offerings in the arts and endless opportunities for entertainment including four professional sports teams, Cincinnati Reds, Cincinnati Bengals, Cincinnati Cyclones, and FC Cincinnati. College sports also shine in the region with the Big East's Xavier University, the American Athletic Conference's University of Cincinnati and the Mid-American Conference's Miami University. Cincinnati is one of only a dozen cities in the U.S. that has all five major fine arts - Cincinnati Ballet, Cincinnati Opera, Cincinnati Art Museum, Cincinnati Symphony and Cincinnati Playhouse in the Park Theatre.



Cincinnati's Fountain Square Named
#70
Best Public Squares in 2024
Source: 10Best, part of USA TODAY



Four professional sports teams



More than two dozen nationally renowned museums



The fifth-oldest symphony and second oldest opera in the United States



The nationally ranked Newport Aquarium

Cincinnati Attractions



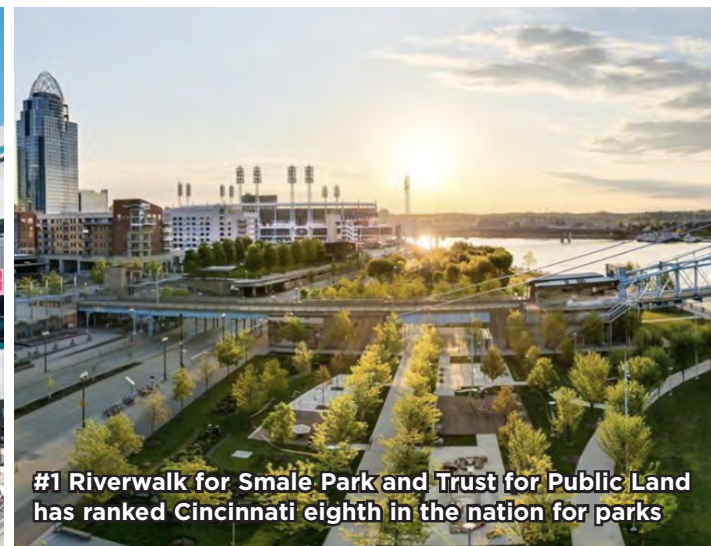
Top City for Beer Drinkers in the Nation, SmartAsset 2020



The #2 nationally ranked Cincinnati Zoo & Botanical Garden by USA Today, 2023



#1 Best Street Art and oldest and largest public arts fund in the nation



#1 Riverwalk for Smale Park and Trust for Public Land has ranked Cincinnati eighth in the nation for parks

Arts & Culture in the Cincinnati Region

Total economic impact of the Cincinnati region's arts and culture sector over the past four years has been \$1,583,433,246. It is projected that the annual economic impact of arts and culture will grow to \$586,687,865 in 2027 and the total economic impact from 2023 to 2027 will be \$2,773,142,848.

When you add the 2022 impact of arts and culture year-round with the impact of Cincinnati's BLINK 2022 festival, the total contribution of arts and culture to the region's economy grows to \$737.7 million. The 2022 edition of BLINK grew to over 30 city blocks and spanned from Findlay Market to downtown Covington, Kentucky across the Ohio River. Additionally, the event held a parade in which more than 85 arts and community groups and over 2,500 participants illuminated themselves and traveled along Fifth Street in Downtown Cincinnati. Overall, in the Cincinnati MSA, BLINK 2022 generated \$249.3 million in total economic output and supported 1,687 jobs with earnings amounting to \$87.6 million. Additionally, BLINK 2022 generated approximately \$6.8 million in income, sales, and hotel tax revenue for the states and local jurisdictions that make up the Cincinnati region.

Cincinnati debuted on the Arts Vibrancy Index - a report that recognizes and celebrates the most arts-vibrant communities across the United States presented by SMU DataArts, the National Center for Arts Research - in 2020 as the 20th ranked large community (population greater than 1 million). In 2023, Cincinnati moved up to 11th.

\$1.6 Billion

Economic Impact from 2019-2022

48.9% of the 2022 total economic impact of the ten largest arts and culture organizations in the Cincinnati region was generated by the Cincinnati Symphony Orchestra.

10 LARGEST ARTS & CULTURE ORGANIZATIONS



Cincinnati Art Museum



Cincinnati Symphony Orchestra



Cincinnati Opera



Taft Museum of Art



Cincinnati Public Radio



Cincinnati Playhouse in the Park



Cincinnati Ballet



Cincinnati Museum Center



Cincinnati Arts Association



National Underground Railroad Freedom Center



BLINK

BLINK is one of the largest light, art and projection mapping events in the nation and the largest ever event held in the region with more than 1.25 million visitors during the four-day event in Downtown Cincinnati.



PADDFEST

Cincinnati is the paddling capital of the United States and the Ohio River Paddlefest is the largest canoe/kayak paddling event in the Midwest with over 2,200 paddlers making their annual trek down the Ohio river during Paddlefest.



#1 Best Marathon

CINCINNATI FLYING PIG MARATHON

This race has made a mark being the third-largest first-time marathon in the country. Ranked #1 on BibRave's list of the country's best marathons bringing 43,691 runners and an attendance of 75,000 to Cincinnati's streets.



RIVERFEST

An annual festival that takes place on Labor Day weekend on the Ohio River that ends in a fireworks extravaganza.



CINCINNATI REDS OPENING DAY FESTIVAL

Since the late 19th century, the Reds have been the only Major League Baseball team given the privilege of starting every season at home, so it's no wonder that Cincinnati Reds Opening Day is an annual celebration that no one should miss.



#1 Largest Oktoberfest in the United States

OKTOBERFEST-ZINZINNATI

This festival showcases the rich German heritage of Southwestern Ohio, featuring German-style music, food and beer. First held in 1976, the event has grown to be North America's largest Oktoberfest with over 500,000 people attending each year.



GLIER'S GOETTAFEST

Glier's GoettaFest is a weekend stuffed from top to bottom with live entertainment, family-focused goetta games, and super inventive food



FESTIVAL OF LIGHTS

The Cincinnati Zoo displays over 2.5 million dazzling lights and more than 100 lighted displays in the city's longest-standing holiday tradition.



TASTE OF CINCINNATI

Taste of Cincinnati is held every Memorial Day weekend in downtown. Started 1979, it is now the nation's longest running culinary arts festival.

