

RARE MULTIFAMILY PURCHASE OPPORTUNITY

MT. LOOKOUT SQUARE

3160 Linwood Avenue | Cincinnati, OH 45208



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RARE MULTIFAMILY OPPORTUNITY

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RARE OPPORTUNITY

Total Site: 0.54 Acres

- Access off Linwood and Delta Ave.
- \$205,280 HH Income in 1- Mile Radius

PROPERTY HIGHLIGHTS

- Recently renovated 29-unit apartment building with stable income
- Located directly off of Mt. Lookout Square with close proximity to Hyde Park Square
- Quick access to Columbia Parkway and just minutes from I-71
- On site surface parking
- Additional Income from cell tower and three commercial spaces

INVESTMENT SUMMARY

Confidential



SUMMARY Entire Portfolio

PROPERTY SUMMARY

Number of Units 29

Lot Size 0.540

2026 MONTHLY RENT

Linwood 3160

Renovated 29 Apartment Units \$35,361

Commercial

*AT&T (3% Annual Increases) \$2,216.85

Retail Vacant

Office Vacant

Shoe Repair \$1,850

*Opportunity to sell income stream from cell tower.
Ask agent for details.



INVESTMENT SUMMARY

Confidential

31 SIXTY LINWOOD | **SUMMARY**

Renovated Apartments

PROPERTY SUMMARY

Address	3160 Linwood Ave Cincinnati, OH 45208
Year Built/Renovated	1969/2024
Number of Units	29
Lot Size	0.540

2025 FINANCIAL SUMMARY

Annual Rent	\$396,294.13
Annual Operating Expense	\$182,431.23
NOI (Not inclusive of AT&T + retail spaces)	\$236,614.90
NOI (Inclusive of AT&T + retail spaces)	\$285,206.90



INVESTMENT SUMMARY

Confidential



MT. LOOKOUT

Located in East Cincinnati, offering a suburban atmosphere with urban amenities. Known for its vibrant dining and nightlife scene, centered around Delta and Linwood Avenues. Local favorites include Mt. Lookout Tavern and Zip's Café.

14,598 VPD

LINWOOD AVENUE

DELTA AVENUE



LINWOOD AVENUE

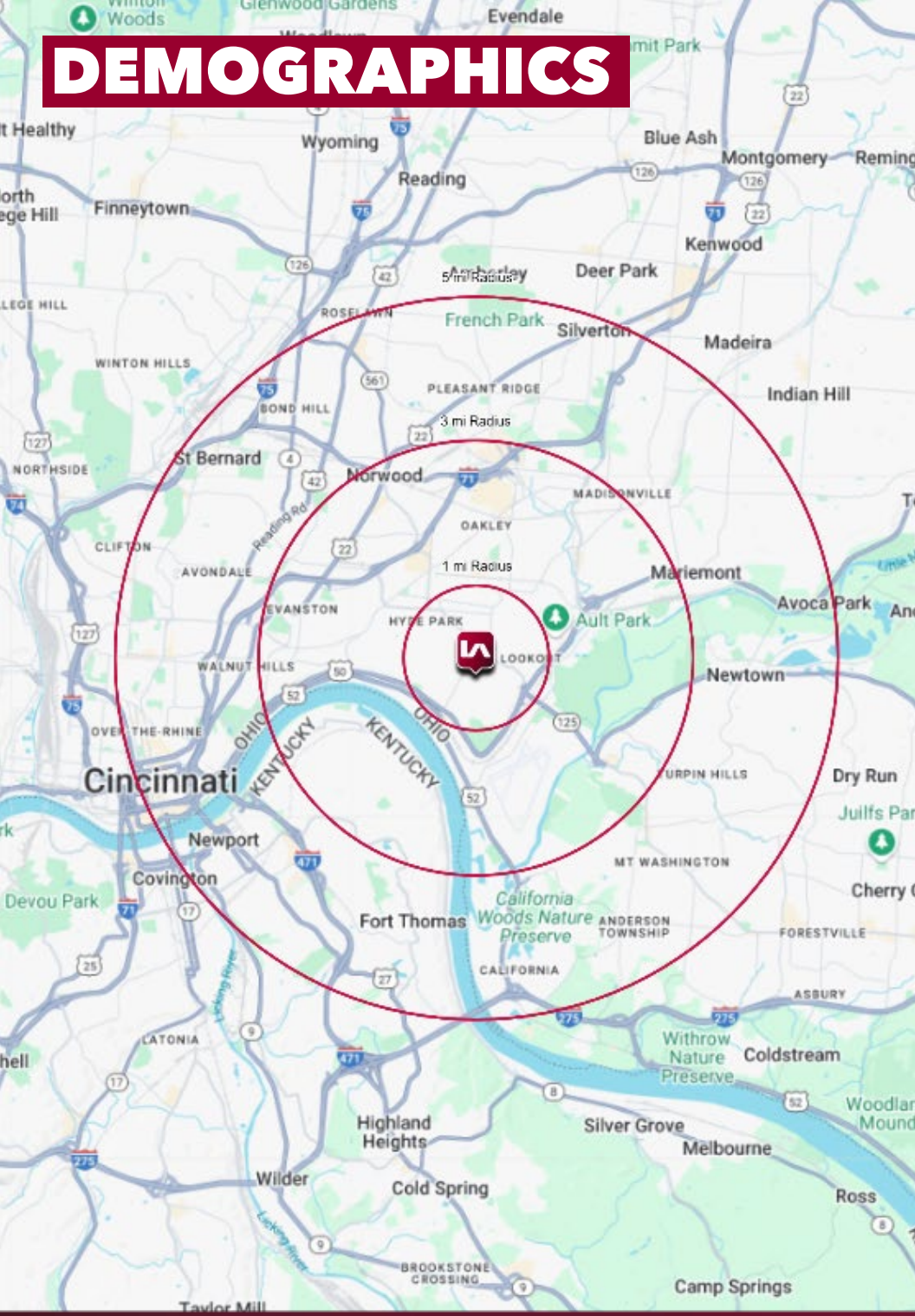
DELTA AVENUE



INVESTMENT SUMMARY

Confidential

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	14,744	92,730	280,512
2030 Projected Population	14,367	93,575	283,532
2020 Census Population	14,975	89,768	267,583
2010 Census Population	14,099	85,595	257,966
Projected Annual Growth 2025 to 2030	-0.5%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	0.6%
HOUSEHOLDS			
2025 Estimated Households	6,772	43,679	127,809
2030 Projected Households	6,639	44,582	131,024
2020 Census Households	7,237	41,952	120,325
2010 Census Households	6,829	39,664	114,573
Projected Annual Growth 2025 to 2030	-0.4%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	-	0.7%	0.8%
AGE			
2025 Est. Population Under 10 Years	12.5%	11.0%	10.8%
2025 Est. Population 10 to 19 Years	10.0%	11.4%	12.1%
2025 Est. Population 20 to 29 Years	16.4%	19.0%	18.9%
2025 Est. Population 30 to 44 Years	25.3%	23.3%	21.9%
2025 Est. Population 45 to 59 Years	15.7%	14.5%	15.1%
2025 Est. Population 60 to 74 Years	14.1%	14.8%	15.3%
2025 Est. Population 75 Years or Over	6.0%	6.0%	5.9%
2025 Est. Median Age	34.7	34.6	35.4
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.9%	50.6%	51.7%
2025 Est. Female Population	51.1%	49.4%	48.3%
2025 Est. Never Married	37.1%	44.9%	46.6%
2025 Est. Now Married	50.8%	38.5%	35.7%
2025 Est. Separated or Divorced	9.4%	12.1%	12.7%
2025 Est. Widowed	2.6%	4.5%	5.0%
INCOME			
2025 Est. HH Income \$200,000 or More	34.7%	16.8%	13.9%
2025 Est. HH Income \$150,000 to \$199,999	12.0%	10.7%	9.1%
2025 Est. HH Income \$100,000 to \$149,999	15.7%	14.8%	14.1%
2025 Est. HH Income \$75,000 to \$99,999	9.2%	11.2%	10.7%
2025 Est. HH Income \$50,000 to \$74,999	11.0%	15.0%	14.8%
2025 Est. HH Income \$35,000 to \$49,999	6.2%	10.8%	11.3%
2025 Est. HH Income \$25,000 to \$34,999	4.5%	5.7%	6.7%
2025 Est. HH Income \$15,000 to \$24,999	2.2%	5.8%	6.8%
2025 Est. HH Income Under \$15,000	4.5%	9.3%	12.5%
2025 Est. Average Household Income	\$205,280	\$133,793	\$118,286
2025 Est. Median Household Income	\$142,797	\$92,349	\$81,849
2025 Est. Per Capita Income	\$94,339	\$63,304	\$54,283
2025 Est. Total Businesses	572	4,327	13,400
2025 Est. Total Employees	3,635	55,641	176,941