



GREATER
CINCINNATI
**MULTIFAMILY
& SFR
PORTFOLIO**

RETAIL VALUE:
\$14.7M

ASKING PRICE:
\$13.25M

CAP RATE:
6.47%



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PROPERTY MAP

T-12 FINANCIALS

SINGLE FAMILY VALUE:
\$6,637,020

MULTI-FAMILY VALUE:
\$8,002,930

OPERATING EXPENSES – Based on July 2024–June 2025 Numbers

Expense	Yearly Amount	% of Exp
Repairs & Maintenance	157,155.64	23.16%
Turnover Expenses	41,890.00	6.17%
Pest Control	15,027.00	2.21%
Landscaping	15,923.00	2.35%
Caretaker	6,891.00	1.02%
Management Fee	80,033.00	11.79%
Insurance	66,549.00	9.81%
Property Tax	152,331.00	22.45%
Electricity	31,533.00	4.65%
Water	70,871.00	10.44%
Garabage	3,870.00	0.57%
Appliances	5,817.00	0.86%
HVAC	21,018.00	3.10%
Plumbing	6,354.00	0.94%
Flooring	3,279.00	0.48%
Total	\$678,542	100%

NET OPERATING INCOME (In Place)

Income	\$1,536,427	100.00%
Expenses	\$678,542	44.16%
Total NOI	\$857,885	55.84%

CAPEX – Based on July 2024– June 2025 Numbers

Expense	Yearly Amount	% of Exp
HVAC	10,000	8.00%
Plumbing	12000	9.60%
Flooring	45000	36.00%
Turnover Expenses	28000	22.40%
Appliances	10000	8.00%
Repairs	20000	16.00%
Total	125,000	100%

INVESTMENT HIGHLIGHTS

THE PORTFOLIO CONSISTS OF:

- 33 single-family homes (33%)
- 10 duplexes (20%)
- 3 triplexes (9%)
- 8 four-unit buildings (32%)
- 1 five-unit building (5%)
- 1 commercial warehouse and office (1%)

PERFORMANCE & SIZE

- NOI has increased by \$150,000 over the past 3 years
- One of the houses has been fully rented for the past 12 months at \$1,800 per month to a staff member. The current market rent is approximately \$2,200.
- 121,129 rentable square feet
- 92% occupied

TENANT & UNIT MIX

- Diverse unit mix across single-family, small multifamily, and commercial
- Approximately 55% of units are Section 8, providing stable rental income

VALUE-ADD POTENTIAL

- Most units are rented below market rates
- Opportunity to increase NOI by adjusting rents to market
- Potential to sell off single-family homes individually to improve the cap rate for the multifamily portfolio

MARKET STRENGTH

- Located in the fast-growing Cincinnati market of Hamilton County
- Zillow ranks Cincinnati as the second-hottest housing market in the U.S.

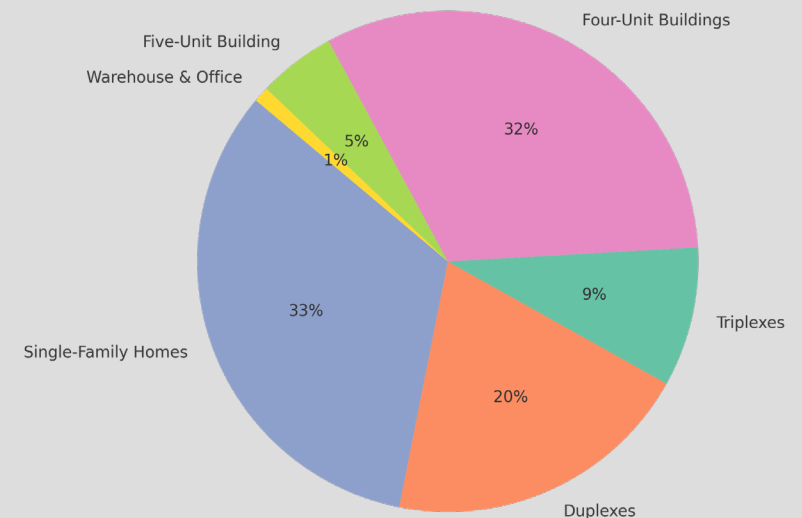
DEAL STRUCTURE

- Open to offers for 20 or more units

QUICK HIGHLIGHTS

121,129
rentable SF

92%
occupied



ABOUT CINCINNATI

Cincinnati stands out as one of the Midwest's strongest residential rental markets, combining a stable economy anchored by Fortune 500 employers with a growing population and strong renter demand. With affordable entry pricing, consistent rent growth, and revitalized neighborhoods driving long-term appeal, the city offers investors a compelling opportunity to capture both steady cash flow and future appreciation.

STRONG ECONOMIC FOUNDATIONS & CORPORATE ANCHORS

Cincinnati anchors one of the largest regional economies in the Midwest—its metropolitan area is the 28th-largest in the U.S. and 5th in the Midwest, per federal data.

Major Fortune 500 companies such as Kroger, Procter & Gamble, Fifth Third Bank, Cintas, and Western & Southern bolster economic stability and job creation.

Recent reports show Cincinnati's regional GDP even surpassing Columbus—Cincinnati led with ~\$198 billion vs Columbus's \$182 billion in 2024.

AFFORDABLE YET APPRECIATING MARKET

Metro-area median home prices are affordable at approximately \$280,000, with a rent-to-price ratio of 0.5%, signaling strong potential for stable rental returns.

Despite affordability, the rental market remains tight—vacancy rates hover below 5%, driven by strong demand and inbound migration.

More recent data confirms Cincinnati leads Midwest rent growth at 3.4% year-over-year.

CONTINUED GROWTH & RESILIENCE INDICATORS

As of June 2025, Cincinnati is experiencing unprecedented economic growth, characterized by record-high employment and major business expansions. The region even overtook Columbus in employment leadership.

Plans for a \$470 million renovation of Paycor Stadium (home of the Bengals) are underway, secured through 2036 (with an option to extend to 2046), further anchoring downtown economic activity.

