



OFFERING MEMORANDUM
**Maineville
Multifamily
Portfolio**



NAI Bergman



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bergmancommercial.com



4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

Confidentiality Notice

NAI Bergman ("Broker") has been retained by the Owner ("Owner") of f 8203 Route 48, 8165 Route 48, 0 W Fosters - Mainville Road, Maineville, OH 45039 ("Property") as the exclusive broker for this opportunity. This Offering Memorandum has been prepared by Broker for use by the Owner to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Listing Agreement furnished by Broker and executed by Owner prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members, and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum.

In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available.

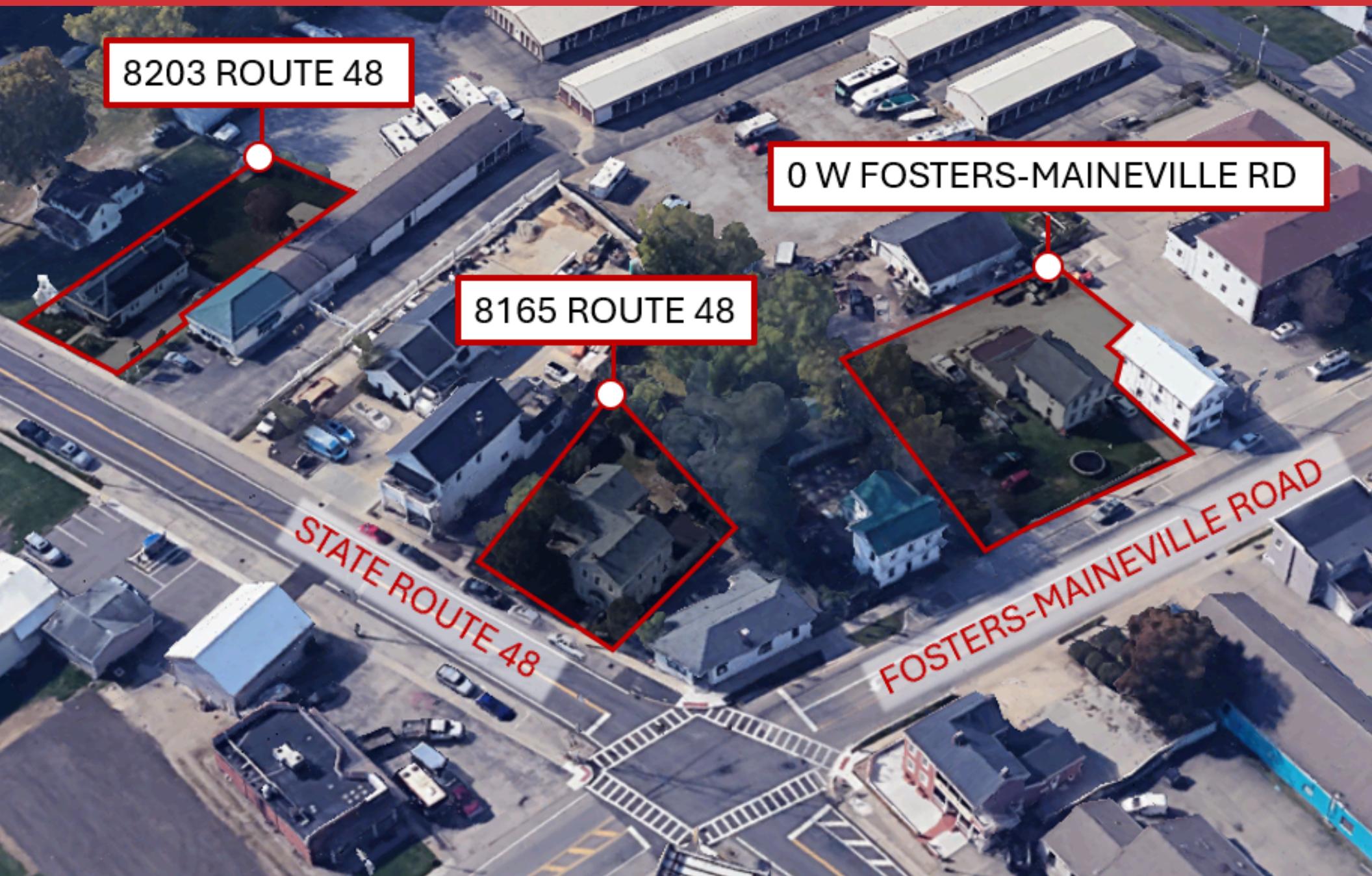
Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason.

Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to: NAI Bergman 4695 Lake Forest Drive, Suite 100 Cincinnati, OH 45242 O +1 513 769 1700 F +1 513 769 1710 bergmancommercial.com

Disclaimer

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Global, NAI Bergman and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.





Investment Summary

CAP RATE: 9.54%
NOI: \$81,124.32
PRICE: \$850,000

	8203 ROUTE 48	8165 ROUTE 48	0 W FOSTERS-MAINVILLE RD
PARCEL#	1604478003	1603226050	1604478004
LAND SIZE	0.24 Acres	0.21 Acres	0.36 Acres
# of BEDROOM	Single Unit	Duplex	Duplex + Storage
SALE PRICE	\$250,000	\$300,000	\$300,000





PRO FORMA

Cash Flow (12 Months) January 2024 - December 2024

RENTAL INCOME	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
8165 State Route 48 - Unit 1	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00
8165 State Route 48 - Unit 2	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00
8203 State Route 48	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00
0 West Fosters-Maineville Road - Unit 1	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00
0 West Fosters-Maineville Road - Unit 2	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$16,800.00
0 West Fosters-Maineville Road - Parking	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$8,400.00
TOTAL RENTAL INCOME	\$8,600.00	\$103,200.00											
LANDLORD EXPENSES	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
Gross Real Estate Taxes - 2024	\$927.14	\$927.14	\$927.14	\$927.14	\$927.14	\$927.14	\$927.14	\$927.14	\$927.14	\$927.14	\$927.14	\$927.14	\$11,125.68
8165 State Route 48	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$465.25)	(\$5,582.96)
8203 State Route 48	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$298.62)	(\$3,583.48)
0 West Fosters-Maineville Road	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$163.27)	(\$1,959.26)
Property Insurance - 2024	\$267.50	\$267.50	\$267.50	\$267.50	\$267.50	\$267.50	\$267.50	\$267.50	\$267.50	\$267.50	\$267.50	\$267.50	\$3,210.00
8165 State Route 48	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$77.17)	(\$926.00)
8203 State Route 48	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$90.33)	(\$1,084.00)
0 West Fosters-Maineville Road (EST)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$1,200.00)
Utilities - 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8165 State Route 48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8203 State Route 48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0 West Fosters-Maineville Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CAM Reserve - 7.5% Income	\$645.00	\$645.00	\$645.00	\$645.00	\$645.00	\$645.00	\$645.00	\$645.00	\$645.00	\$645.00	\$645.00	\$645.00	\$7,740.00
8165 State Route 48	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$225.00)	(\$2,700.00)
8203 State Route 48	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$150.00)	(\$1,800.00)
0 West Fosters-Maineville Road	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$270.00)	(\$3,240.00)
TOTAL LANDLORD EXPENSES	\$1,839.64	\$22,075.68											
NET OPERATING INCOME	\$6,760.36	\$81,124.32											

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Maineville Commercial Real Estate

The commercial real estate market in [Maineville, Ohio](#), is thriving, driven by its strategic location near Cincinnati and suburban appeal. Small office spaces and retail properties are in demand, supported by a stable local economy and low vacancy rates.

Affordable operating costs, like low CAM expenses, make it an attractive spot for small businesses. Nestled in Warren County's booming economy, these trends signal appreciating asset values and reliable rental yields, making Maineville a prime gem for savvy investors seeking long-term growth.

Maineville Demographics

Maineville, Ohio, is experiencing vibrant demographic shifts that signal strong potential for real estate investors, with its population surging 8.55% from 2020 to 2025 and a youthful median age of 33.3 attracting families and professionals alike.

This influx of high-earning residents—boasting a median household income of \$90,122, up 2.53% year-over-year—fuels robust consumer spending on housing, retail, and services, creating steady demand for commercial and residential properties.

Warren County, Ohio

[Warren County, Ohio](#), blends small-town charm with vibrant growth, offering a welcoming community where residents enjoy rich history, scenic parks, and family-friendly attractions like Kings Island. This is a place where business opportunity and quality of life thrive.

Major Nearby Employers

Strategically located near thriving offices, plants, and research centers, this property offers unmatched access to Fortune 500-driven economic growth, this prime real estate investment opportunity is just miles away from major Ohio employers like [Procter & Gamble](#), [Elevance Health](#), [Luxottica Group](#), and [Cintas](#).



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THANK YOU

STAY CONNECTED



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