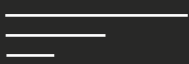



Marcus & Millichap

# QUEEN SIENA

Our Commitment Is To Help Our  
Clients Create And Preserve  
Wealth By Providing Them  
With The Best Real  
Estate Investment Sales,  
Financing, Research And Advisory  
Services Available

2025 

 Cincinnati, Ohio





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Rent Competitors	18
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# LEAD AGENTS

---



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## A Legacy of Success, Built for the Future

For more than 50 years, Marcus & Millichap has worked tirelessly to help our clients create and preserve wealth through commercial real estate investment sales as well as debt and equity advisory. Since our founding in 1971, we have grown to more than 80 offices throughout the United States and Canada, including twelve offices here in the Midwest. We also assembled the industry's largest and most qualified team of specialists to help provide real estate solutions that match your unique investment needs. Connect with an advisor today.

\$43.6B

Value Of Recently  
Closed Transactions

7,546

Closed Sales In  
Most Recent Year

\$10.1B

Total Value Of  
Recent Listings

1,076

Closed Financings In  
Most Recent Years

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# YOUR TEAM

---

## Jordan Dickman

First Vice Presidents Director, Nmhg

## Nick Andrews

First Vice Presidents Director, Nmhg

## Austin Sum

First Vice Presidents Director

## Austin Hall

Investment Associate

## Alden Simms

Investment Associate

## Jack Stava

Investment Associate

## Chuck Combs

Investment Associate

# BROKER SUPPORT

---

## Sam Petrosino

Valuation & Research

## Brett Martin

Internal Accountant

## Alex Papa

Marketing Coordinator

# CORPORATE SUPPORT

---

## Liz Popp

Midwest Operations Manager

## Josh Caruana

Vice President  
Regional Manager

Indianapolis | Cincinnati | Louisville | St Louis | Kansas City

## Peter Stanley

National Director

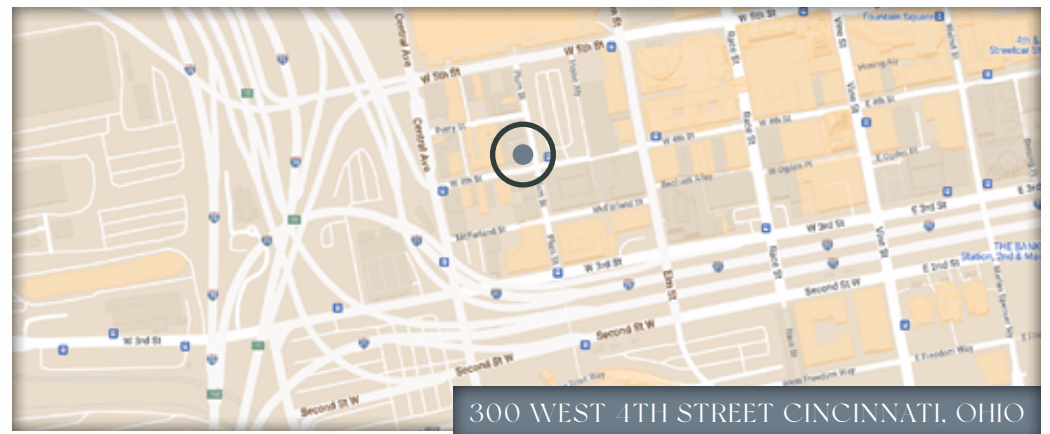
National Multi Housing Group

## Michael Glass

Senior Vice President  
Midwest Division Manager  
National Director, Manufactured Home Communities Group

# OUR LOCATION

---



2749-2761 QUEEN CITY AVE

# QUEEN SIENA

24

total units

100%

of units  
leased as of 1/31/25

1967

Year Built

15,600

rentable  
square feet

0.63

total acres

## UNIT MIX SUMMARY

Unit Type	CURRENT			MARKET RENTS		PRO FORMA RENTS	
	Average SF	Avg. Effective Rent/Unit	Avg. Effective Rent/SF	Per Unit	Per SF	Per Unit	Per SF
One Bed	650 SF	\$880.00	\$1.35	\$900.00	\$1.38 SF	\$925.00	\$1.42 SF
Total/Avg.	650 SF	\$880.00	\$1.35 SF	\$900.00	\$1.38 SF	\$925.00	\$1.42 SF

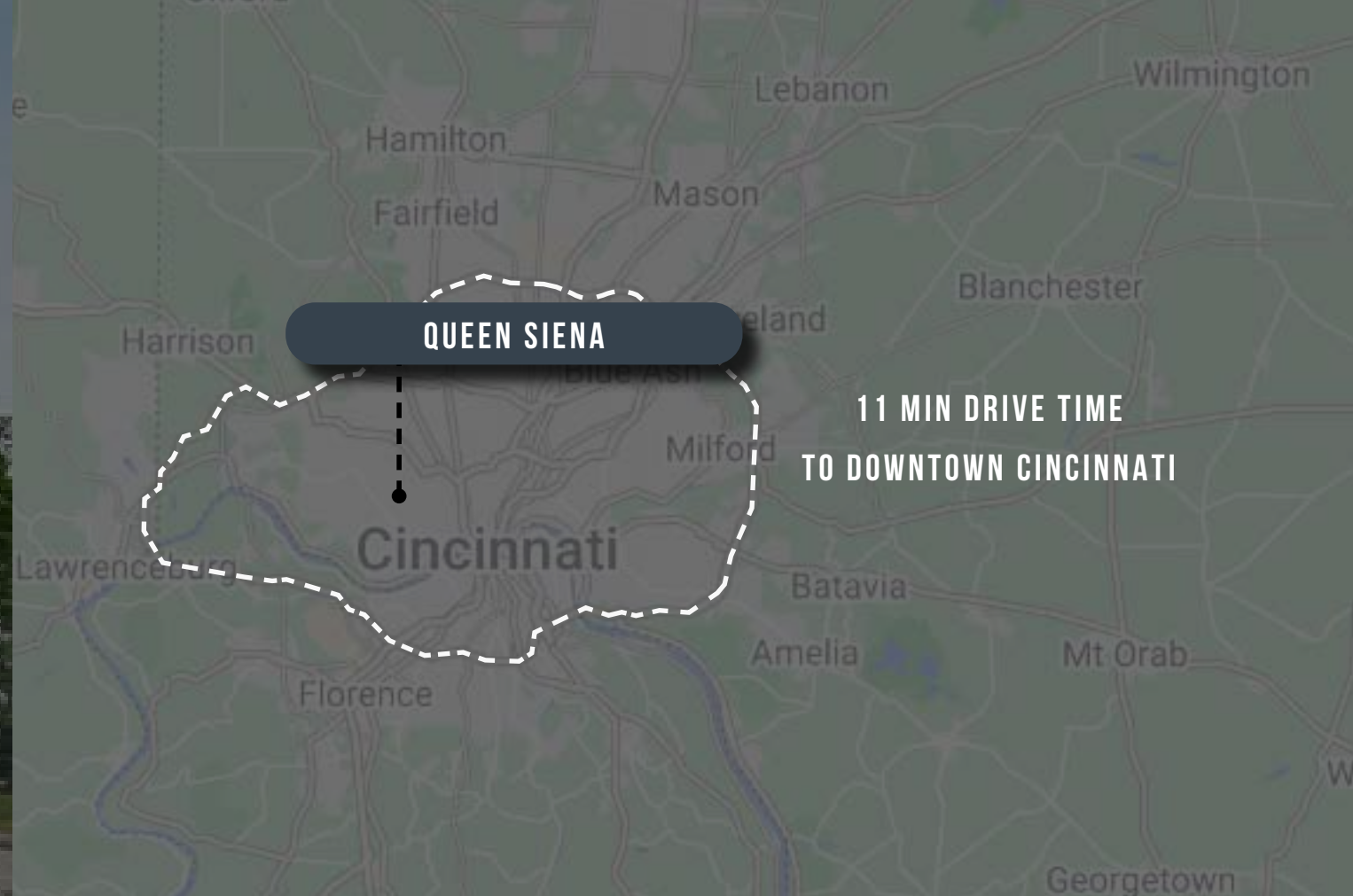
WELL MAINTAINED  
ASSET - NEWER ROOF  
& BOILERS

**\$880**

AVG EFFECTIVE RENT  
FOR ONE-BED UNITS

SUBMARKET RENTAL RATES  
INCREASES Y-O-Y

**7.6%**



**QUEEN SIENA**

**11 MIN DRIVE TIME  
TO DOWNTOWN CINCINNATI**

**PROFIT AND LOSS SUMMARY**

	T12	T6	T3	STABILIZED
<b>INCOME</b>				
GROSS POTENTIAL RENT	\$259,200	\$259,200	\$259,200	\$266,400
EFFECTIVE GROSS INCOME	\$221,749	\$232,484	\$242,692	\$249,981
<b>EXPENSES</b>				
NON-CONTROLLABLE	\$64,117	\$75,866	\$75,866	\$76,336
CONTROLLABLE	\$92,450	\$69,914	\$70,628	\$71,139
TOTAL EXPENSES	\$156,566	\$145,780	\$146,495	\$147,474
<b>NOI</b>	<b>\$65,182</b>	<b>\$86,704</b>	<b>\$96,198</b>	<b>\$102,507</b>

# EXTERIOR







## PROPERTY DETAILS

Number Of Units:	24
Avg Unit Size:	650
Rentable Sqft:	15600
Number of Parcels:	2
Lot Size (Acres):	0.63
Density:	38.1
# of Buildings:	2
# of Stories:	3
Current Occupancy:	100%- AS OF 1/31/25
Roof Type/Age:	Flat; one replaced 2021
Exterior of Building:	Brick
Windows Age/Pane:	New 2019
Electric:	Tenant
Gas:	Owner
Water/Sewer:	Owner
Trash:	Owner
Cable/Internet:	Tenant

# EXTERIORS





# UNIT INTERIORS





COMMON AREA





# CAPITAL EXPENDITURES

- 2019 – all units were renovated
- 2019 – all new windows
- 2021 – one of two roofs replaced
- 2021 – both utility room roofs replaced
- 2022 – replaced one hot water heater
- 2022 – new high efficiency dual boiler systems installed in each building
- 2022 – stripped and sealed parking lot
- 2022 – painted exteriors of both building
- 2022 – new signage with illumination
- 2023 – security camera system installed
- 2024 – replaced all mailboxes
- 2024 – retrofitted all units with AlumiConn connectors







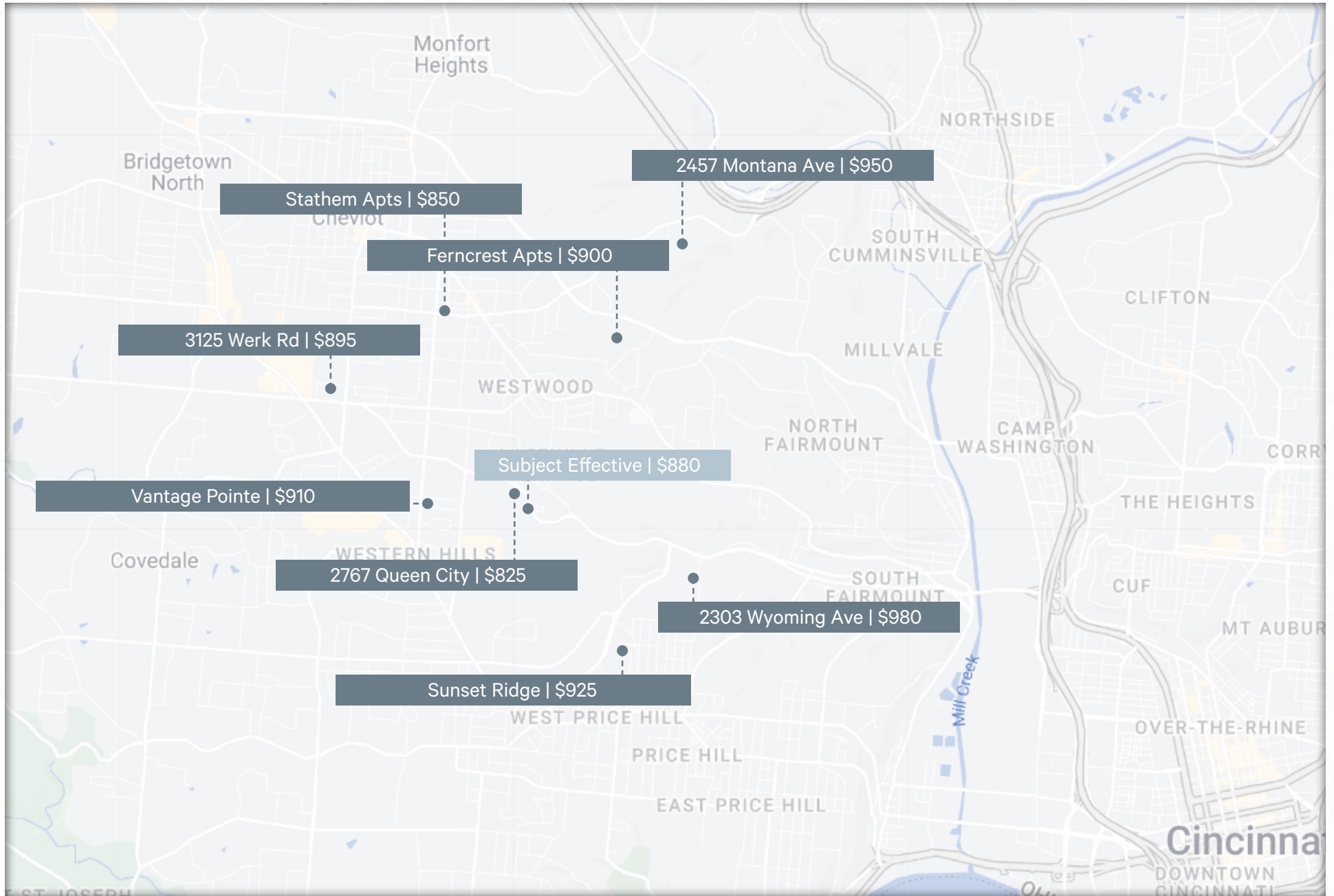


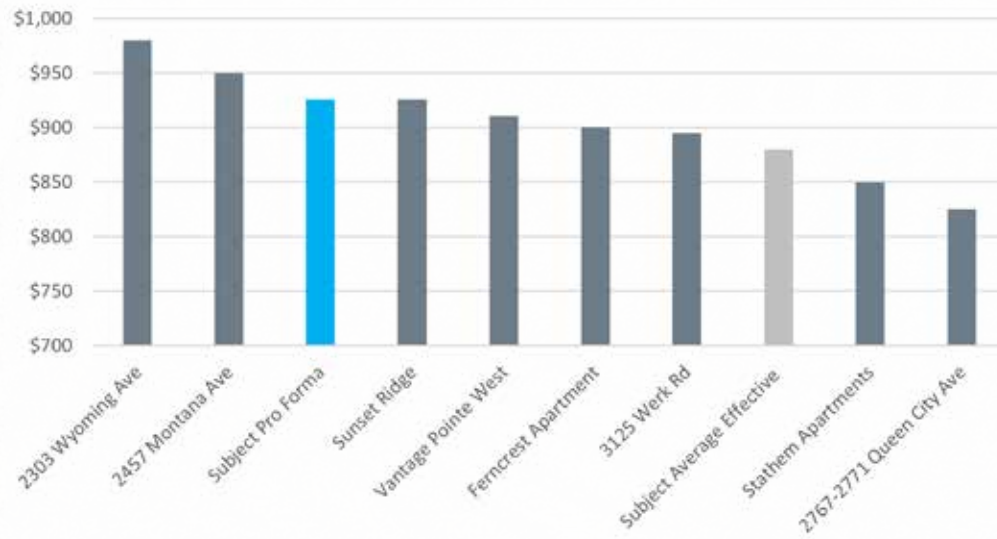
LOCAL COMPARABLES

02



# RENT MATRIX | ONE BEDROOM





### One Bedroom

Property	Year Built	# Units	Avg SF	Avg Rent	Avg Rent/SF
2303 Wyoming Ave	1976	12	680	\$980	\$1.44
2457 Montana Ave	1972	21	750	\$950	\$1.27
<b>Subject Pro Forma</b>	<b>1967</b>	<b>24</b>	<b>650</b>	<b>\$925</b>	<b>\$1.42</b>
Sunset Ridge	1965	57	675	\$925	\$1.37
Vantage Pointe West	1972	775	747	\$910	\$1.22
Ferncrest Apartment	1970	144	625	\$900	\$1.44
3125 Werk Rd	1956	4	750	\$895	\$1.19
<b>Subject Average Effective</b>	<b>1967</b>	<b>24</b>	<b>650</b>	<b>\$880</b>	<b>\$1.35</b>
Stathem Apartments	1964	33	675	\$850	\$1.26
2767-2771 Queen City Ave	1978	30	650	\$825	\$1.27
<b>Market Average</b>	<b>1969</b>	<b>112</b>	<b>685</b>	<b>\$904</b>	<b>\$1.32</b>

# NOTEWORTHY COMPETITORS – 2303 WYOMING



Units					12
.....					
Year Built					1976
.....					
Occupancy					91.7%
.....					
Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF	
One Bedroom	12	680	\$980	\$1.44	



# NOTEWORTHY COMPETITORS - 2457 MONTANA



Units	21
Year Built	1972
Occupancy	95.2%

Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF
One Bedroom	21	750	\$950	\$1.27



# NOTEWORTHY COMPETITORS – FERNCREST



Units 144

Year Built 1970

Occupancy 99.0%

Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF
One Bedroom	82	625	\$900	\$1.44





# NOTEWORTHY COMPETITORS – 3125 WERK



Units					4
Year Built					1956
Occupancy					75.0%
Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF	
One Bedroom	4	750	\$895	\$1.19	



THE FINANCIALS

03

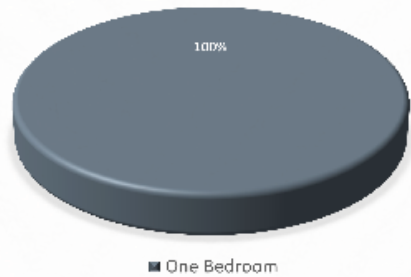


# UNIT MIX BREAKDOWN

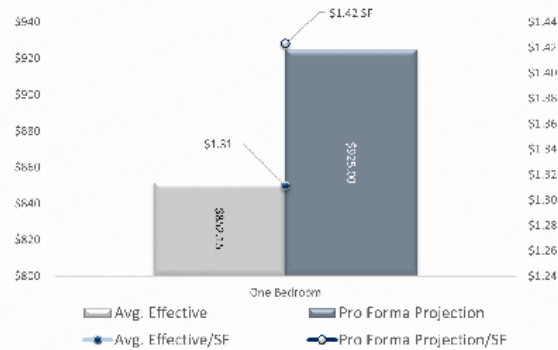
UNIT TYPE	NO. OF UNITS	RENTABLE SF	TOTAL SF	AVERAGE EFFECTIVE			MARKET			PROJECTED		
				RENT/UNIT	RENT/SF	TOTAL RENT POTENTIAL	RENT/UNIT	RENT/SF	TOTAL RENT POTENTIAL	RENT/UNIT	RENT/SF	TOTAL RENT POTENTIAL
One Bedroom												
1BR/1BA	24 Units	650 SF	15,600 SF	\$880.00	\$1.35 SF	\$21,120	\$900.00	\$1.38 SF	\$21,600	\$925.00	\$1.42 SF	\$22,200
<b>Totals / Wtd. Averages</b>	<b>24 Units</b>	<b>650 SF</b>	<b>15,600 SF</b>	<b>\$880.00</b>	<b>\$1.35 SF</b>	<b>\$21,120</b>	<b>\$900.00</b>	<b>\$1.38 SF</b>	<b>\$21,600</b>	<b>\$925.00</b>	<b>\$1.42 SF</b>	<b>\$22,200</b>

Summary												
One Bedroom	24 Units	650 SF	15,600 SF	\$880.00	\$1.35	\$21,120	\$900.00	\$1.38 SF	\$21,600	\$925.00	\$1.42 SF	\$22,200
<b>Totals / Wtd. Averages</b>	<b>24 Units</b>	<b>650 SF</b>	<b>15,600 SF</b>	<b>\$880.00</b>	<b>\$1.35 SF</b>	<b>\$21,120</b>	<b>\$900.00</b>	<b>\$1.38 SF</b>	<b>\$21,600</b>	<b>\$925.00</b>	<b>\$1.42 SF</b>	<b>\$22,200</b>

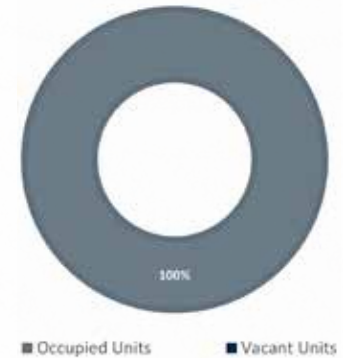
## UNIT DISTRIBUTION



## UNIT RENTS



## OCCUPANCY





# INCOME & EXPENSES

Rent Roll: As of January 31, 2025  
Income and Expenses: February 2024 - January 2024

1 Repl

	T12			T6 BROKER ASSUMED EXP	
INCOME	<b>GROSS POTENTIAL RENT</b>		<b>% of GPR</b>	<b>Per Unit</b>	
	All Units at Market Rent	\$259,200 RR		10,800	\$259,200 RR
	Gain (Loss) to Lease	(\$5,520)	2.13%	(230)	(\$5,520)
	<b>GROSS SCHEDULED RENT</b>	<b>\$253,680 RR</b>		<b>10,570</b>	<b>\$253,680 RR</b>
	<b>TOTAL OTHER INCOME</b>	<b>\$4,440</b>	<b>1.75%</b>	<b>185</b>	<b>\$4,440</b>
	<b>GROSS POTENTIAL INCOME</b>	<b>\$258,120</b>		<b>10,755</b>	<b>\$258,120</b>
	Physical Vacancy	(\$36,372) T12 Economic	14.34%	(1,515)	(\$25,636) T6 Economic
	Bad Debt	\$0	0.00%	0	\$0
	<b>EFFECTIVE GROSS INCOME</b>	<b>\$221,749</b>	<b>83.53%</b>	<b>9,240</b>	<b>\$232,484</b>
	EXPENSE	<b>NON-CONTROLLABLE</b>			
Real Estate Taxes			<b>% of EGI</b>	<b>Per Unit</b>	
2024 Taxes		\$33,247 Auditor	14.99%	1,385	\$33,247 Auditor
<b>Total Real Estate Taxes</b>		<b>\$33,247</b>	<b>14.99%</b>	<b>1,385</b>	<b>\$33,247</b>
<b>Insurance</b>		<b>\$7,451 T12</b>	<b>3.36%</b>	<b>310</b>	<b>\$19,200 Note 3</b>
<b>Utilities</b>					
Utilities		\$23,483 T12	10.59%	978	\$23,483 T12
<b>Utilities</b>		<b>\$23,483</b>	<b>10.59%</b>	<b>978</b>	<b>\$23,483</b>
<b>Total Non-Controllable</b>		<b>\$64,117</b>	<b>28.91%</b>	<b>2,672</b>	<b>\$75,866</b>
<b>CONTROLLABLE</b>					
<b>Contract Services</b>					
Snow Removal		\$860 T12	0.39%	36	\$840
Landscaping/Grounds		\$945 T12	0.43%	39	\$2,400
Pest Control		\$2,409 T12	1.09%	100	\$1,200
<b>Contract Services</b>		<b>\$4,214</b>	<b>1.90%</b>	<b>176</b>	<b>\$4,440</b>
Repairs & Maintenance		\$63,376 T12 - Note 2	28.58%	2,641	\$14,400
Marketing & Promotion		\$950 T12	0.43%	40	\$1,200
Labor	\$0	0.00%	0	\$21,600	
General & Administrative	\$2,933 T12	1.32%	122	\$4,800	
Management Fee	\$13,776 T12	6.21%	574	\$16,274	
Replacement & Reserves	\$7,200 Note 1	3.25%	300	\$7,200 Note 1	
<b>Total Controllable</b>	<b>\$92,450</b>	<b>41.69%</b>	<b>3,852</b>	<b>\$69,914</b>	
<b>TOTAL EXPENSES</b>	<b>\$156,630</b>	<b>70.63%</b>	<b>6,526</b>	<b>\$145,844</b>	
<b>NET OPERATING INCOME</b>	<b>\$65,119</b>	<b>29.37%</b>	<b>2,713</b>	<b>\$86,641</b>	

UNDERWRITING NOTES			UNDERWRITING NOTES			UNDERWRITING NOTES		
Placement & Reserves: added based on market norm of \$255 per unit per year			2 Contains CapEx from unit upgrades and retrofitting aluminum wire with CO/ALR			3 Increased insurance on trailing to more accurately reflect current market costs		
EXPENSES		T3 BROKER ASSUMED EXPENSES				STABILIZED		
% of GPR	Per Unit			% of GPR	Per Unit		% of GPR	Per Unit
	10,800	\$259,200	RR		10,800	\$266,400		11,100
2.13%	(230)	(\$5,520)		2.13%	(230)	(\$5,328)	2.00%	(222)
	<b>10,570</b>	<b>\$253,680</b>	<b>RR</b>		<b>10,570</b>	<b>\$261,072</b>		<b>10,878</b>
<b>1.75%</b>	<b>185</b>	<b>\$4,440</b>		<b>1.75%</b>	<b>185</b>	<b>\$4,573</b>	<b>1.75%</b>	<b>191</b>
	10,755	\$258,120			10,755	\$265,645		11,069
10.11%	(1,068)	(\$15,428)	T3 Economic	6.08%	(643)	(\$13,054)	5.00%	(544)
0.00%	0	\$0		0.00%	0	(\$2,611)	1.00%	(109)
<b>87.76%</b>	<b>9,687</b>	<b>\$242,692</b>		<b>91.79%</b>	<b>10,112</b>	<b>\$249,981</b>	<b>92.00%</b>	<b>10,416</b>
	% of EGI			% of EGI	Per Unit			% of EGI
14.30%	1,385	\$33,247	Auditor	13.70%	1,385	\$33,247	13.70%	1,385
14.30%	<b>1,385</b>	<b>\$33,247</b>		<b>13.70%</b>	<b>1,385</b>	<b>\$33,247</b>	13.70%	<b>1,385</b>
<b>8.26%</b>	<b>800</b>	<b>\$19,200</b>	<b>Note 3</b>	<b>7.91%</b>	<b>800</b>	<b>\$19,200</b>	<b>7.91%</b>	<b>800</b>
10.10%	978	\$23,483	T12	9.68%	978	\$23,952	9.87%	998
10.10%	<b>978</b>	<b>\$23,483</b>		<b>9.68%</b>	<b>978</b>	<b>\$23,952</b>	9.87%	<b>998</b>
<b>32.63%</b>	<b>3,161</b>	<b>\$75,866</b>		<b>31.26%</b>	<b>3,161</b>	<b>\$76,336</b>	<b>31.45%</b>	<b>3,181</b>
0.36%	35	\$840		0.35%	35	\$840	0.34%	35
1.03%	100	\$2,400		0.99%	100	\$2,400	0.96%	100
0.52%	50	\$1,200		0.49%	50	\$1,200	0.48%	50
<b>1.91%</b>	<b>185</b>	<b>\$4,440</b>		<b>1.83%</b>	<b>185</b>	<b>\$4,440</b>	<b>1.83%</b>	<b>185</b>
6.19%	600	\$14,400		5.93%	600	\$14,400	5.76%	600
0.52%	50	\$1,200		0.49%	50	\$1,200	0.48%	50
9.29%	900	\$21,600		8.90%	900	\$21,600	8.64%	900
2.06%	200	\$4,800		1.98%	200	\$4,800	1.92%	200
7.00%	678	\$16,988		7.00%	708	\$17,499	7.00%	729
3.10%	300	\$7,200	Note 1	2.97%	300	\$7,200	2.88%	300
<b>30.07%</b>	<b>2,913</b>	<b>\$70,628</b>		<b>29.10%</b>	<b>2,943</b>	<b>\$71,139</b>	<b>28.51%</b>	<b>2,964</b>
<b>62.73%</b>	<b>6,077</b>	<b>\$146,558</b>		<b>60.39%</b>	<b>6,107</b>	<b>\$147,538</b>	<b>59.02%</b>	<b>6,147</b>
<b>37.27%</b>	<b>3,610</b>	<b>\$96,134</b>		<b>39.61%</b>	<b>4,006</b>	<b>\$102,443</b>	<b>40.98%</b>	<b>4,268</b>





Property Address	Parcel ID	Year Built	Acres	Tax Breakdown			Land Use Code
				Market Value	Assessed Value	Taxes Payable	
2749 Queen City Ave	208-0063-0077-00	1967	0.32	\$596,070	\$208,620	\$17,230.04	401
2761 Queen City Ave	208-0036-0050-00	1967	0.31	\$553,930	\$193,880	\$16,016.84	401
Total			0.63	\$1,150,000	\$402,500	\$33,246.88	



LOCAL MARKET

04



# DEMOGRAPHICS

**38** MEDIAN AGE

**\$76,400** MEDIAN HOUSEHOLD INCOME

**\$221K** MEDIAN HOME VALUE

## Highlights

Residence **increased**

**3.4%**

in Cincinnati from 17'-22'

Young adults made up

**20.0%**

of Cincinnati's total population in 2022

Households **grew**

**5.4%**

from 17'-22'

## Summary

**The total number of residents in Cincinnati increased 3.4% from 2017 to 2022, a change rate which exceeded the U.S. average of 3.1%.** That five-year change took Cincinnati's total population to roughly 2.2 million in 2022, according to estimates from the U.S. Census Bureau. The fastest growing population niche in Cincinnati was the 55 years and over age segment which grew 12.6% from 2017 to 2022. Meanwhile, the metro's 20- to 34-year-old cohort – a crucial component of the apartment market – grew 3.8% from 2017 to 2022, compared to 1.6% growth nationally. **Young adults made up 20.0% of Cincinnati's total population in 2022, smaller than the national norm of 20.4%.** As such, the median age in Cincinnati during 2022 was 33, compared to the U.S. norm of 38.5. **The number of households in Cincinnati grew 5.4% from 2017 to 2022, below the national rate of 5.8%.** During that five-year period, median household incomes in the metro grew 28.5%, below the national growth pace of 30.3%. In 2022, about 36.1% of the working-age population in Cincinnati held a bachelor's degree or higher, compared to 34.3% nationally. In turn, Cincinnati's median household in-

# FORTUNE 500 COMPANIES

**Kroger:** No. 25 with \$150 billion in revenue. Fell from No. 24 last year.

**Procter & Gamble:** No. 50 with \$82 billion in revenue. Moved up from No. 51 last year.

**Western & Southern Financial Group:** No. 284 \$14.8 billion in revenue. Moved up from No. 314 last year.

**Cincinnati Financial:** No. 393 with \$10 billion in revenue. Moved up from No. 534 last year.

**Fifth Third:** No. 321 with \$12.6 billion in revenue. Moved up from No. 411 last year.

**Cintas:** No. 437 with \$8.8 billion in revenue. Moved up from No. 473 last year.

**American Financial Group:** No. 470 with \$7.8 billion in revenue. Moved up from No. 510 last year.

# 7 COMPANIES

---

The logo for Procter & Gamble, featuring the letters "P&G" in a bold, blue, serif font.The logo for Cintas, featuring the word "CINTAS" in a bold, blue, sans-serif font with a registered trademark symbol.The logo for Kroger, featuring the word "Kroger" in a blue, sans-serif font with a stylized blue arch above the letter "o".The logo for Fifth Third Bank, featuring a blue shield with a white figure inside, above the text "FIFTH THIRD BANK" in a blue, sans-serif font.The logo for Cincinnati Financial Corporation, featuring a stylized bridge graphic above the text "CINCINNATI FINANCIAL CORPORATION" in a blue, sans-serif font.The logo for American Financial Group, Inc., featuring a red stylized graphic above the text "AMERICAN FINANCIAL GROUP, INC." in a blue, sans-serif font.

# HEALTH CARE

---

**Cost** **\$140,000,000**  
**Estimated Completion** **2026**

## Good Samaritan Hospital

Good Sam ranks as the region's fifth-largest hospital. It also ranks as the oldest health care facility in Greater Cincinnati. The master plan, as a whole, addresses the need for newer and larger operating rooms, with enhanced support functions, such as patient prep and recovery, family waiting and wayfinding. The facilities, he said, will better support Good Sam's service lines, including neurosciences, cancer, women's health and advanced surgery. Over time, the master plan will guide demolition of older, less functional buildings on the campus, as well as construction of new, state-of-the-art, environmentally friendly buildings. The plan will also continue to reorient the main entrance and primary access to the Good Sam campus from Clifton Avenue to Dixmyth/Martin Luther King, with convenient access to Interstate 75.



## Cincinnati Children's Hospital

The new facility will make the majority of the rooms there private and create more therapeutic treatment spaces to tailor care and better meet the needs of patients, according to Cincinnati Children's. A new five-story building that will add 170,000 square feet for bolster mental and behavioral health services for young kids and teens. On a daily basis, about 500 employees now work at the College Hill campus.

**Cost** **\$90,000,000**  
**Estimated Completion** **Q4, 2023**





## TriHealth Springfield Township Medical Facility

TriHealth's built a new multimillion-dollar medical facility in Springfield Township, and officials in the Cincinnati suburb have pegged the project as the largest economic development effort in the community in decades. A 57,000-square-foot, two-story ambulatory medical campus on West Galbraith Road in Finnytown, near Ronald Reagan Highway. The Springfield Township site will offers primary care; priority, or urgent care, offered seven days a week; outpatient services, including laboratory, X-ray, CT and cardiac testing; specialty care including cardiology, gastroenterology, general surgery, ENT, physical medicine and rehabilitation, orthopedics and obstetrics.

<b>Cost</b>	<b>\$30,000,000</b>
<b>Estimated Completion</b>	<b>Completed</b>

## Heart Hospital at Bethesda North

The project will add 40,000 square feet of new space and renovate an additional 80,000 square feet to pave the way for the "largest, fastest-growing and best-performing heart program in the region". Bethesda North, in 2020, was the only cardiac surgery program in the region to earn a three-star rating, considered the highest designation, from the Society of Thoracic Surgeons. Bethesda North Hospital was also named a Top 50 U.S. hospital last week by Healthgrades, placing it among the top 1% hospitals in the nation. The expansion will allow the hospital to accommodate around 30%-40% additional volume.

<b>Cost</b>	<b>\$85,000,000</b>
<b>Estimated Completion</b>	<b>Q1, 2024</b>





~\$50M

FFC CINCI



~\$150M

BENGALS



Cincinnati sports generate more than

# \$550M

a year in economic impact on Greater Cincinnati



# 3 MAJOR SPORTS TEAMS

~\$350M  
REDS



# UNIVERSITY OF CINCINNATI

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## **UC Athletic Performance Center & Indoor Practice Facility**

This facility will be designed for use by all athletic programs, as well as club sports and student recreational uses. The west portion will support an athlete performance center with strength and conditioning, locker rooms, physical therapy, offices, team meeting rooms and related functions to primarily support football operations.

**Cost \$134,000,000**





## The District at Clifton Heights

An Indianapolis developer is planning a more than \$300 million redevelopment project next to the main campus of the University of Cincinnati.

Trinitas Ventures has the former Deaconess Hospital properties under contract for purchase. It plans to redevelop the Straight Street properties, just west of UC, into a more than 1,000-bed off-campus student housing community in the first phase, as well as retail, restaurants, a hotel, office spaces and other commercial uses in additional phases.

Brad Bennett, vice president of development for Trinitas, said the first portion of the project will be to construct a 351-unit housing development around an existing parking garage on the north side of Straight Street. This initial project is expected to be an investment of more than \$100 million.

“We’ve had our eye on the Cincinnati market for four or five years,” Bennett told me. “We were attracted to the University of Cincinnati and the great growth on and around campus.”

Amenities for residents will include a pool, outdoor recreational space with fire pits and grilling stations and significant upgrades to the existing parking garage. Residents also will have access to a 22,000-square-foot clubhouse with fitness center, study rooms, computer lounge and large screen TVs. The first phase is designed to exceed LEED silver standard.

**Cost \$300,000,000**

# UNIVERSITY OF CINCINNATI

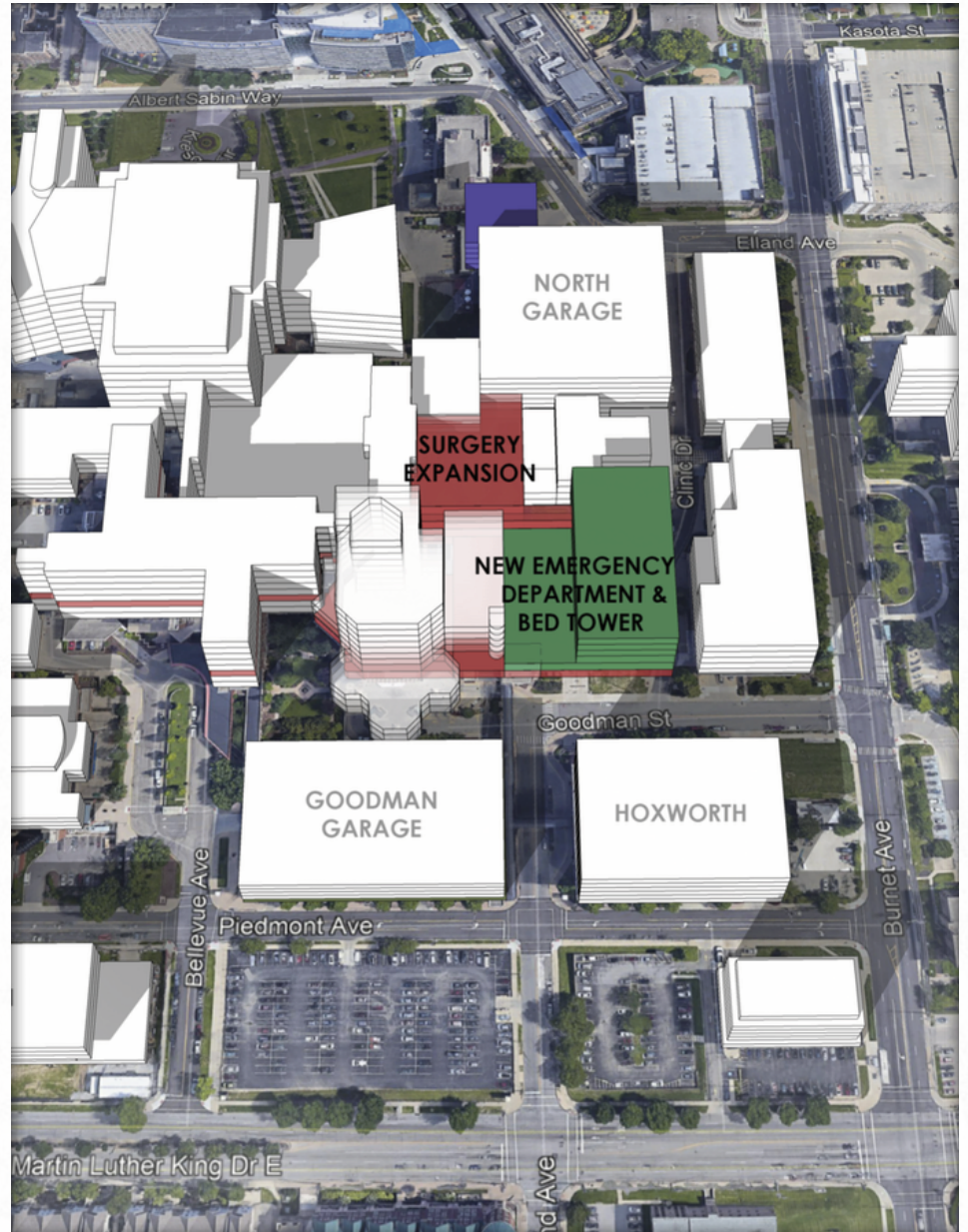
## University of Cincinnati Medical Center Upgrades

The University of Cincinnati will begin work on the \$221 million project is to begin next year and be done by 2025. It will transform patient access and care across the 14-acre Clifton Campus. The project will include adding larger and better-equipped operating rooms, renovating the emergency department and constructing two new medical buildings plus two new garages. The UC Health board approved the multimillion-dollar project as the first phase of a long-term master plan to enhance facilities on the campus, which includes 17 buildings that encompass a total of 1.7 million gross square feet. Some buildings on the campus are 50 to 100 years old, and medical care may have evolved beyond the designs of what were often customized structures.

The UC Medical Center is the third-largest hospital in Greater Cincinnati based on annual expenses, and UC Health employs 10,175 staff members, 904 UC Health physicians, 837 clinical residents and fellows plus 444 advanced practice providers across four inpatient campuses and 58 outpatient locations.

**Cost \$251,000,000**  
**Estimated Completion**

**Q1, 2025**



## Clifton Court Hall

A 180,000-square-foot classroom building is planned where two modular structures currently stand at Clifton Avenue and Clifton Court Drive. It would include 24 classrooms and 230 faculty and staff offices.

**Cost \$93,000,000**



## New Old Chem

UC is renovating the campus' original and historic 1917 portion of the Old Chemistry building and demolish the building's 1930s-era addition, as well as construct a new lab wing in its place that will be connected to the 1917 building. The fully renovated 1917 building, with the additional new wing, is expected to support between 140,000 and 160,000 square feet of "future-forward" academic and research space.

**Cost \$190,000,000**

## HUB Cincinnati

A 14-story student housing tower that will have 380 residences with a total of 1,112 beds and a small commercial space.

**Cost \$143,000,000**



# MIXED-USE DEVELOPMENTS

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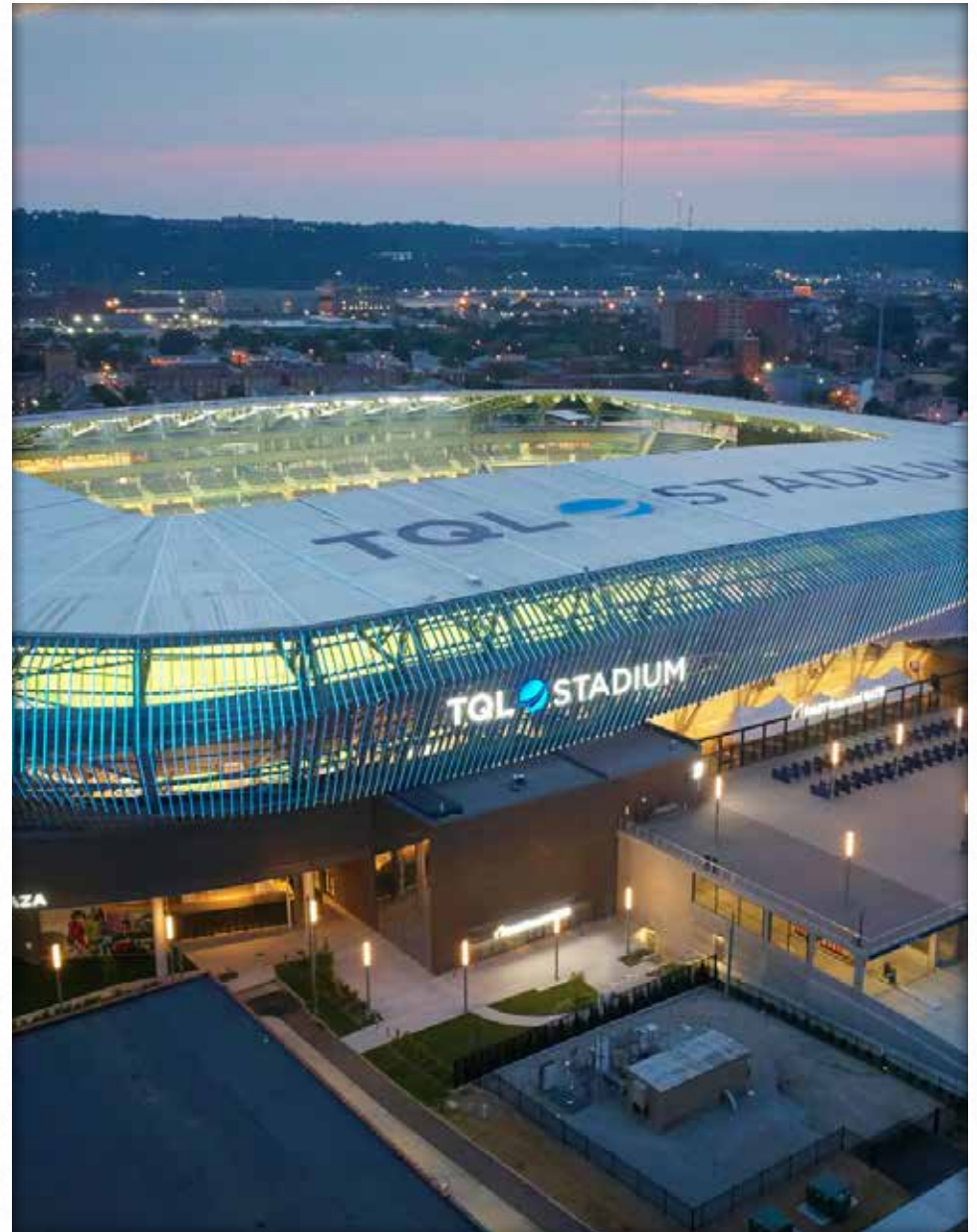
## **FC Cincinnati district, Phase One**

The project will be built at the southwest corner of Central Parkway and Liberty Street. The project also will include apartments, office space, retail, restaurants, a sports betting site with a sports bar and a privately owned public green space, Berding said.

“This district will create a community hub on the front steps of our home field,” Berding said, “rooted in history and legacy that aesthetically inspires and emotionally unites our city with a vision for the future.”

Berding called the overall project “best in class.” FC Cincinnati envisions the development as being inspired by high-level developments next to stadiums such as Gallagher Way, the Chicago Cubs’ development next to Wrigley Field; the Titledown District developed by the Green Bay Packers next to Lambeau Field and the Wharf DC near Nationals Stadium in Washington, D.C. All three involve multiple-use developments. FC Cincinnati officials have visited all three, including Gallagher Way as recently as early this week.

**Cost \$300,000,000**





## Ovation

Ovation is a game changer for Newport, but a project this size in the heart of the urban core will ripple throughout the region. It will inject a dense, vibrant area near Covington and a short walk from downtown Cincinnati. With the region already experiencing an urban renaissance on both sides of the Ohio River, Ovation will add more fuel to that fire.

A phase of the planned \$1 billion development, this portion of Ovation will start with a 2,000-space podium garage topped with about 400 residential units to start. Corporex plans to build a 125-room Homewood Suites hotel and a 100,000-square-foot office building just west of the under construction indoor/outdoor music venue at Ovation. Ovation, which is expected to be home to more than 900 residential units, restaurants, hotels and offices. Upon buildout, Ovation would be one of the largest developments in the region.

The indoor/outdoor music venue is expected to host 180 events a year, spread out over the entire year with a mix of indoor and outdoor concerts. Scott Stienecker, CEO of PromoWest, estimates the venue will draw 350,000 to 400,000 people every year. It's the music venue that will allow Corporex to develop Ovation the way it originally intended.

**Cost \$1,000,000,000**

# MIXED-USE DEVELOPMENTS

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## The Node

A roughly 20-acre, urban, mixed-use development that would include office, research, hotel, retail, apartments and parking. The first phase will start with 130,000 square feet of research/office space, a 160-room class A hotel, 180 multifamily residential units and up to 10,000 square feet of retail and restaurant space.

**Cost** \$500,000,000





## Three Oaks

A roughly \$200 million residential development in Oakley has started with the demolition of vacant industrial buildings.

Three Oaks, a 30-acre development that will transform a portion of the Cincinnati neighborhood, has begun with the demolition of the 800,000-square-foot former Kenner Toy factory. Neyer Properties is the master developer for the project, which will include a mix of single-family homes, apartments and senior housing.

Dan Neyer, president and CEO of Evanston-based Neyer Properties, said Three Oaks will be used as an example on how to enhance an existing neighborhood and community by adding a pedestrian-friendly approach for amenities within walking distance. The development “fits well with the active lifestyle approach that many people crave,” Neyer said.

Neyer Properties also is working with the community council on a pedestrian walkway under the railroad tracks to the north of the site that would connect the rest of Oakley with easier access to the amenities at Oakley Station.

**Cost \$200,000,000**



# MIXED-USE DEVELOPMENTS

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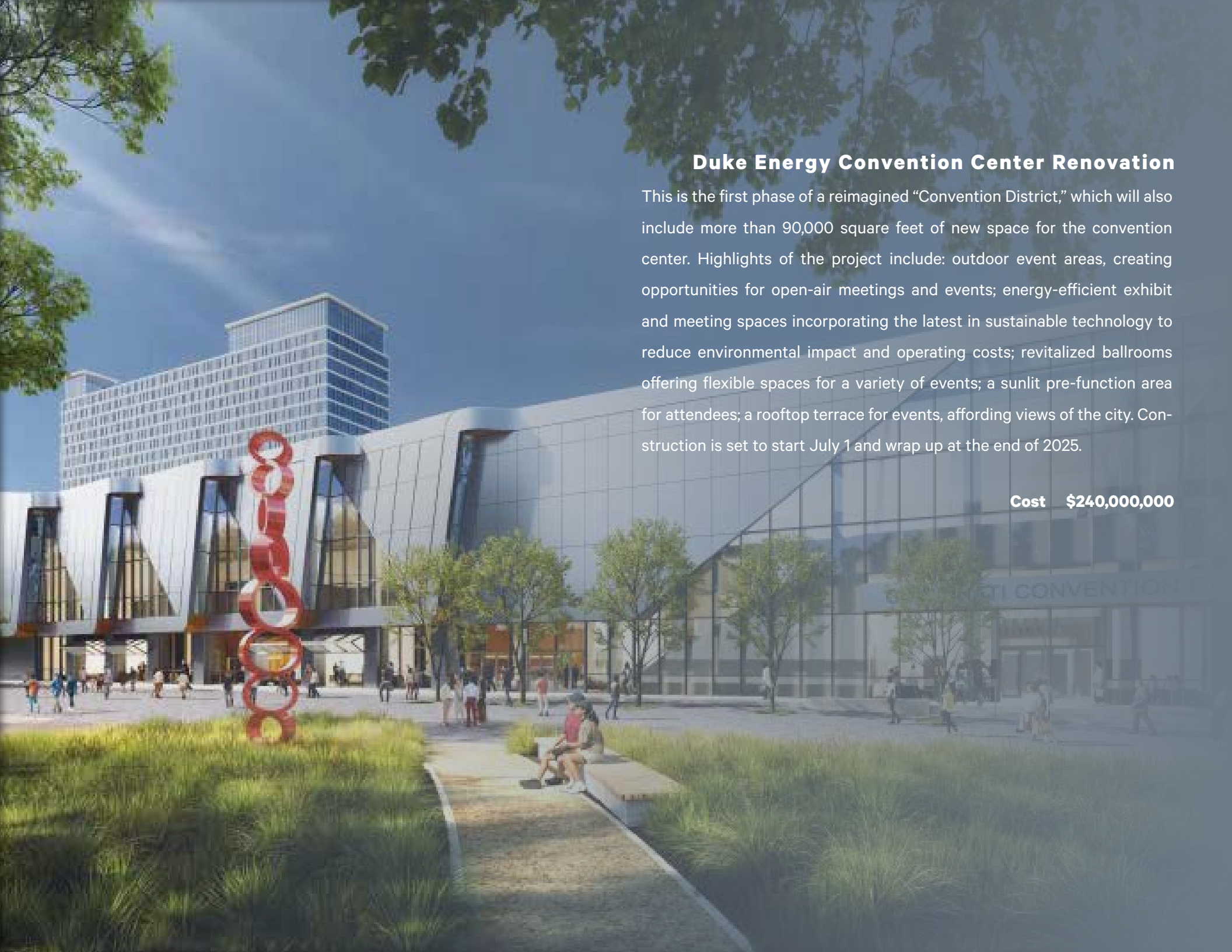
## **Trailside Village**

The 124-acre project will be completed over the next four to five years. Once completed, Trailside Village will feature 191 single-family housing units, with the potential for a future multi-family mixed-use component with about 150 additional units; 35,000 square feet of commercial space; and pedestrian and bicycle-friendly trails – all interconnected with nature and preserved ecosystems.

**Cost \$150,000,000**

A \$150 million nature-infused community in Green Township that will include an outdoor playground area; changes to the Green Township Bike and Walk Trail; and 24 new home sites.





## **Duke Energy Convention Center Renovation**

This is the first phase of a reimagined “Convention District,” which will also include more than 90,000 square feet of new space for the convention center. Highlights of the project include: outdoor event areas, creating opportunities for open-air meetings and events; energy-efficient exhibit and meeting spaces incorporating the latest in sustainable technology to reduce environmental impact and operating costs; revitalized ballrooms offering flexible spaces for a variety of events; a sunlit pre-function area for attendees; a rooftop terrace for events, affording views of the city. Construction is set to start July 1 and wrap up at the end of 2025.

**Cost \$240,000,000**

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