

4125 Chambers Ave

CINCINNATI, OH



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
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Cincinnati, OH 45226

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4125 CHAMBERS AVE

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

Property Summary



PROPERTY HIGHLIGHTS

- Duplex - ARV \$300,000+
- Desirable Northside location
- Value add opportunity
- Part of a portfolio of 4 buildings / 9 units, can be sold separately or together

OFFERING SUMMARY

| | |
|------------------|------------|
| Sale Price: | \$159,900 |
| Number of Units: | 2 |
| Lot Size: | 0.05 Acres |
| Building Size: | 1,536 SF |
| NOI: | \$4,804.00 |
| Cap Rate: | 3.0% |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 1,737 | 5,562 | 11,329 |
| Total Population | 2,784 | 9,463 | 21,134 |
| Average HH Income | \$67,108 | \$65,929 | \$61,544 |



Property Details

Sale Price

\$159,900

PROPERTY INFORMATION

| | |
|------------------|-----------------|
| Property Type | Multifamily |
| Property Subtype | Low-Rise/Garden |
| Lot Size | 0.05 Acres |
| APN # | 221-0019-0065 |

LOCATION INFORMATION

| | |
|------------------|----------------------|
| Street Address | 4125 Chambers Ave |
| City, State, Zip | Cincinnati, OH 45223 |
| County | Hamilton |

BUILDING INFORMATION

| | |
|------------------|------------|
| Building Size | 1,536 SF |
| NOI | \$4,804.00 |
| Cap Rate | 3.0 |
| Occupancy % | 100.0% |
| Number of Floors | 2 |
| Year Built | 1880 |

PARKING & TRANSPORTATION - DRIVEWAY

UTILITIES & AMENITIES - OWNER PAYS HEAT AND WATER



4125 CHAMBERS AVE

LOCATION INFORMATION

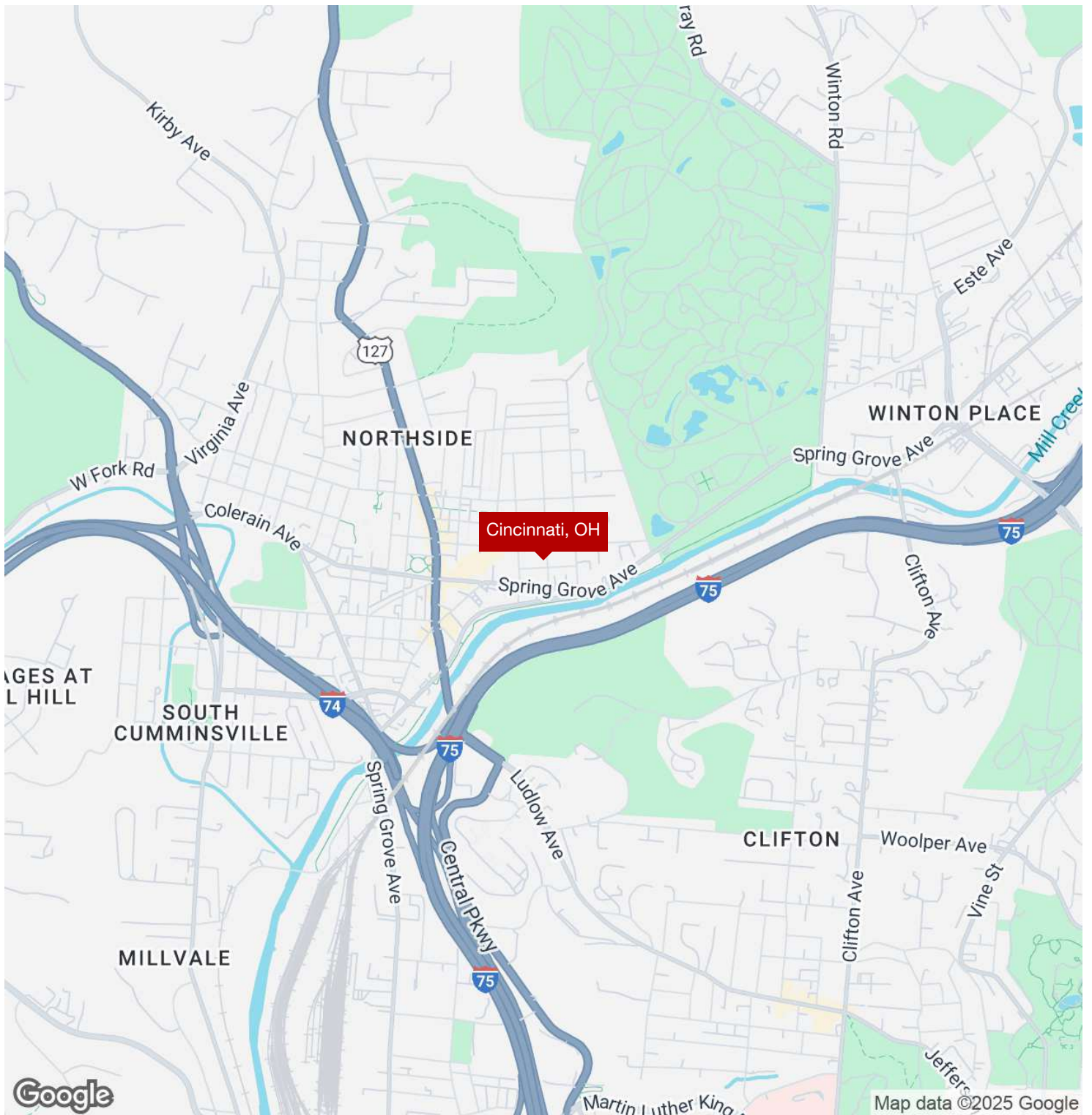
2

REGIONAL MAP

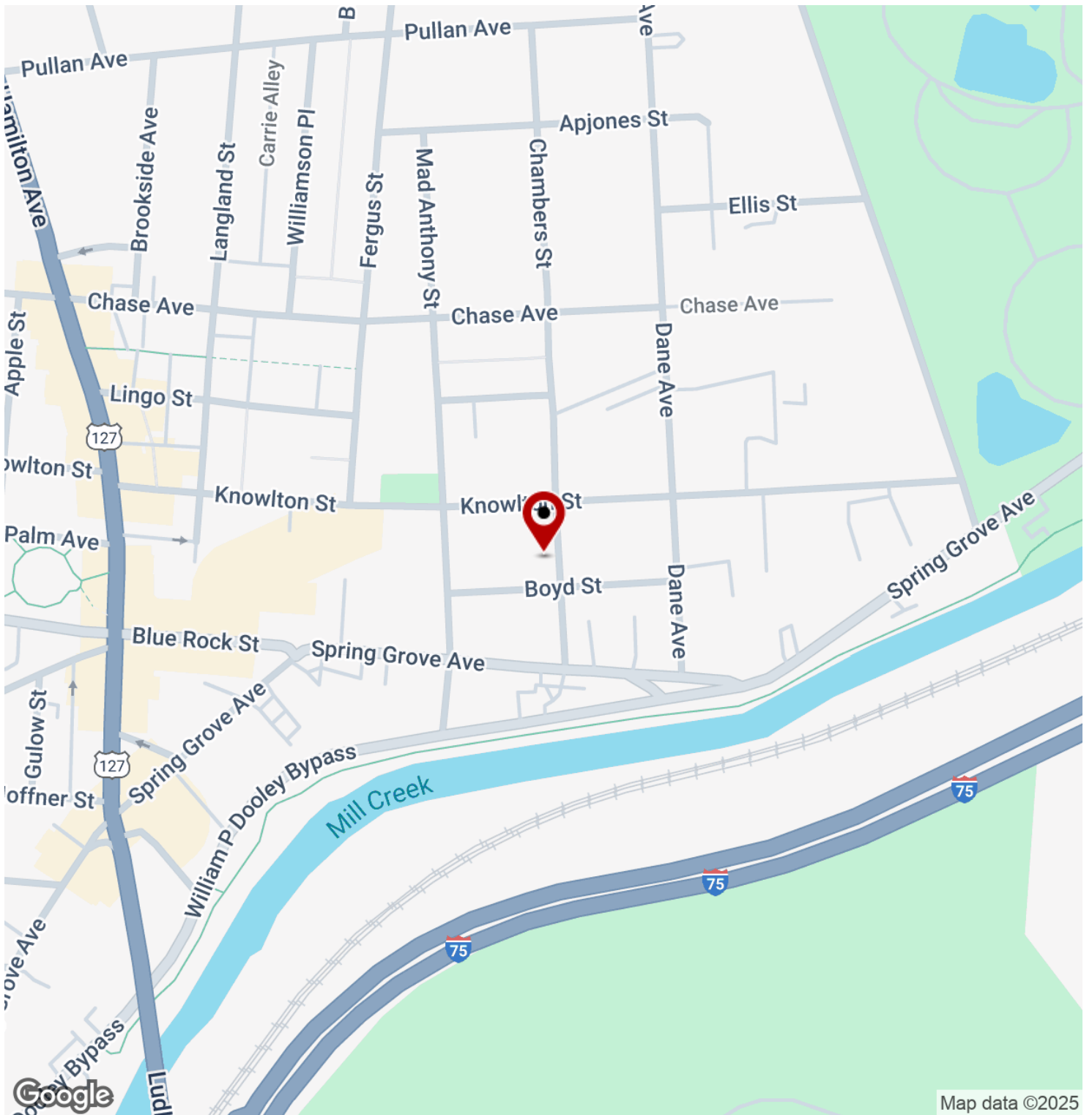
LOCATION MAP

AERIAL MAP

Regional Map



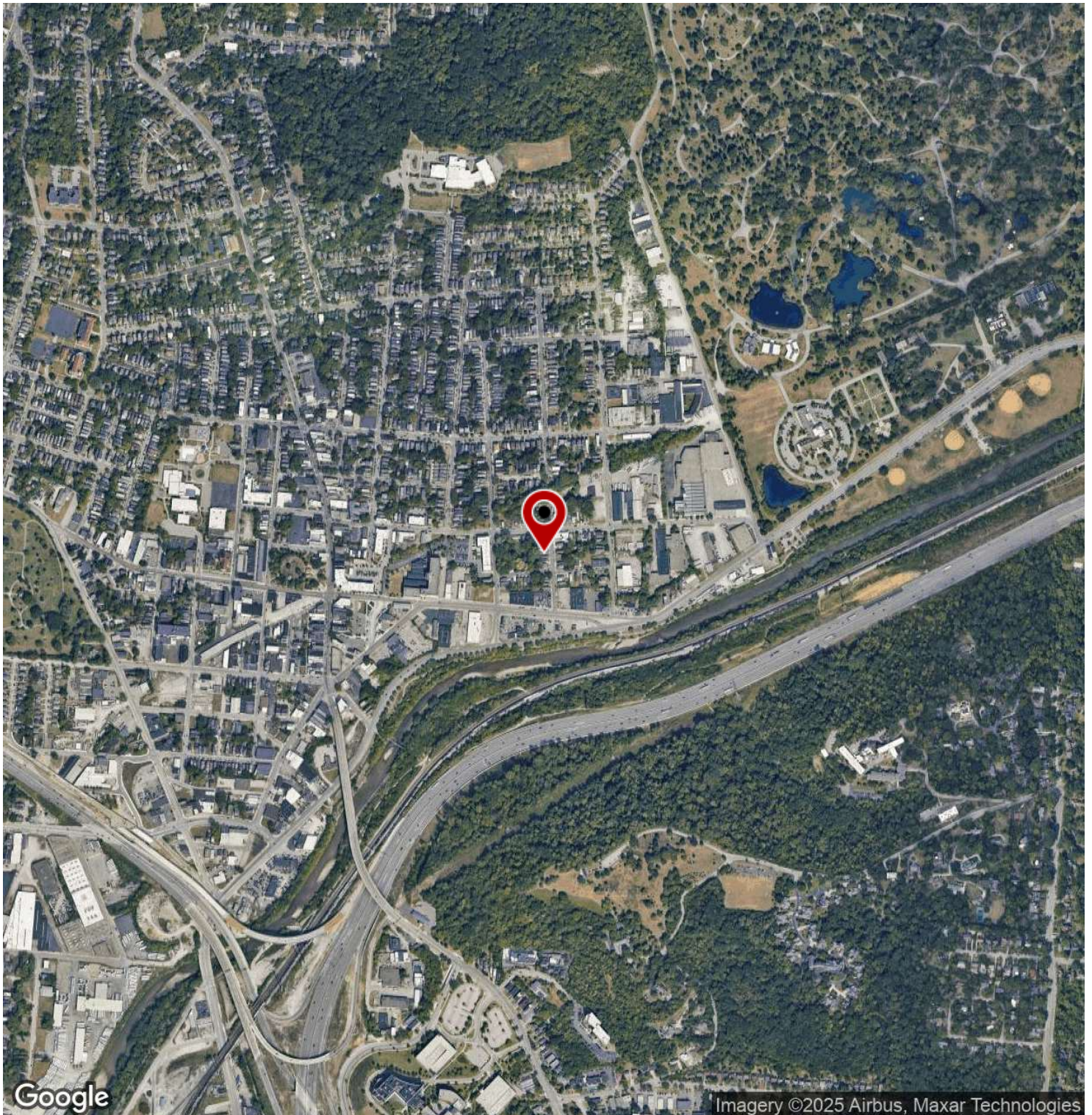
Location Map



Map data ©2025



Aerial Map



4125 CHAMBERS AVE

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

| INVESTMENT OVERVIEW | 2024 ACTUALS |
|----------------------------|---------------------|
| Price | \$159,900 |
| Price per SF | \$104 |
| Price per Unit | \$79,950 |
| GRM | 9.95 |
| CAP Rate | 3% |
| Cash-on-Cash Return (yr 1) | 3% |
| Total Return (yr 1) | \$4,804 |

| OPERATING DATA | 2024 ACTUALS |
|------------------------|---------------------|
| Gross Scheduled Income | \$16,075 |
| Total Scheduled Income | \$16,075 |
| Gross Income | \$16,075 |
| Operating Expenses | \$11,271 |
| Net Operating Income | \$4,804 |
| Pre-Tax Cash Flow | \$4,804 |

| FINANCING DATA | 2024 ACTUALS |
|-----------------------|---------------------|
| Down Payment | \$159,900 |



Income & Expenses

| INCOME SUMMARY | 2024 ACTUALS |
|-----------------------------|---------------------|
| Vacancy Cost | \$0 |
| GROSS INCOME | \$16,075 |
| EXPENSES SUMMARY | 2024 ACTUALS |
| Property taxes | \$3,973 |
| Insurance | \$1,149 |
| Gas & Electric | \$2,873 |
| Water & Sewer | \$1,100 |
| Other | \$2,176 |
| OPERATING EXPENSES | \$11,271 |
| NET OPERATING INCOME | \$4,804 |



Rent Roll

| SUITE | BEDROOMS | BATHROOMS | RENT |
|-----------------|----------|-----------|----------------|
| 1 | 1 | 1 | \$725 |
| 2 | 1 | 1 | \$675 |
| TOTALS | | | \$1,400 |
| AVERAGES | | | \$700 |



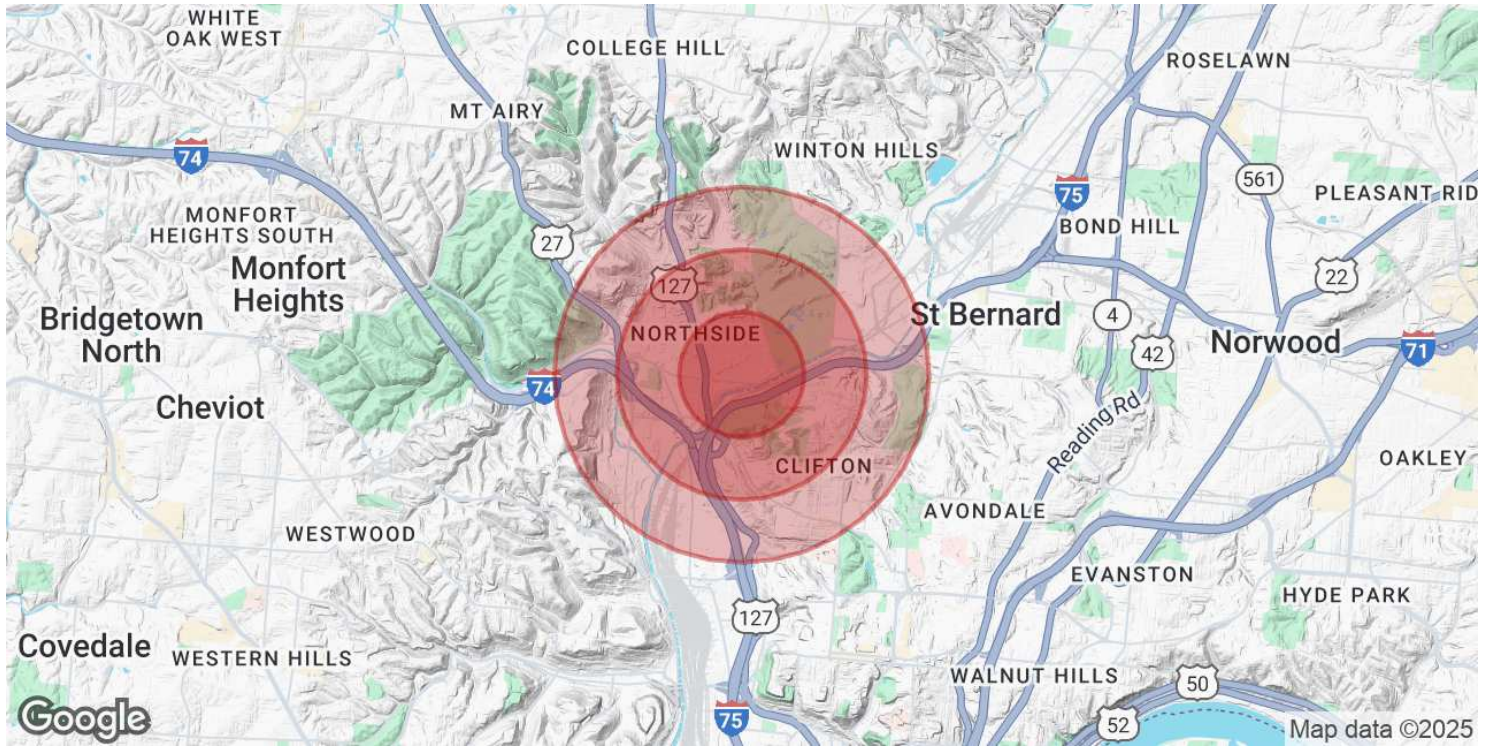
4125 CHAMBERS AVE

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|------------------|---------------|------------------|
| Total Population | 2,784 | 9,463 | 21,134 |
| Average Age | 36.8 | 36.4 | 32.1 |
| Average Age (Male) | 37.5 | 36.3 | 30.9 |
| Average Age (Female) | 36.3 | 37.2 | 34.6 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|--------------------------------|------------------|---------------|------------------|
| Total Households | 1,737 | 5,562 | 11,329 |
| # of Persons per HH | 1.6 | 1.7 | 1.9 |
| Average HH Income | \$67,108 | \$65,929 | \$61,544 |
| Average House Value | \$199,787 | \$216,878 | \$207,806 |

2020 American Community Survey (ACS)

