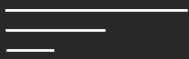


Marcus & Millichap
ANDREWS DICKMAN SUM GROUP

VENETIAN COURT

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Wealth By Providing Them
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Estate Investment Sales,
Financing, Research And Advisory
Services Available

2024 



Cincinnati, OH



CONTENTS

Asset Summary	06
Local Competitors	10
The Financials	20
Local Market	28

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

Senior Investment Associate

Austin Hall

Investment Associate

Alden Simms

Investment Associate

Jak Stava

Investment Associate

Chuck Combs

Investment Associate

BROKER SUPPORT

Sam Petrosino

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Brett Martin

Internal Accountant

Brittany Campbell-Koch

Director of Operations

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



VENETIAN COURT

21
Unit Count

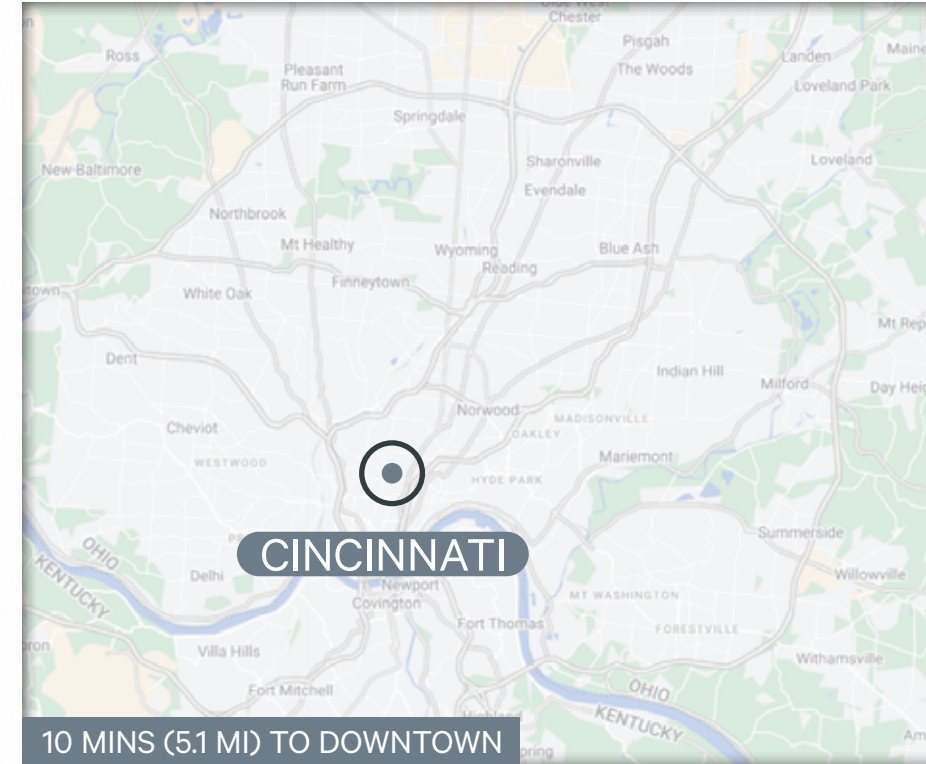
90%
Occupancy

1928
Year Built

21,350
Rentable SqFt

562 Glenwood Avenue, Cincinnati, Ohio

SUMMARY



PROPERTY DETAILS

Property Address:	562 Glenwood Ave
City, State, Zip:	Cincinnati, Ohio
County:	Hamilton County
Year Built/Reno:	1928
Property Type:	Market Rate
Acres:	.56
Number Of Units:	21

UNIT MIX SUMMARY

Unit Type	Number Of Units	CURRENT				MARKET RENTS		PRO FORMA RENTS	
		Average SF	Total SF	Avg. Effective Rent/Unit	Avg. Effective Rent/SF	Per Unit	Per SF	Per Unit	Per SF
One Bed	6 Units	800 SF	4,800 SF	\$827.50	\$1.03	\$895.00	\$1.12 SF	\$1,000.00	\$1.25 SF
Two Bed	14 Units	1,100 SF	15,400 SF	\$920.77	\$0.84	\$995.00	\$0.90 SF	\$1,150.00	\$1.05 SF
Three Bed	1 Units	1,150 SF	1,150 SF	\$1,095.00	\$0.95	\$1,095.00	\$0.95 SF	\$1,250.00	\$1.09 SF
Total/Avg.	21 Units	1,017 SF	21,350 SF	\$902.42	\$0.89 SF	\$971.19	\$0.96 SF	\$1,111.90	\$1.09 SF

UNIT INTERIORS

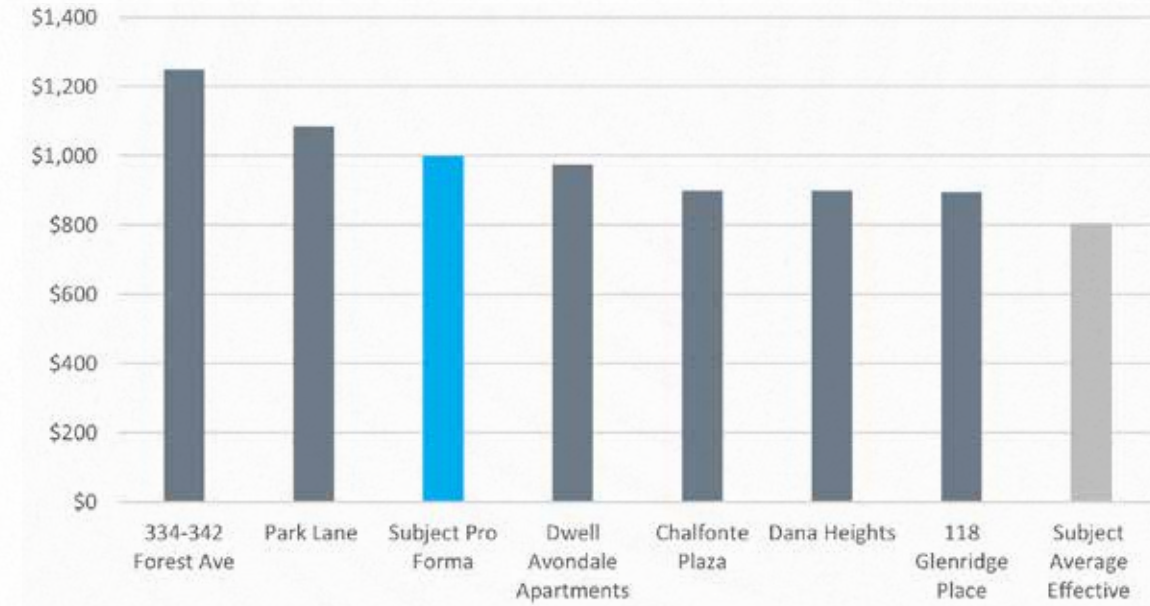


LOCAL COMPETITORS

01



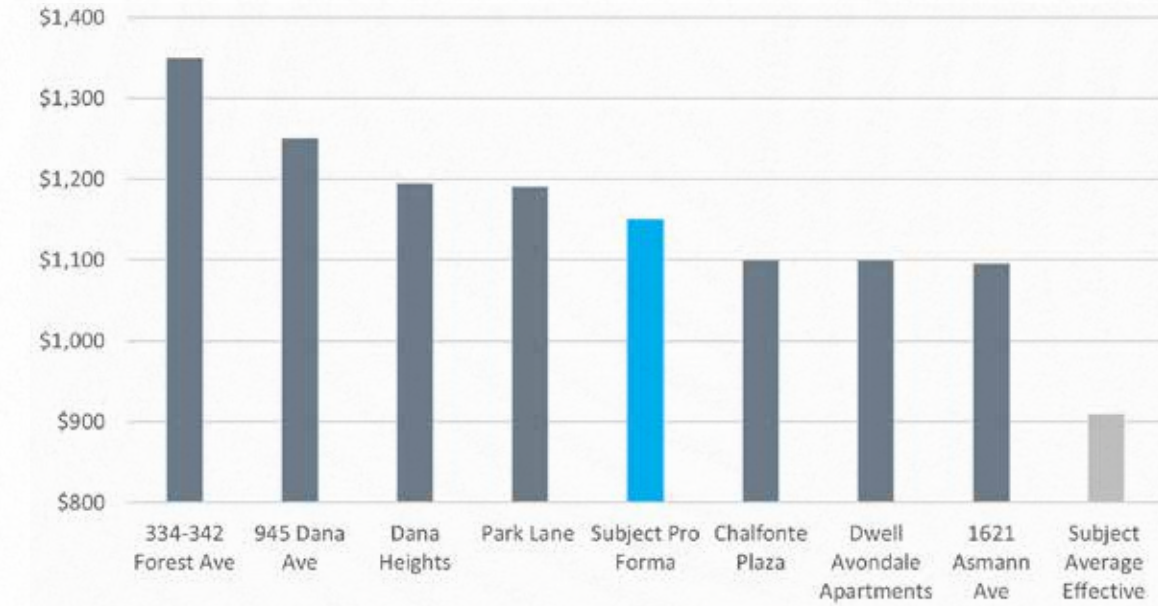
RENT MATRIX | ONE BEDROOM



One Bedroom

Property	Year Built	# Units	Avg SF	Avg Rent	Avg Rent/SF
334-342 Forest Ave	1930	24	800	\$1,250	\$1.56
Park Lane	1964	150	560	\$1,085	\$1.94
Subject Pro Forma	1928	21	800	\$1,000	\$1.25
Dwell Avondale Apartments	1968	60	550	\$975	\$1.77
Chalfonte Plaza	1973	53	750	\$900	\$1.20
Dana Heights	1963	26	525	\$900	\$1.71
118 Glenridge Place	1947	4	633	\$895	\$1.41
Subject Average Effective	1928	21	800	\$827	\$1.03

RENT MATRIX | TWO BEDROOM



Two Bedroom

Property	Year Built	# Units	Avg SF	Avg Rent	Avg Rent/SF
334-342 Forest Ave	1930	24	980	\$1,350	\$1.38
945 Dana Ave	1900	11	1000	\$1,250	\$1.25
Dana Heights	1963	26	700	\$1,195	\$1.71
Park Lane	1964	150	750	\$1,190	\$1.59
Subject Pro Forma	1928	21	1100	\$1,150	\$1.05
Chalfonte Plaza	1973	53	900	\$1,100	\$1.22
Dwell Avondale Apartments	1968	60	987	\$1,100	\$1.11
1621 Asmann Ave	1940	18	850	\$1,095	\$1.29
Subject Average Effective	1928	21	1100	\$920	\$0.84

NOTEWORTHY RENT COMPETITORS



CHALFONTE PLAZA

Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF
One Bedroom	23	750	\$900	\$1.20
Two Bedroom	12	900	\$1,100	\$1.22

Units	53
Year Built	1973
Occupancy	97.0%



DWELL AVONDALE APTS

Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF
One Bedroom	21	550	\$975	\$1.77
Two Bedroom	39	987	\$1,100	\$1.11

Units	60
Year Built	1968
Occupancy	90.0%



NOTEWORTHY RENT COMPETITORS



334-342 FOREST AVE

Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF
One Bedroom	4	800	\$1,250	\$1.56
Two Bedroom	20	980	\$1,350	\$1.38

Units	24
Year Built	1930
Occupancy	94.0%



1621 ASMANN AVE

Unit Mix	# of units	Square Feet	Asking Rent	Rent per SF
Two Bedroom	8	850	\$1,095	\$1.37

Units	18
Year Built	1940
Occupancy	94%



THE FINANCIALS

02

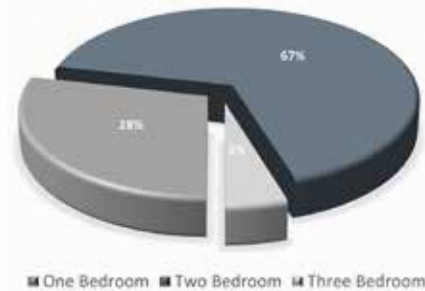


UNIT MIX BREAKDOWN

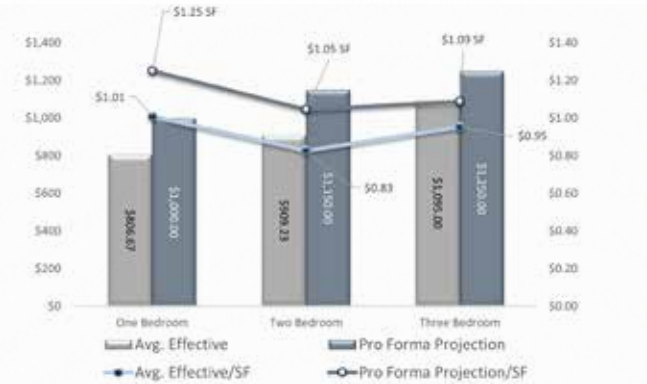
UNIT TYPE	NO. OF UNITS	RENTABLE SF	TOTAL SF	AVERAGE EFFECTIVE			MARKET			PROJECTED		
				RENT/UNIT	RENT/SF	TOTAL RENT POTENTIAL	RENT/UNIT	RENT/SF	TOTAL RENT POTENTIAL	RENT/UNIT	RENT/SF	TOTAL RENT POTENTIAL
One Bedroom												
1BR/1BA	6 Units	800 SF	4,800 SF	\$827.50	\$1.03 SF	\$4,965	\$895.00	\$1.12 SF	\$5,370	\$1,000.00	\$1.25 SF	\$6,000
Totals / Wtd. Averages	6 Units	800 SF	4,800 SF	\$827.50	\$1.03 SF	\$4,965	\$895.00	\$1.12 SF	\$5,370	\$1,000.00	\$1.25 SF	\$6,000
Two Bedroom												
2BR/1BA	14 Units	1,100 SF	15,400 SF	\$920.77	\$0.84 SF	\$12,891	\$995.00	\$0.90 SF	\$13,930	\$1,150.00	\$1.05 SF	\$16,100
Totals / Wtd. Averages	14 Units	1,100 SF	15,400 SF	\$920.77	\$0.84 SF	\$12,891	\$995.00	\$0.90 SF	\$13,930	\$1,150.00	\$1.05 SF	\$16,100
Three Bedroom												
3BR/1BA	1 Units	1,150 SF	1,150 SF	\$1,095.00	\$0.95 SF	\$1,095	\$1,095.00	\$0.95 SF	\$1,095	\$1,250.00	\$1.09 SF	\$1,250
Totals / Wtd. Averages	1 Units	1,150 SF	1,150 SF	\$1,095.00	\$0.95 SF	\$1,095	\$1,095.00	\$0.95 SF	\$1,095	\$1,250.00	\$1.09 SF	\$1,250

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
Summary												
One Bedroom	6 Units	800 SF	4,800 SF	\$827.50	\$1.03	\$4,965	\$895.00	\$1.12 SF	\$5,370	\$1,000.00	\$1.25 SF	\$6,000
Two Bedroom	14 Units	1,100 SF	15,400 SF	\$920.77	\$0.84	\$12,891	\$995.00	\$0.90 SF	\$13,930	\$1,150.00	\$1.05 SF	\$16,100
Three Bedroom	1 Units	1,150 SF	1,150 SF	\$1,095.00	\$0.95	\$1,095	\$1,095.00	\$0.95 SF	\$1,095	\$1,250.00	\$1.09 SF	\$1,250
Totals / Wtd. Averages	21 Units	1,017 SF	21,350 SF	\$902.42	\$0.89 SF	\$18,951	\$971.19	\$0.96 SF	\$20,395	\$1,111.90	\$1.09 SF	\$23,350

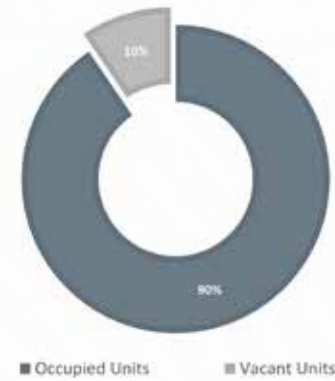
UNIT DISTRIBUTION



UNIT RENTS



OCCUPANCY



INCOME & EXPENSES

Rent Roll: As of December 8, 2024
Income and Expenses: February 2024 - January 2025

UNDERWRITING NOTES

1 Replacement & Reserves: added based on market norm of \$300 per unit per year

UNDERWRITING NOTES

2 Added based on market

	T12			T6			T3			STABILIZED		
INCOME		% of GPR	Per Unit		% of GPR	Per Unit		% of GPR	Per Unit		% of GPR	Per Unit
GROSS POTENTIAL RENT												
All Units at Market Rent	\$244,740 RR		11,654	\$244,740	RR	11,654	\$244,740		11,654	\$280,200		13,343
Gain (Loss) to Lease	(\$16,440)	6.72%	(783)	(\$16,440)	6.72%	(783)	(\$16,440)	6.72%	(783)	(\$5,604)	2.00%	(267)
GROSS SCHEDULED RENT	\$228,300 RR		10,871	\$228,300	RR	10,871	\$228,300		10,871	\$274,596		13,076
Total Other Income	\$2,000	0.88%	95	\$2,000	0.88%	95	\$2,000	0.88%	95	\$2,060	0.75%	98
GROSS POTENTIAL INCOME	\$230,300		10,967	\$230,300		10,967	\$230,300		10,967	\$276,656		13,174
Physical Vacancy	(\$38,608) T12 Economic	16.91%	(1,838)	(\$26,450) T6 Economic	11.59%	(1,260)	(\$34,448)	15.09%	(1,640)	(\$13,730)	5.00%	(654)
Bad Debt	(\$999) T12	0.44%	(48)	\$0 T6	0.00%	0	\$0	0.00%	0	\$0	0.00%	0
EFFECTIVE GROSS INCOME	\$190,693	75.93%	9,081	\$203,850	81.70%	9,707	\$195,852	78.19%	9,326	\$260,180	92.00%	12,390
EXPENSE												
NON-CONTROLLABLE												
Real Estate Taxes		% of EGI	Per Unit		% of EGI	Per Unit		% of EGI	Per Unit		% of EGI	Per Unit
2024 Taxes	\$28,536 Auditor	14.96%	1,359	\$28,536 Auditor	14.00%	1,359	\$28,536	14.57%	1,359	\$28,536	14.57%	1,359
Total Real Estate Taxes	\$28,536	14.96%	1,359	\$28,536	14.00%	1,359	\$28,536	14.57%	1,359	\$28,536	14.57%	1,359
Insurance	\$12,577 T12	6.60%	599	\$12,577 T12	6.17%	599	\$12,577	6.42%	599	\$14,700	7.51%	700
Utilities												
Electric	\$5,140 T12	2.70%	245	\$5,140 T12	2.52%	245	\$5,140	2.62%	245	\$5,243	2.68%	250
Water & Sewage	\$16,386 T12	8.59%	780	\$16,386 T12	8.04%	780	\$16,386	8.37%	780	\$16,713	8.53%	796
Trash Removal	\$7,614 T12	3.99%	363	\$7,614 T12	3.73%	363	\$7,614	3.89%	363	\$7,766	3.97%	370
Utilities	\$29,139	15.28%	1,388	\$29,139	14.29%	1,388	\$29,139	14.88%	1,388	\$29,722	15.18%	1,415
Total Non-Controllable	\$70,251	36.84%	3,345	\$70,251	34.46%	3,345	\$70,251	35.87%	3,345	\$72,957	37.25%	3,474
CONTROLLABLE												
Contract Services												
Landscaping/Grounds	\$3,001 T12	1.57%	143	\$3,001 T12	1.47%	143	\$3,001	1.53%	143	\$3,150	1.21%	150
Pest Control	\$3,203 T12	1.68%	153	\$3,203 T12	1.57%	153	\$3,203	1.64%	153	\$1,050	0.40%	50
Contract Services	\$6,204	3.25%	295	\$6,204	3.04%	295	\$6,204	3.17%	295	\$4,200	2.14%	200
Repairs & Maintenance	\$12,600 Note 2	6.61%	600	\$12,600 Note 2	6.18%	600	\$12,600	6.43%	600	\$12,600	4.84%	600
Marketing & Promotion	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%	0	\$1,575	0.61%	75
Labor	\$16,005 T12	8.39%	762	\$16,005 T12	7.85%	762	\$16,005	8.17%	762	\$18,900	7.26%	900
General & Administrative	\$2,266 T12	1.19%	108	\$2,266 T12	1.11%	108	\$2,266	1.16%	108	\$2,100	0.81%	100
Management Fee	\$11,395 T12	5.98%	543	\$11,395 T12	5.59%	543	\$11,395	5.82%	543	\$15,611	6.00%	743
Replacement & Reserves	\$6,300 Note 1	3.30%	300	\$6,300 Note 1	3.09%	300	\$6,300	3.22%	300	\$6,300	2.42%	300
Total Controllable	\$54,770	28.72%	2,608	\$54,770	26.87%	2,608	\$54,770	27.96%	2,608	\$61,286	24.09%	2,918
TOTAL EXPENSES	\$125,021	65.56%	5,953	\$125,021	61.33%	5,953	\$125,021	63.83%	5,953	\$134,243	51.60%	6,393
NET OPERATING INCOME	\$65,672	34.44%	3,127	\$78,829	38.67%	3,754	\$70,831	36.17%	3,373	\$125,937	48.40%	5,997

LOCAL MARKET

03



DEMOGRAPHICS

38 MEDIAN AGE
\$76,400 MEDIAN HOUSEHOLD INCOME
\$221K MEDIAN HOME VALUE

Highlights

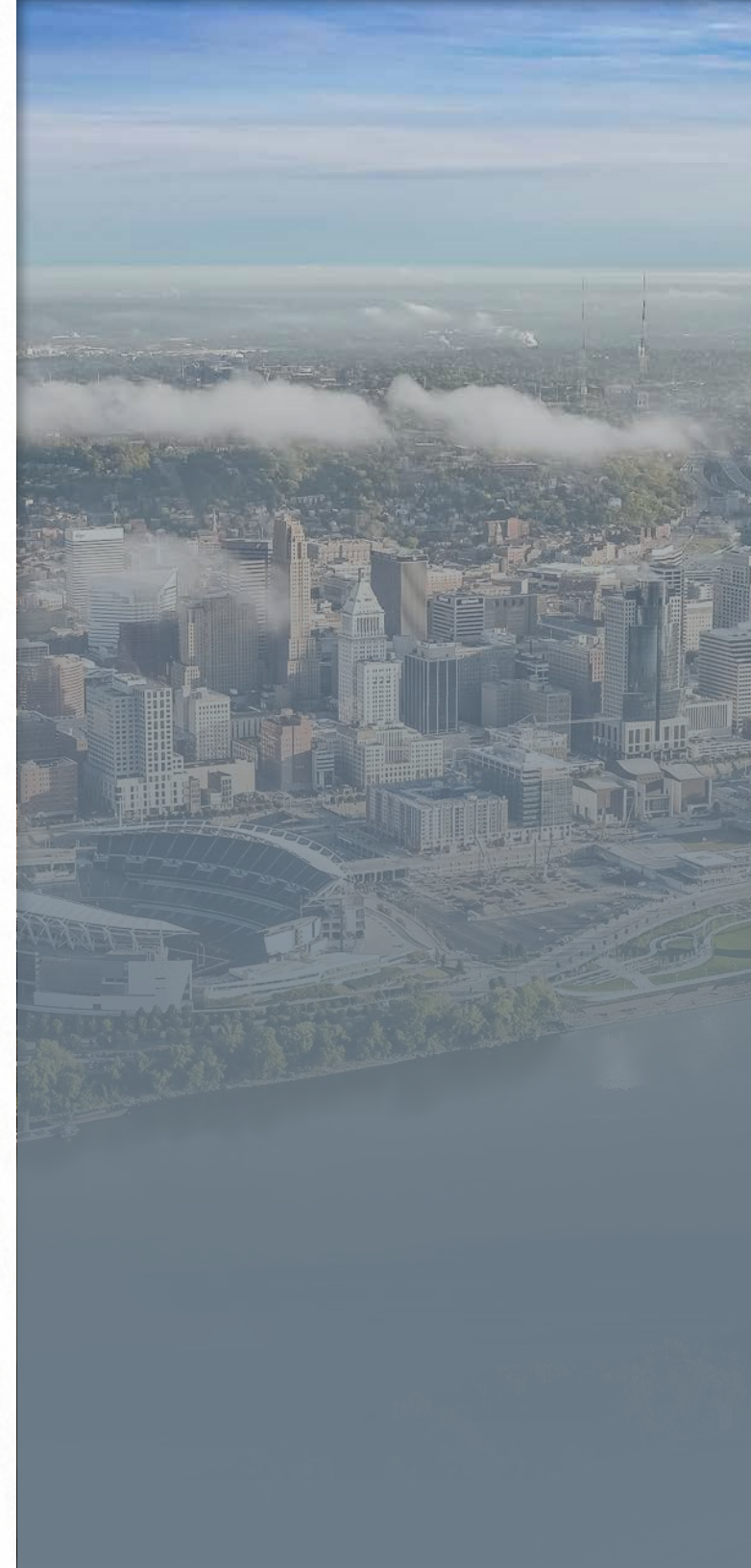
Residence **increased**
3.4%
 in Cincinnati from 17'-22'

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



HEALTH CARE

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.



Cost \$140,000,000
Estimated Completion 2026



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 offer 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.

Cost \$30,000,000
Estimated Completion Completed



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

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.

Cost \$85,000,000
Estimated Completion Q1, 2024



3 MAJOR SPORTS TEAMS



~\$50M
FFC CINCI

FC
CINCINNATI



~\$150M
BENGALS



~\$350M
REDS

REDS

Cincinnati sports generate more than

\$550M

a year in economic impact on Greater Cincinnati

UNIVERSITY OF CINCINNATI

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



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 club house 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

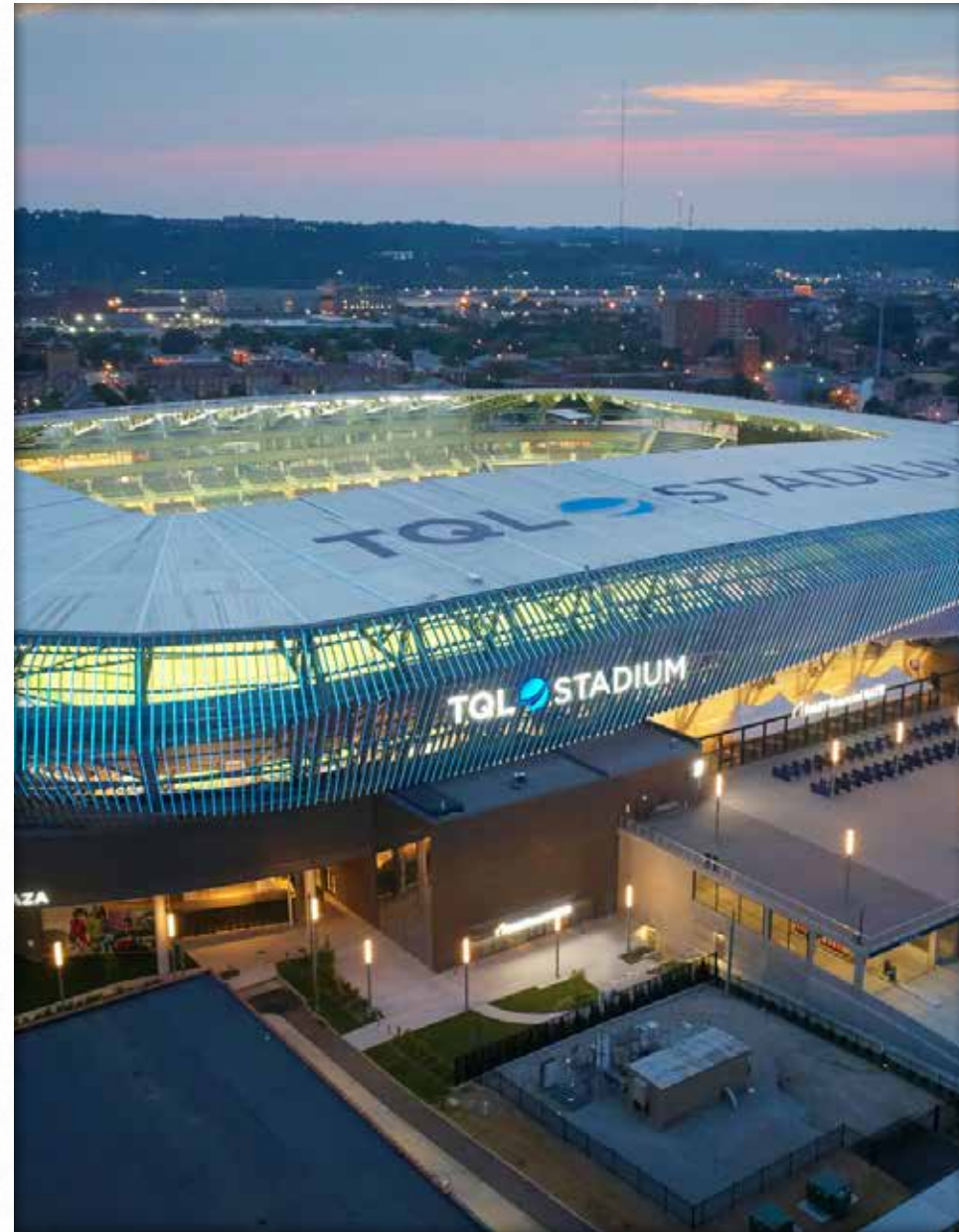
FC Cincinnati district, Phase One

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 Titletown 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

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

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

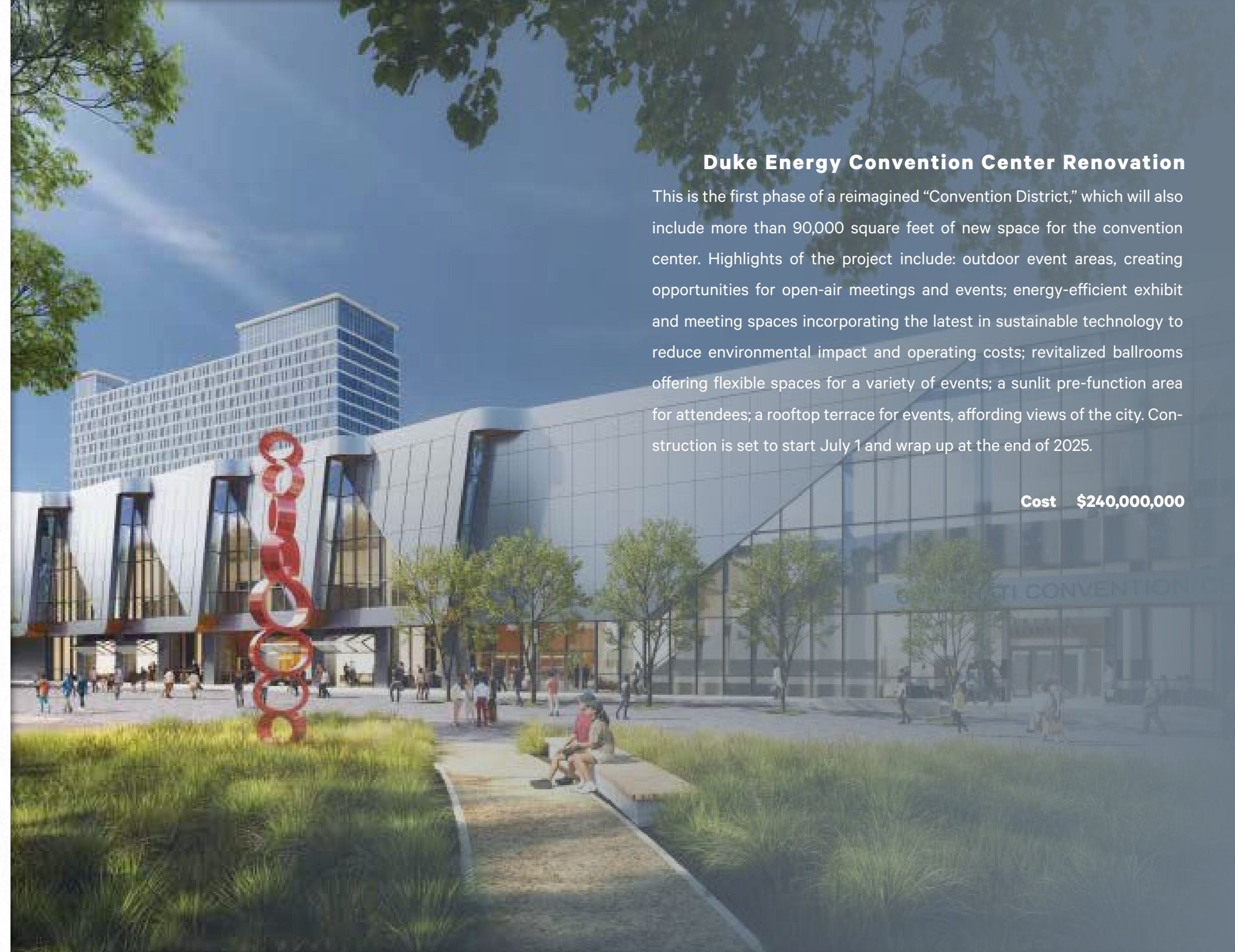
A \$150 million nature-infused community in Green Township that will include an outdoor playground area; changes to the Green Township Bike and Walk Trail; and 24 new home sites.



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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