



1668 Glen Parker Avenue

CINCINNATI, OH



OFFERING MEMORANDUM

KW COMMERCIAL
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Cincinnati, OH 45226

PRESENTED BY:

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1668 GLEN PARKER AVENUE

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Jennifer M. Donathan and Kyle Woodland are pleased to present for sale an excellent value add opportunity in the desirable Northside neighborhood of Cincinnati. The offering consists of 15 units. There are 7 two bed / one bath units and 8 one bed / one bath units. The owner pays for heat and water and tenants pay their own electric. Some of the recent capital improvements include new boiler approximately 2 years ago, replacement windows and doors within last 8 years, exterior paint last year, new water service line from the street to building about 2 years ago. The property is 100% occupied and well maintained.

PROPERTY HIGHLIGHTS

- 11,200 SF building, built in 1966
- 15 units - 7 two beds and 8 one beds
- 100% occupancy
- Value add opportunity
- Some recent capital improvements

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	15
Building Size:	11,200 SF
NOI:	\$88,849.05
Cap Rate:	7.11%

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	435	2,167	5,007
Total Population	882	4,405	10,481
Average HH Income	\$89,448	\$92,458	\$85,338



Property Description



PROPERTY DESCRIPTION

Jennifer M. Donathan and Kyle Woodland are pleased to present for sale an excellent value add opportunity in the desirable Northside neighborhood of Cincinnati. The offering consists of 15 units. There are 7 two bed / one bath units and 8 one bed / one bath units. The owner pays for heat and water and tenants pay their own electric. Some of the recent capital improvements include new boiler approximately 2 years ago, replacement windows and doors within last 8 years, exterior paint last year, new water service line from the street to building about 2 years ago. The property is 100% occupied and well maintained.

LOCATION DESCRIPTION

Northside



Property Details

Sale Price **\$1,250,000**

PROPERTY INFORMATION

Property Type Multifamily
 Property Subtype High-Rise
 APN # 197-0039-0098-00

LOCATION INFORMATION

Street Address 1668 Glen Parker Avenue
 City, State, Zip Cincinnati, OH 45223
 County Hamilton

BUILDING INFORMATION

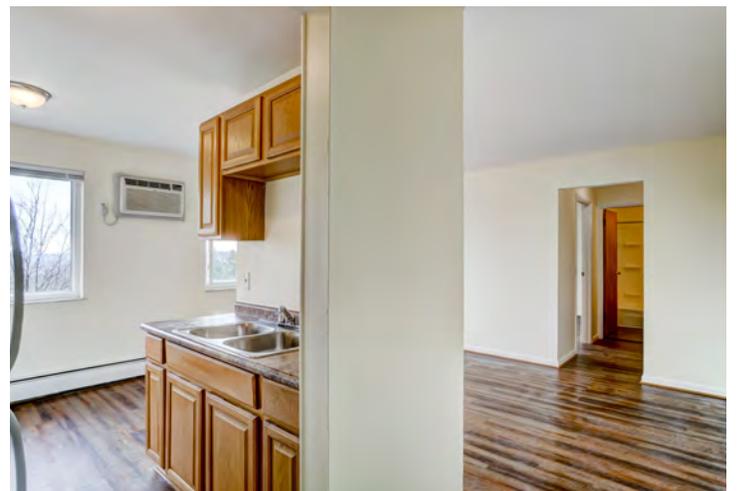
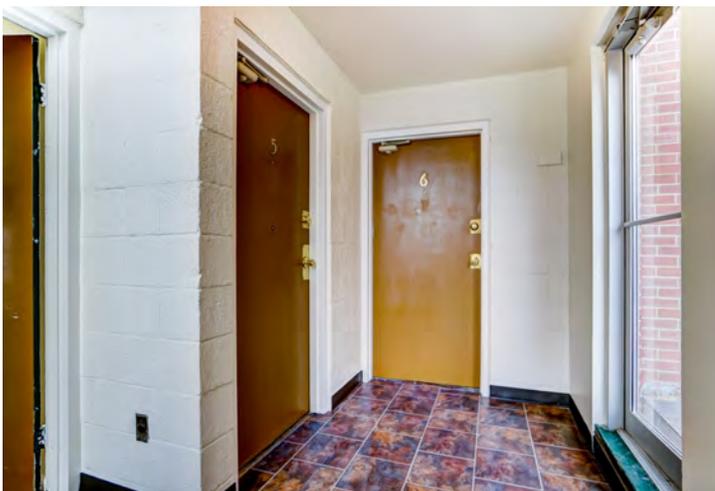
Building Size 11,200 SF
 NOI \$88,849.05
 Cap Rate 7.11
 Occupancy % 100.0%
 Tenancy Multiple
 Number of Floors 3
 Year Built 1966

PARKING & TRANSPORTATION - PARKING LOT

UTILITIES & AMENITIES - ONSITE COIN LAUNDRY



Additional Photos



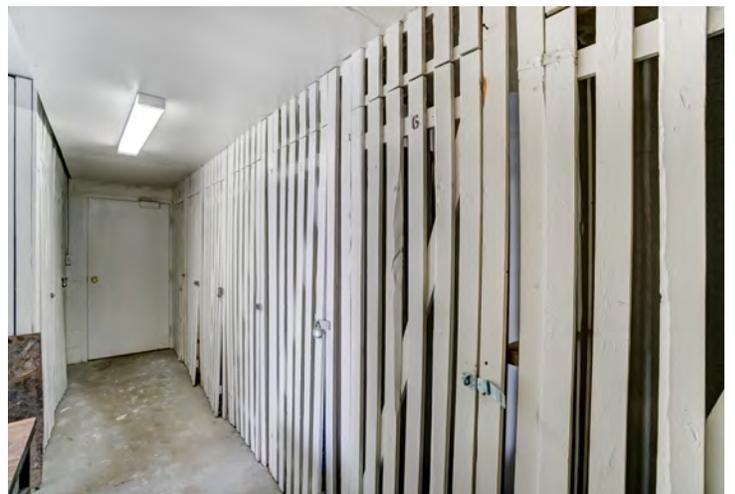
Additional Photos



Additional Photos



Additional Photos



1668 GLEN PARKER AVENUE

LOCATION INFORMATION

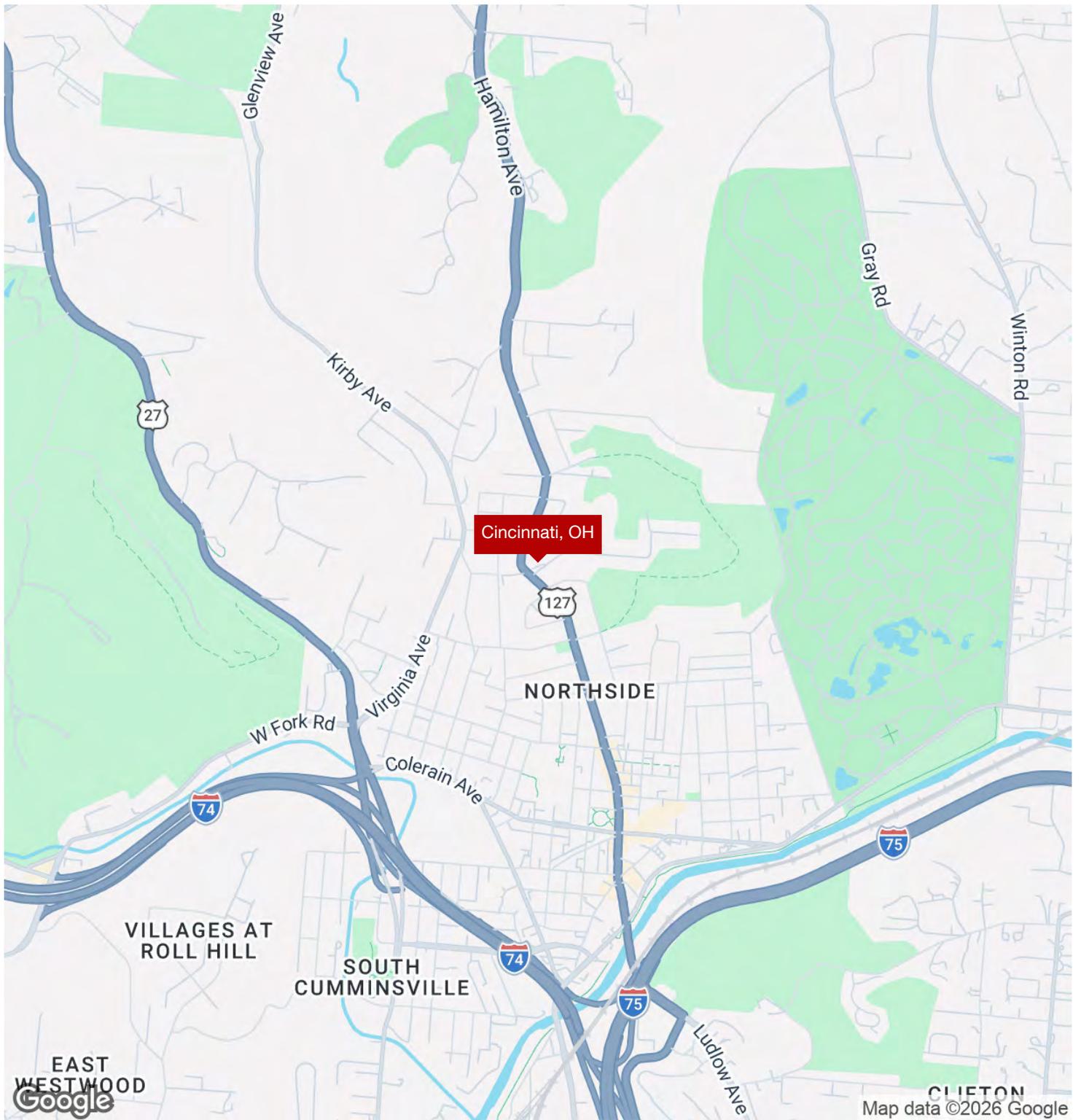
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

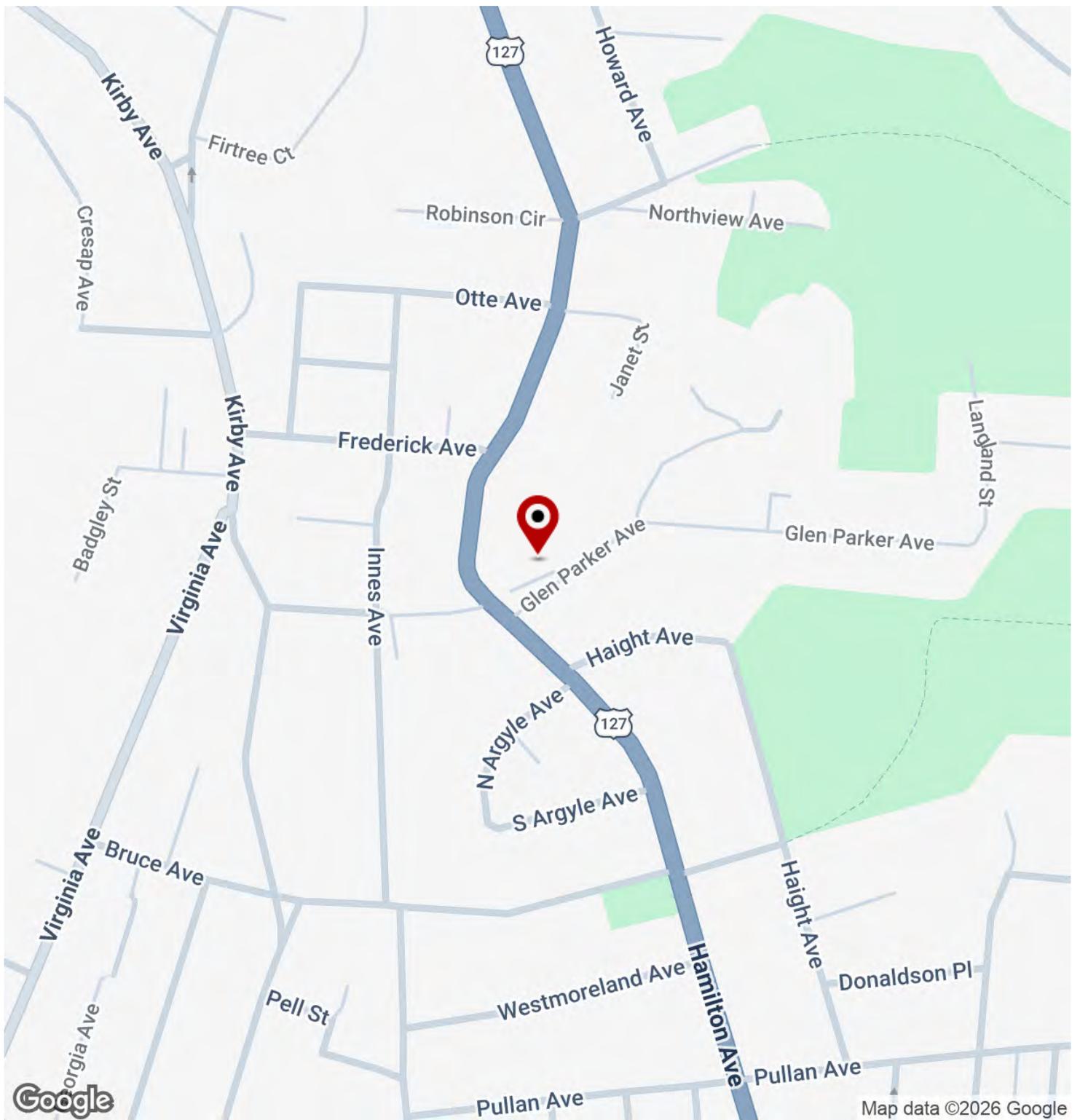
Regional Map



EAST WESTWOOD
Google

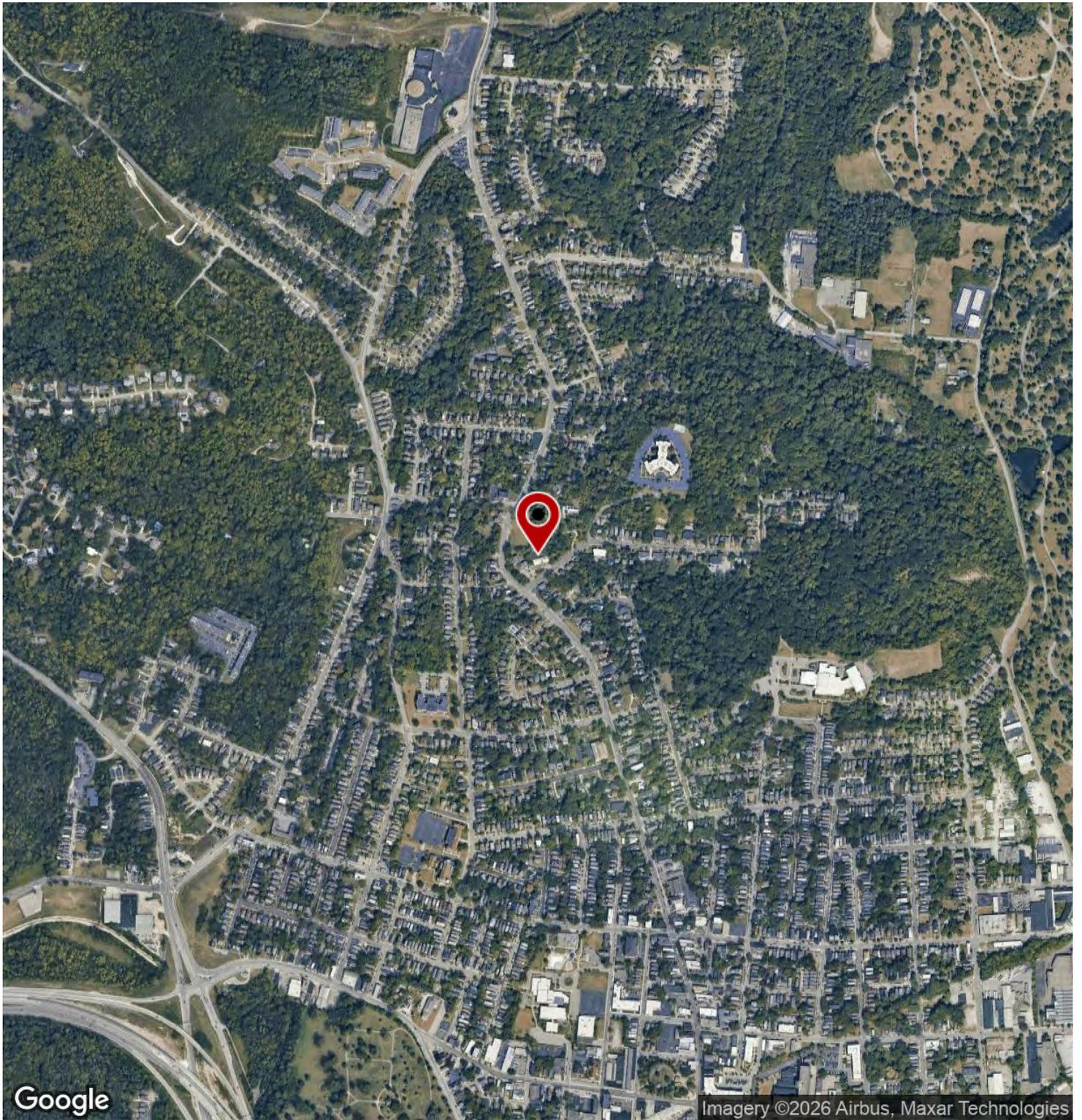


Location Map



Map data ©2026 Google

Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies



1668 GLEN PARKER AVENUE

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,250,000
Price per SF	\$112
Price per Unit	\$83,333
GRM	8.07
CAP Rate	7.11%
Cash-on-Cash Return (yr 1)	6.91%
Total Return (yr 1)	\$36,641
Debt Coverage Ratio	1.41

OPERATING DATA

Gross Scheduled Income	\$154,920
Other Income	\$3,291
Total Scheduled Income	\$158,211
Vacancy Cost	\$4,648
Gross Income	\$153,563
Operating Expenses	\$64,714
Net Operating Income	\$88,849
Pre-Tax Cash Flow	\$25,896

FINANCING DATA

Down Payment	\$375,000
Loan Amount	\$875,000
Debt Service	\$62,953
Debt Service Monthly	\$5,246
Principal Reduction (yr 1)	\$10,745



Income & Expenses

INCOME SUMMARY

Current rent roll annualized	\$154,920
Pet fees	\$1,200
Laundry Income	\$854
Other Income	\$1,236
Vacancy Cost	(\$4,648)

GROSS INCOME **\$153,563**

EXPENSES SUMMARY

Repairs	\$14,798
Turnover	\$3,308
Carpet Cleaning	\$100
Painting	\$1,550
Landscaping	\$910
Snow Removal	\$1,597
Security	\$608
Insurance	\$6,277
Property Tax	\$9,465
Electric	\$1,025
Gas	\$5,952
Water	\$10,368
Trash	\$5,131
Cleaning	\$2,010
Pest Control	\$604
Legal Expenses	\$1,011

OPERATING EXPENSES **\$64,714**

NET OPERATING INCOME **\$88,849**



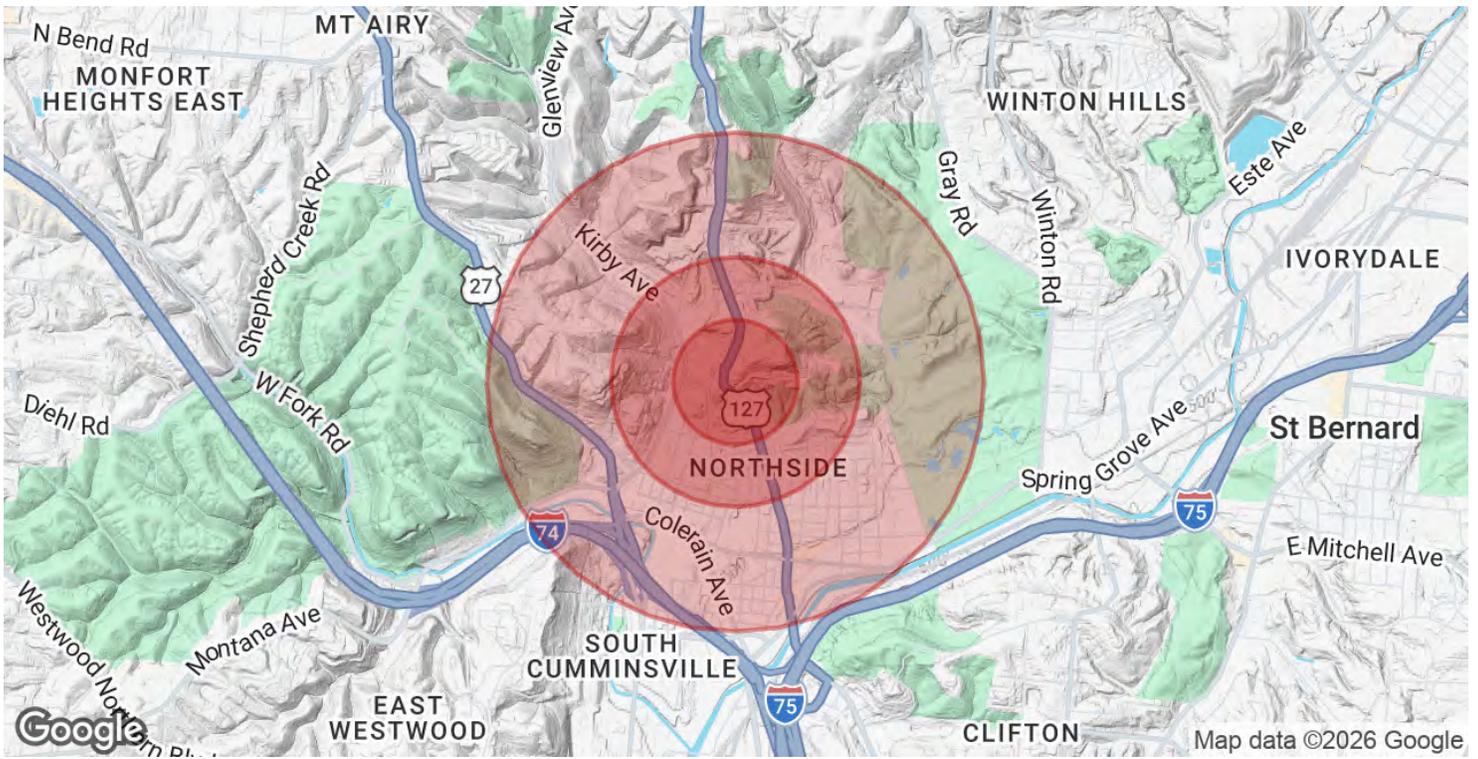
1668 GLEN PARKER AVENUE

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	882	4,405	10,481
Average Age	42.7	42.3	40.5
Average Age (Male)	40.3	40.2	37.6
Average Age (Female)	44.9	43.8	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	435	2,167	5,007
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$89,448	\$92,458	\$85,338
Average House Value	\$197,471	\$229,435	\$226,358

2023 American Community Survey (ACS)

