

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$545,000
Total Building Size:	5,270 SF
Lot Size:	0.15 Acres
Number of Units:	6
Price / SF:	\$103.42
Year Built:	1914
Renovated:	2022
Zoning:	T5N.SS-O
Market:	Cincinnati
Submarket:	East Walnut Hills

PROPERTY OVERVIEW

FOR SALE: Two, adjoining triplex apartment buildings situated on the corner of Melrose Ave and William Howard Taft. Incredible location in East Walnut Hills with numerous amenities in walking distance: Restaurants, bars, retail, banks, Library and so much more. One mile from University of Cincinnati and two miles from Xavier University. Located on a city bus stop. The properties are side-by-side making maintenance and management efficient. East Walnut Hills has experienced a renaissance in the last several years due to its convenient location, architecture and diverse population. Tens of Millions of dollars has been invested over the last few years with no end in sight. Now is the time to invest before values rise! 2600 Melrose is completely renovated and ready to be leased. All units are being left vacant for showings but each unit was previously rented at market rate. 2004 Melrose is a shell building ready for new Buyer's improvements (keep all the upside). Sellers will consider selling separately.

PROPERTY HIGHLIGHTS

- Two, adjoining triplex apartment buildings in East Walnut Hills.
- Walking distance to restaurants, bars, retail, banks, Library and so much more.
- One mile from University of Cincinnati and two miles from Xavier University on a city bus stop.
- The properties are side-by-side making maintenance and management efficient.

MULTI-FAMILY MARKET INFO

ADDITIONAL PHOTOS



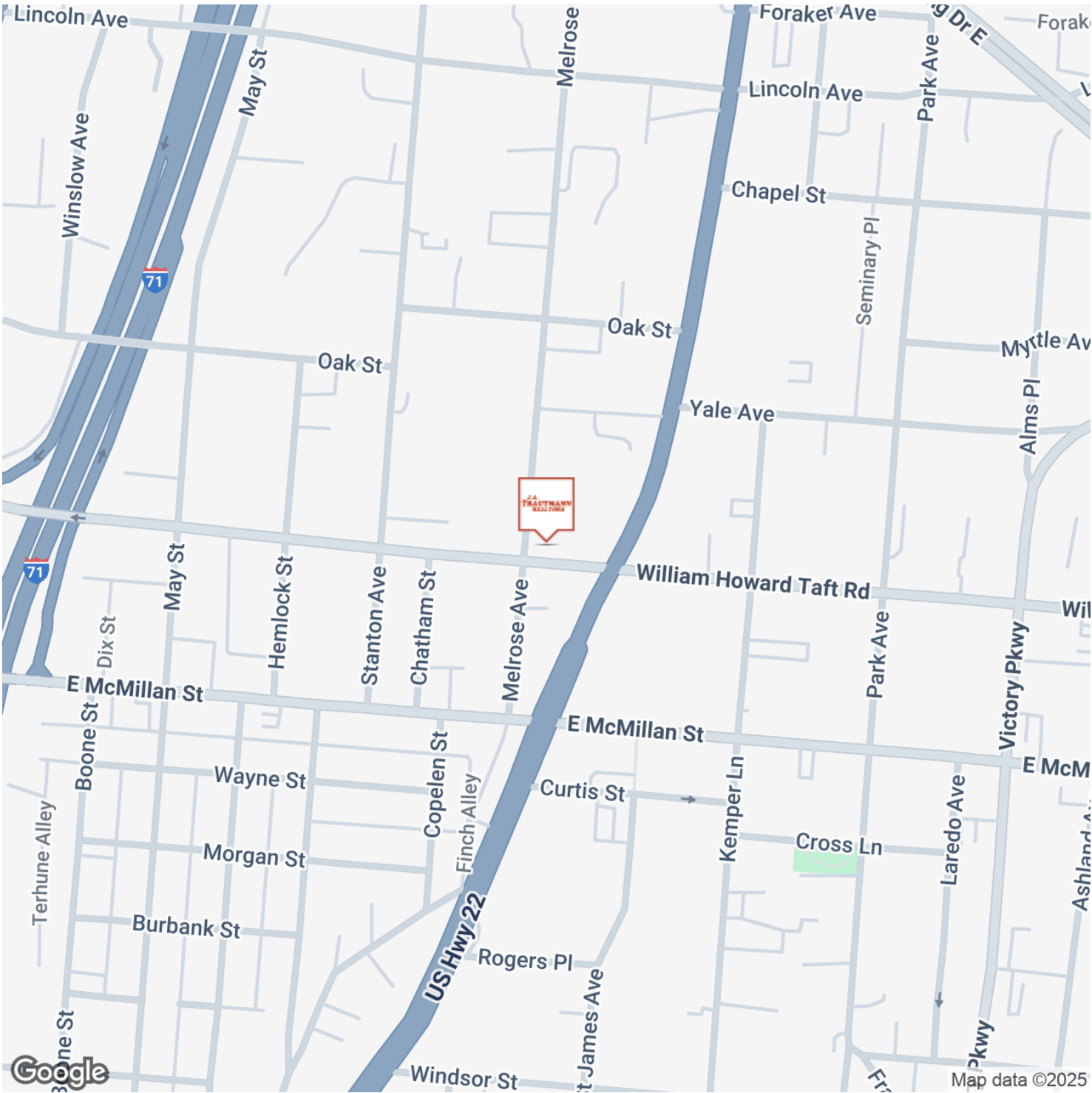
ADDITIONAL PHOTOS



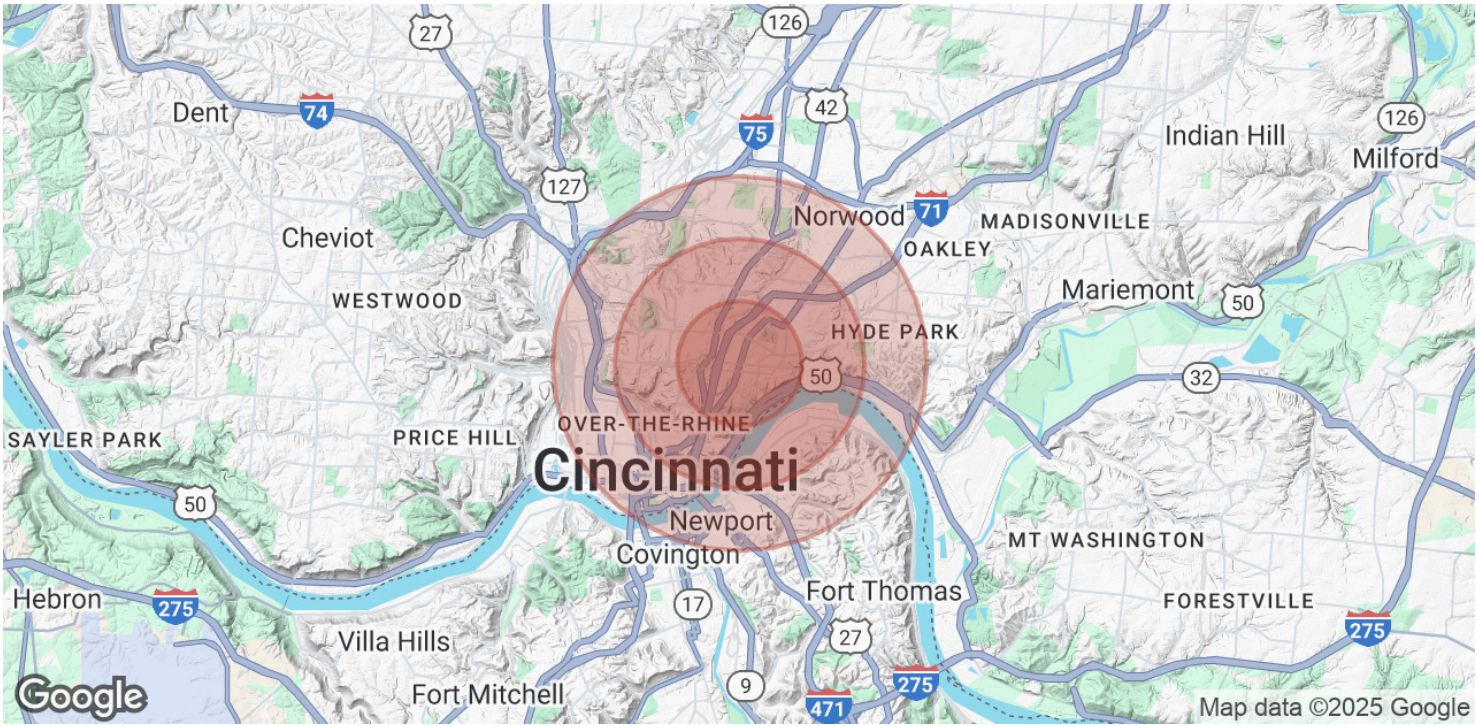
RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,352	79,653	151,013
Average Age	38	35	37
Average Age (Male)	37	34	36
Average Age (Female)	38	35	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,510	34,427	68,313
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$70,087	\$78,587	\$90,139
Average House Value	\$360,593	\$347,540	\$376,839

Demographics data derived from AlphaMap