

446 Liberty Hill

CINCINNATI, OH



OFFERING MEMORANDUM

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Cincinnati, OH 45226

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446 LIBERTY HILL

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY HIGHLIGHTS

- Ideal for multifamily or single-family rental portfolio investment opportunity
- Part of a 5 building portfolio
- Desirable Prospect Hill Historic District

OFFERING SUMMARY

Sale Price:	\$325,000
Number of Units:	1
Lot Size:	0.044 Acres
Building Size:	1,350 SF
NOI:	\$9,269.00
Cap Rate:	2.85%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,195	3,755	11,275
Total Population	2,318	7,143	21,926
Average HH Income	\$111,914	\$109,760	\$102,551



Property Description



PROPERTY DESCRIPTION

446 Liberty Hill is a single family attached home. The property features 2 bedrooms, 1 bath, private grass courtyard, 1 car oversized detached garage and basement . The property is occupied by a long term tenant and the tenant pays for all utilities. Discover a unique investment opportunity at 446 Liberty Hill, Cincinnati, Ohio. This historic property, built in 1880, features a 1,350 SF building with one rentable unit. Ideally situated in Prospect Hill Historic District, this property offers timeless charm and potential for a multifamily or single-family rental portfolio investment. With its rich history and prime location, this property presents a promising prospect for investors looking to expand their real estate portfolio with a character-filled asset in a sought-after location.

LOCATION DESCRIPTION

The property is part of a portfolio of 5 buildings all located within the Mt. Auburn Historic District, Pendleton and the Prospect Hill Historic District all located just outside of downtown Cincinnati. 446 Liberty Hill is specifically located in the Prospect Hill Historic District. Prospect Hill is mostly residential and features gorgeous architecture with many of the homes built between 1835-1880. The majority of the buildings are brick and the predominate architectural style is Italianate, Greek Revival, Queen Anne style, and French Second empire style.



Property Details

Sale Price

\$325,000

LOCATION INFORMATION

Street Address	446 Liberty Hill
City, State, Zip	Cincinnati, OH 45202
County	Hamilton
Market	Southwest Ohio
Sub-market	Historic Prospect Hill - Mt. Auburn
Cross-Streets	E. Liberty Street

BUILDING INFORMATION

Building Size	1,350 SF
NOI	\$9,269.00
Cap Rate	2.85
Number of Floors	2
Year Built	1880

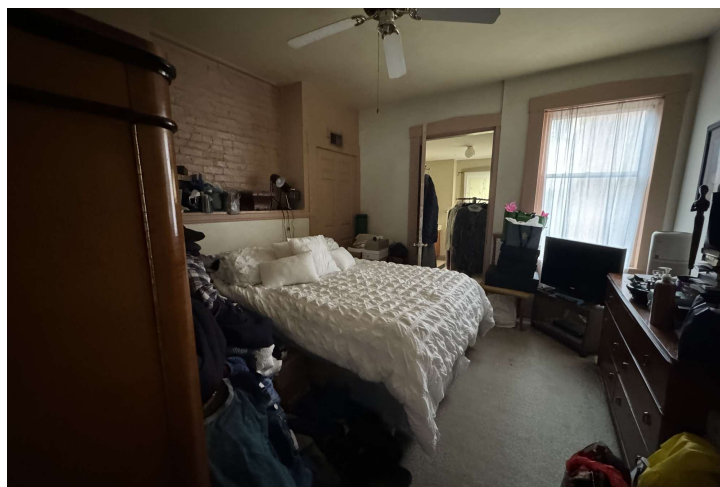
PROPERTY INFORMATION

Property Type	Single Family Attached
Property Subtype	Single Family Rental Portfolio
Lot Size	0.044 Acres
APN #	086-0002-0424-00

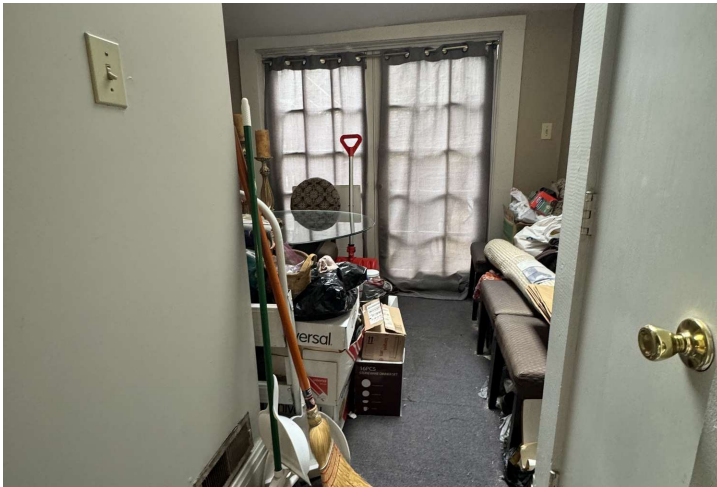
PARKING & TRANSPORTATION - GARAGE DETACHED



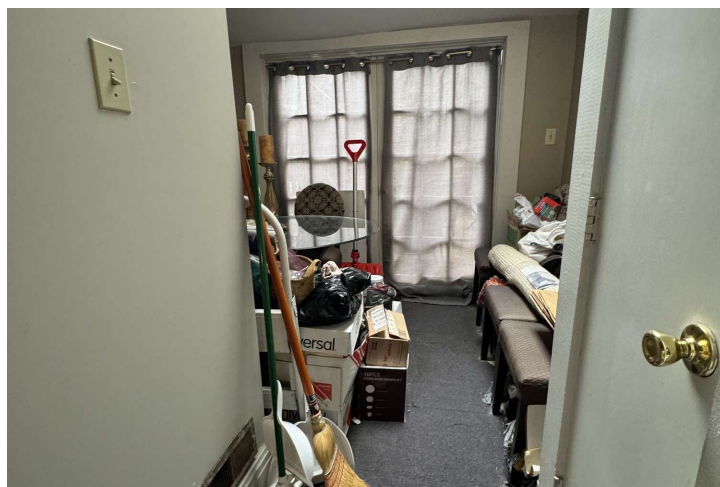
Additional Photos



Additional Photos



Additional Photos



446 LIBERTY HILL

LOCATION INFORMATION

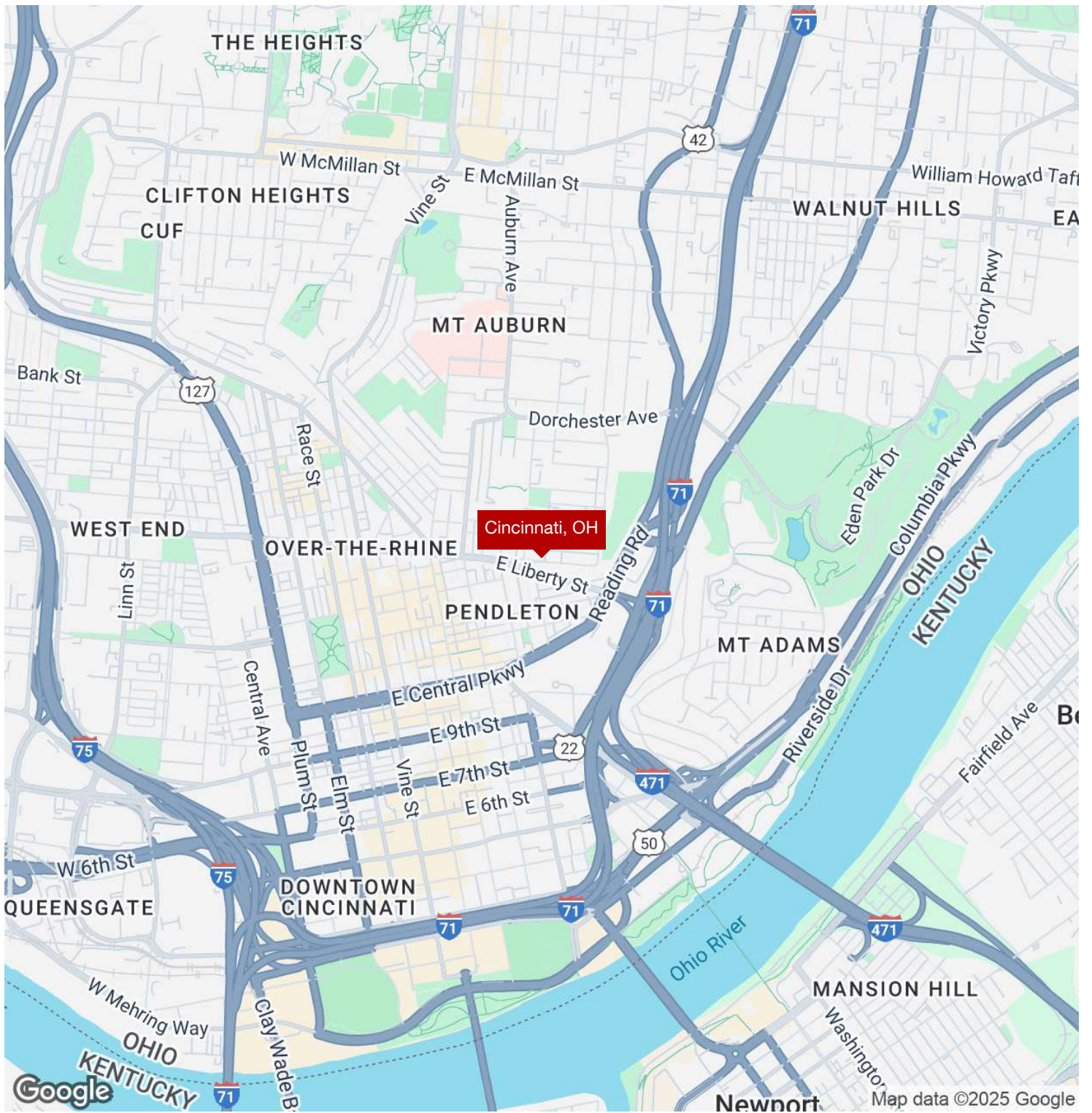
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REGIONAL MAP

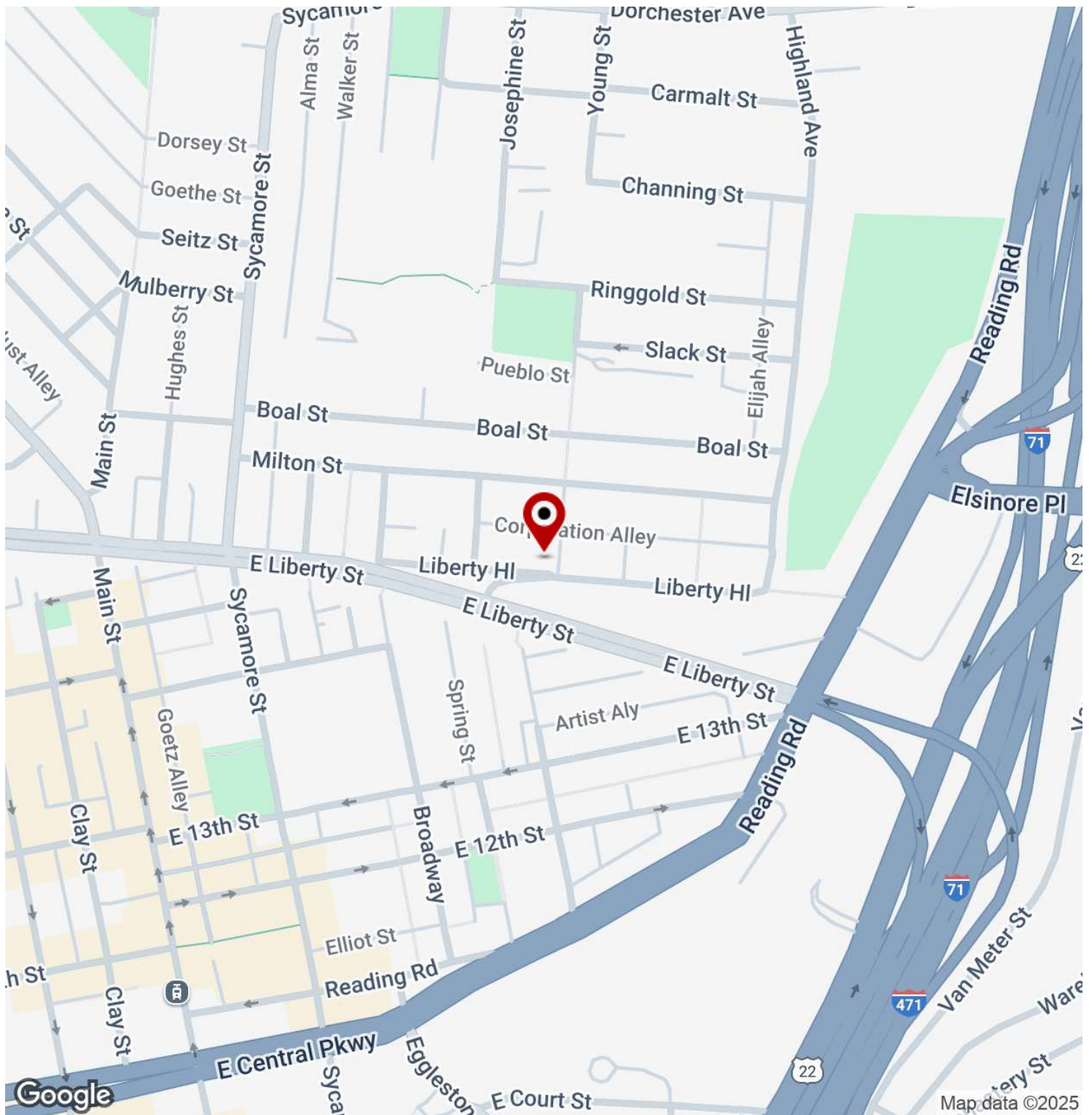
LOCATION MAP

AERIAL MAP

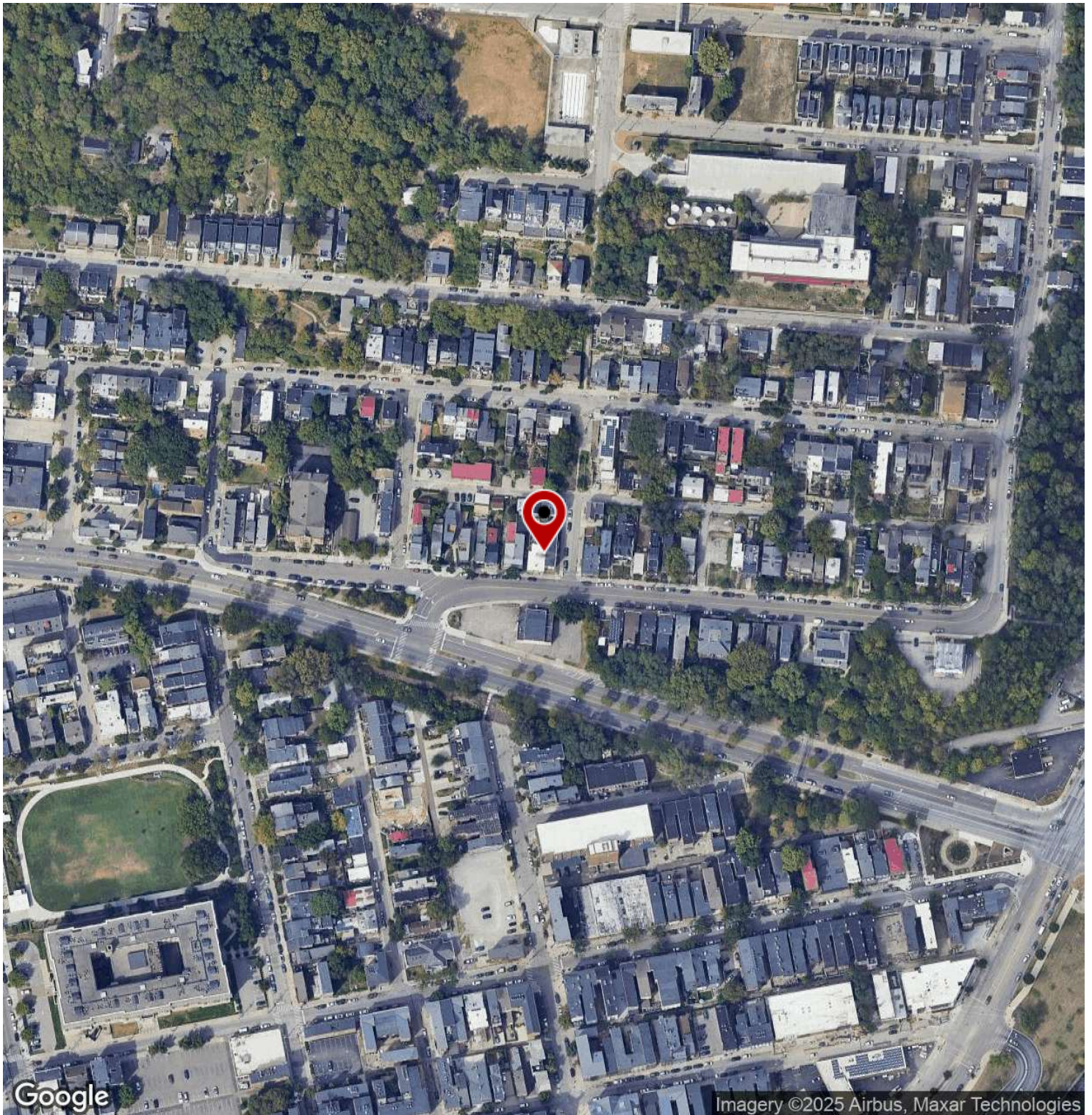
Regional Map



Location Map



Aerial Map



446 LIBERTY HILL

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

Price	\$325,000
Price per SF	\$241
Price per Unit	\$325,000
GRM	22.57
CAP Rate	2.85%
Cash-on-Cash Return (yr 1)	2.85%
Total Return (yr 1)	\$9,269

OPERATING DATA

Gross Scheduled Income	\$14,400
Total Scheduled Income	\$14,400
Gross Income	\$14,400
Operating Expenses	\$5,131
Net Operating Income	\$9,269
Pre-Tax Cash Flow	\$9,269

FINANCING DATA

Down Payment	\$325,000
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Income & Expenses

INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$14,400
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EXPENSES SUMMARY

Real Estate Taxes	\$4,459
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Property Insurance	\$672
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OPERATING EXPENSES	\$5,131
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NET OPERATING INCOME	\$9,269
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Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
1	2	1	1,350 SF	\$1,200
TOTALS			1,350 SF	\$1,200
AVERAGES			1,350 SF	\$1,200



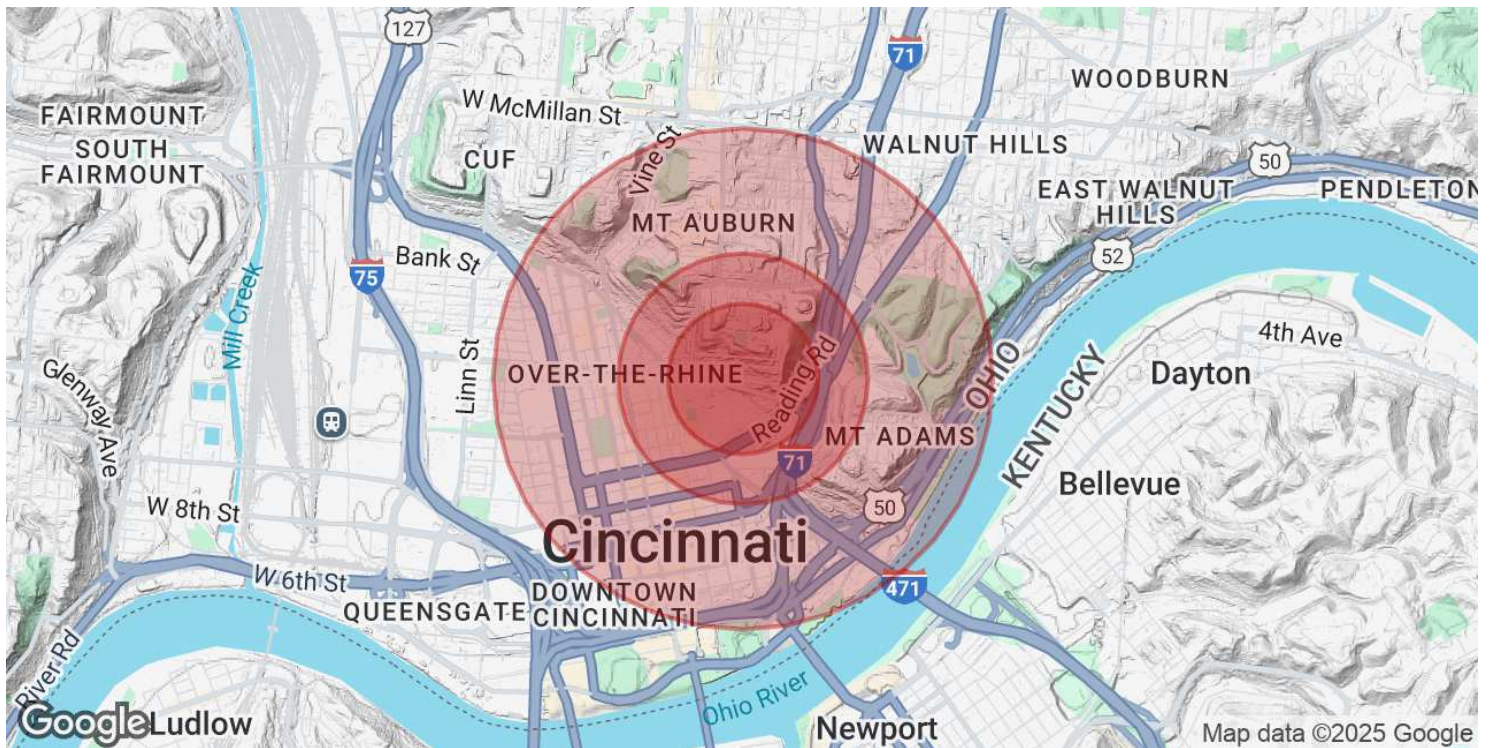
446 LIBERTY HILL

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,318	7,143	21,926
Average Age	34	35	36
Average Age (Male)	34	35	36
Average Age (Female)	33	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,195	3,755	11,275
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$111,914	\$109,760	\$102,551
Average House Value	\$511,272	\$485,363	\$467,179

Demographics data derived from AlphaMap

