



# 1833 Walker St

CINCINNATI, OH



OFFERING MEMORANDUM

**KW COMMERCIAL**  
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Cincinnati, OH 45226

*PRESENTED BY:*

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1833 WALKER ST

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

## Property Summary



### PROPERTY HIGHLIGHTS

- Amazing downtown views
- Part of a 5 building portfolio

### OFFERING SUMMARY

Sale Price:	\$225,000
Number of Units:	1
Building Size:	1,020 SF
NOI:	\$7,455.00
Cap Rate:	3.31%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	824	3,831	13,769
Total Population	1,678	7,610	31,028
Average HH Income	\$91,688	\$91,651	\$81,602



## Property Description



### PROPERTY DESCRIPTION

Introducing a prime single family investment opportunity in the heart of Mt. Auburn Historic District. This home features 1,020 SF building, 1 bedroom, 1 bathroom on 2 levels. Gorgeous downtown views from both levels. Built in 1880, the property presents a compelling option for a prospective investor. Zoned RM-1.2 and featuring tenant-paid heat, electric and water. Don't miss the chance to capitalize on this exceptional offering in a coveted 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. 1833 Walker is specifically located in the Mt. Auburn Historic District. The property is situated directly across the street from Walker Street Conservancy. The Conservancy is a community built non-profit. The main goal of WSC is preserving and beautifying the neighborhood green spaces of Walker Street. The maintenance and continuation of this project is almost entirely dependent on volunteer efforts and donations. You can never build on this greenspace. 1833 Walker features unobstructed downtown Cincinnati views with a direct view of FCC Stadium.



# Property Details

Sale Price

**\$225,000**

## PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Single Family Rental Portfolio
Zoning	SF-2
Lot Size	0 Acres
APN #	087-0004-0043-00
Lot Depth	1,100 ft

## LOCATION INFORMATION

Street Address	1833 Walker St
City, State, Zip	Cincinnati, OH 45202
County	Hamilton
Market	Southwest Ohio - Cincinnati
Sub-market	Mt. Auburn
Cross-Streets	Sycamore Street

## BUILDING INFORMATION

Building Size	1,020 SF
NOI	\$7,455.00
Cap Rate	3.31
Building Class	C
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1880
Number of Buildings	1

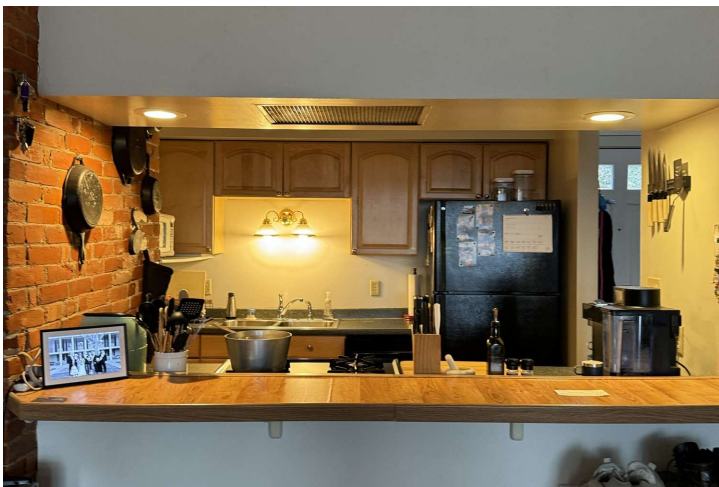
## PARKING & TRANSPORTATION - ON STREET



## Additional Photos

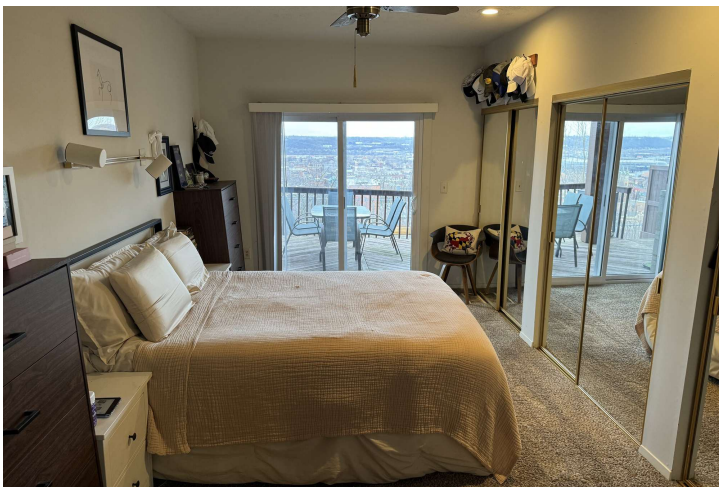
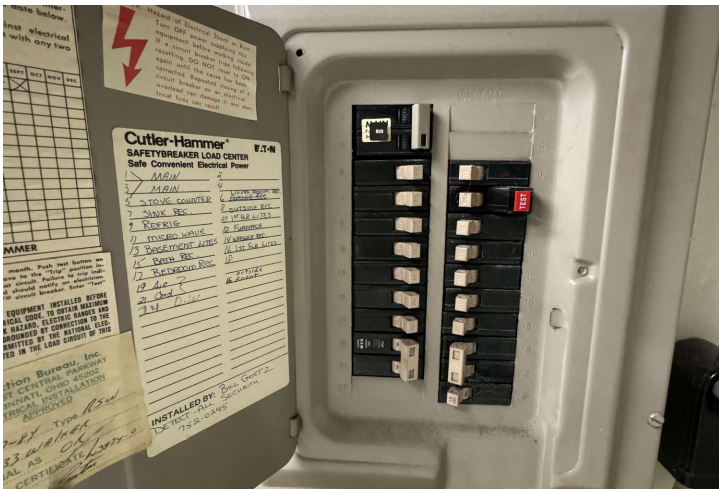


# Additional Photos





# Additional Photos



1833 WALKER ST

# LOCATION INFORMATION

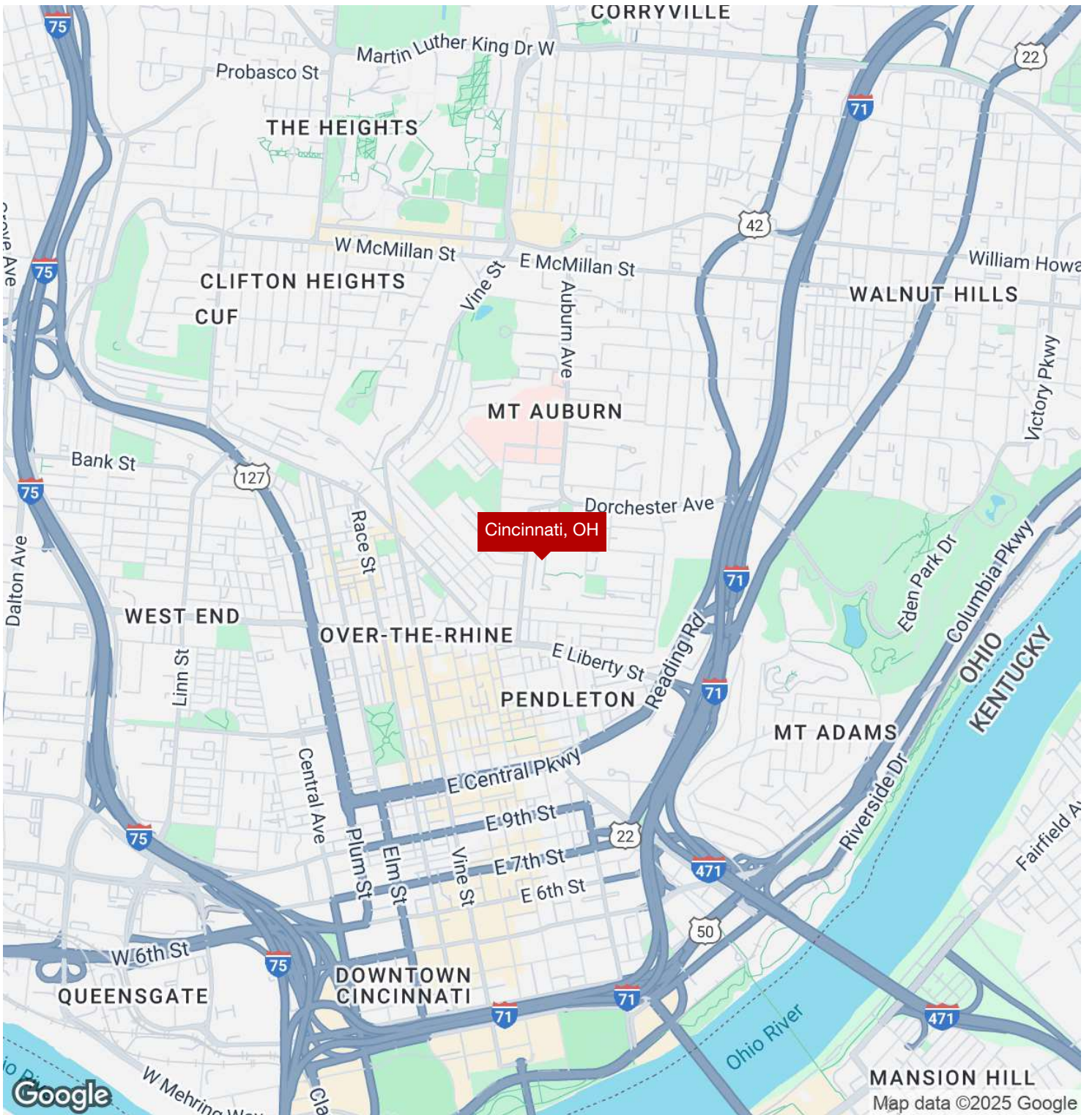
# 2

REGIONAL MAP

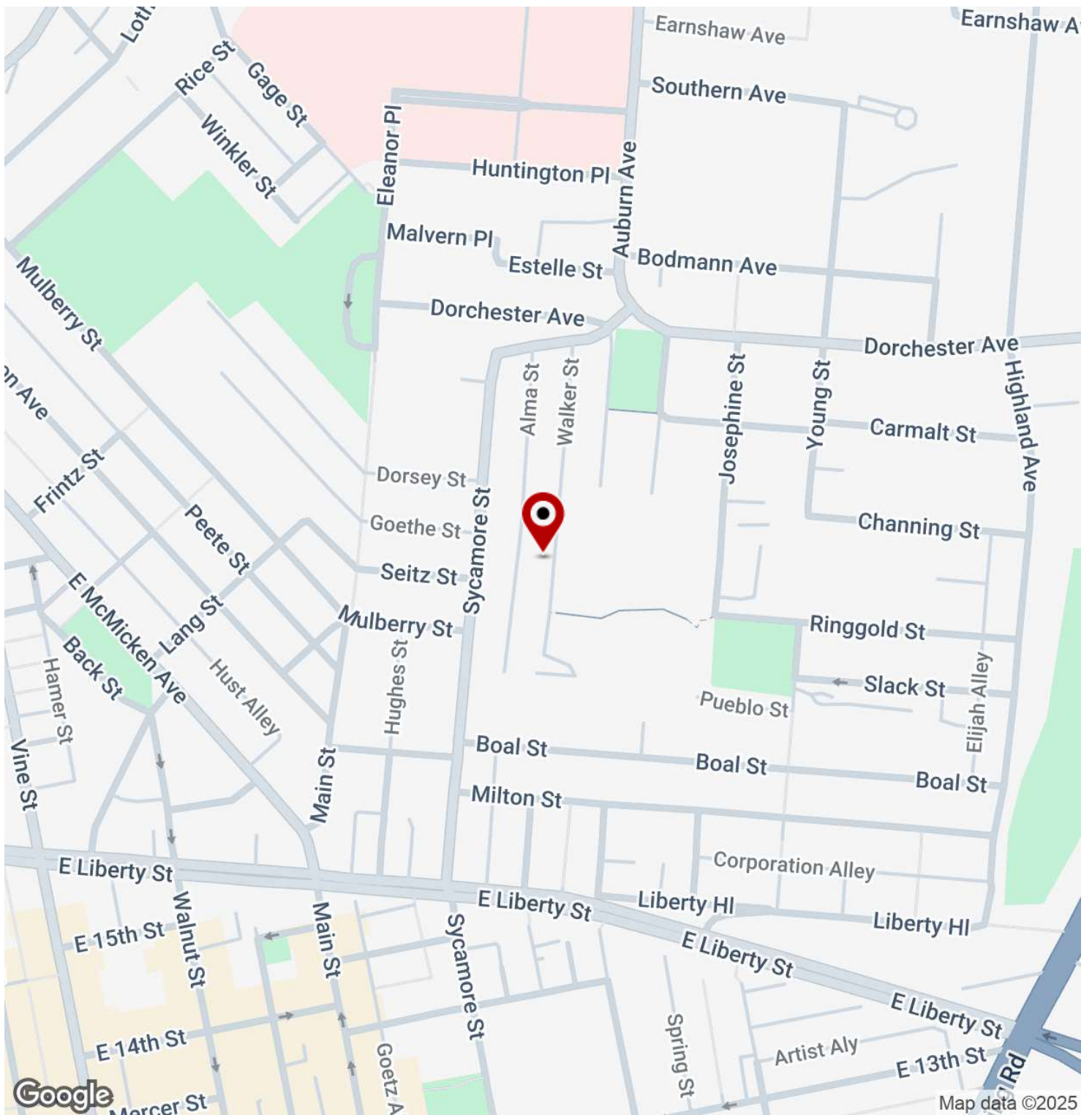
LOCATION MAP

AERIAL MAP

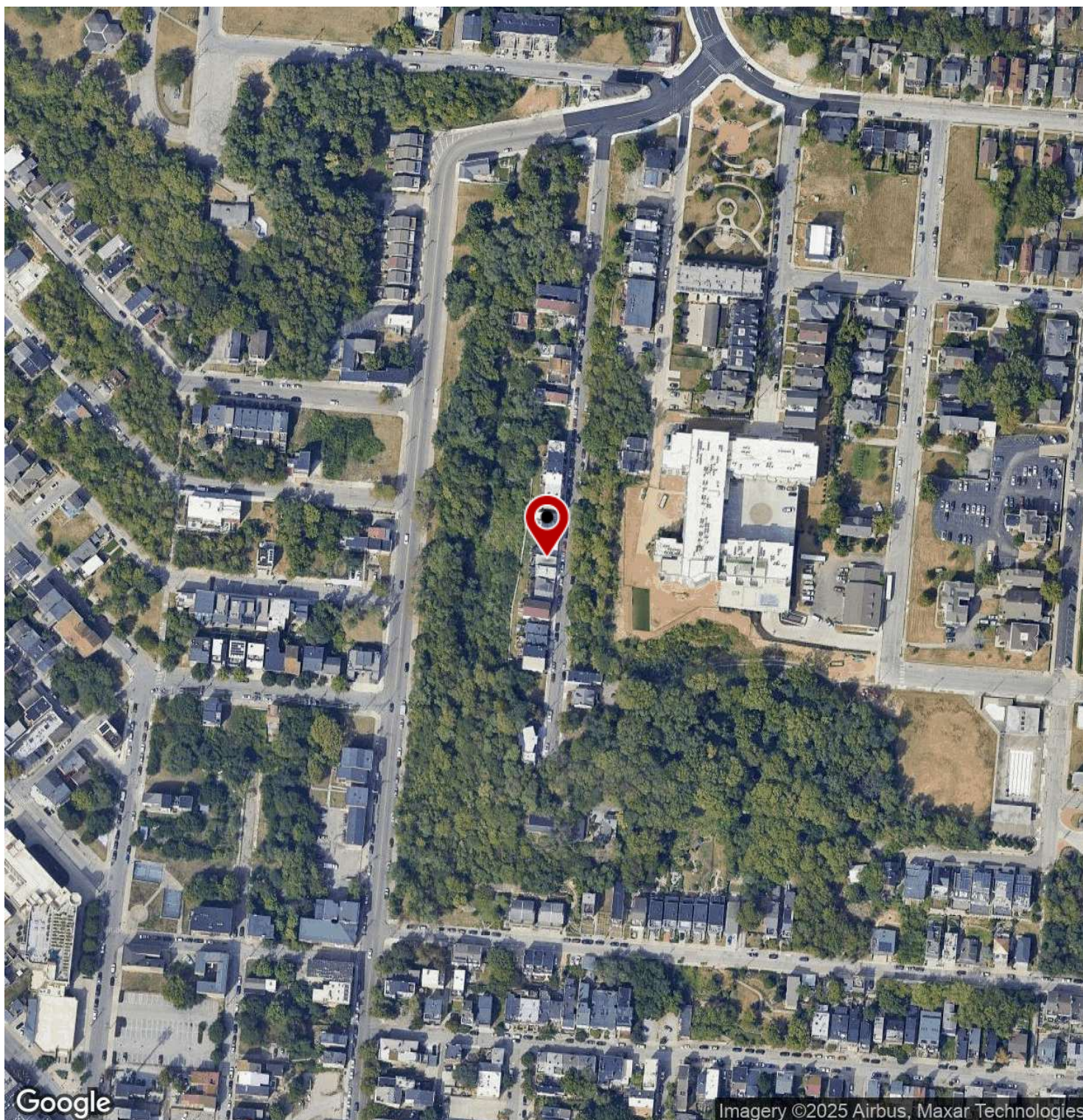
# Regional Map



# Location Map



# Aerial Map



1833 WALKER ST

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

# Financial Summary

## INVESTMENT OVERVIEW

## 2024 ACTUAL P&L

Price	\$225,000
Price per SF	\$221
Price per Unit	\$225,000
GRM	16.3
CAP Rate	3.31%
Cash-on-Cash Return (yr 1)	3.31%
Total Return (yr 1)	\$7,455

## OPERATING DATA

## 2024 ACTUAL P&L

Gross Scheduled Income	\$13,800
Total Scheduled Income	\$13,800
Gross Income	\$13,800
Operating Expenses	\$6,345
Net Operating Income	\$7,455
Pre-Tax Cash Flow	\$7,455

## FINANCING DATA

## 2024 ACTUAL P&L

Down Payment	\$225,000
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# Income & Expenses

<b>INCOME SUMMARY</b>	<b>2024 ACTUAL P&amp;L</b>
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$13,800</b>
<b>EXPENSES SUMMARY</b>	<b>2024 ACTUAL P&amp;L</b>
Real estate taxes	\$5,673
Inurance	\$672
<b>OPERATING EXPENSES</b>	<b>\$6,345</b>
<b>NET OPERATING INCOME</b>	<b>\$7,455</b>





# Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	1	1	1,020 SF	\$1,150	\$1.13	\$950	11/17/17	8/31/20
<b>TOTALS</b>			<b>1,020 SF</b>	<b>\$1,150</b>	<b>\$1.13</b>	<b>\$950</b>		
<b>AVERAGES</b>			<b>1,020 SF</b>	<b>\$1,150</b>	<b>\$1.13</b>	<b>\$950</b>		



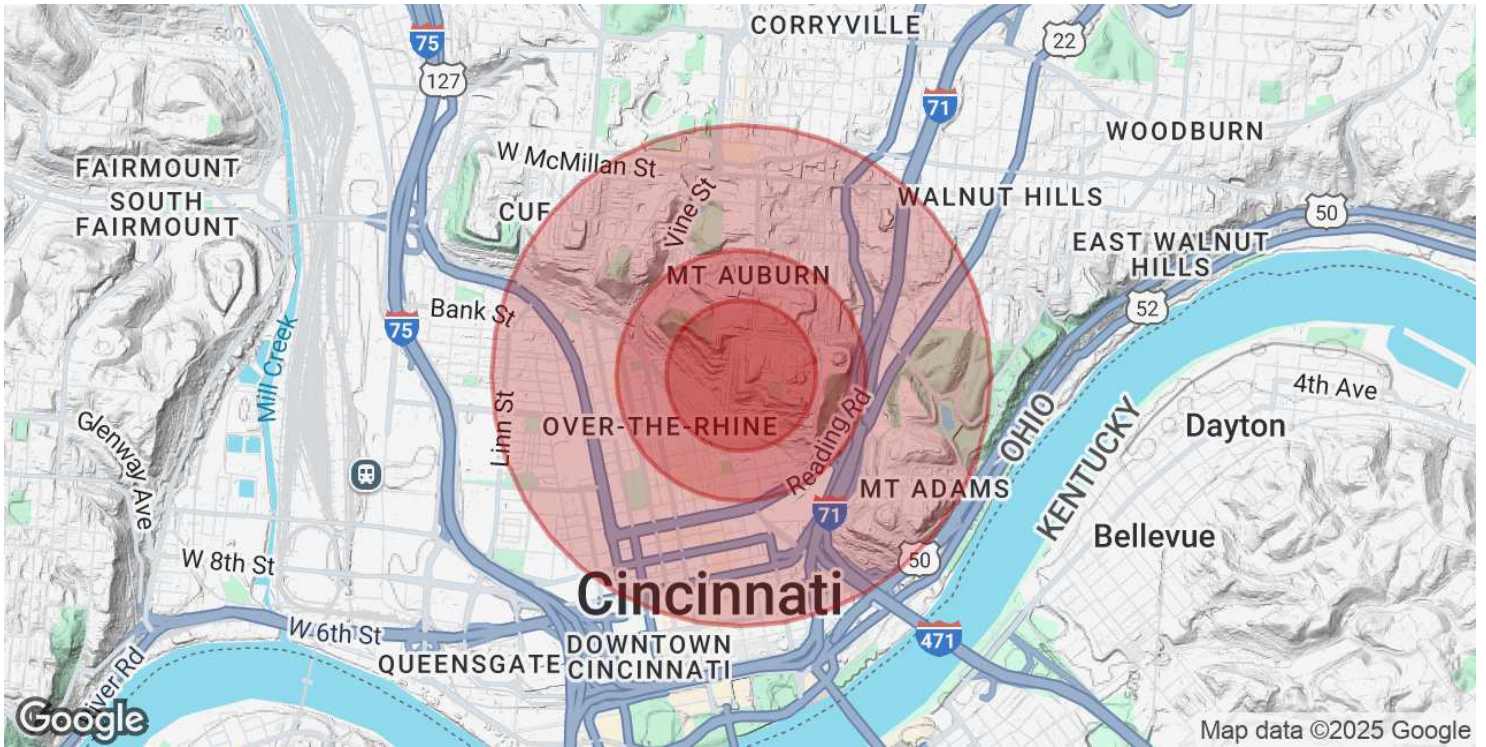
1833 WALKER ST

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,678	7,610	31,028
Average Age	34	35	33
Average Age (Male)	35	35	33
Average Age (Female)	34	34	33

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	824	3,831	13,769
# of Persons per HH	2	2	2.3
Average HH Income	\$91,688	\$91,651	\$81,602
Average House Value	\$404,514	\$426,371	\$384,081

Demographics data derived from AlphaMap

