

6603 Hasler Ln, Cincinnati, OH 45216

Cincinnati 10-Unit Multifamily – Hasler Lane



\$899,000 | 17 days on market | Updated 0 days ago

At A Glance

Property Type	Multifamily	Sub Type	Apartment Building
Units	10	Cap Rate	7.6%
NOI	\$68,358	Occupancy	100%
Pro-Forma Cap Rate	8.4%	Pro-Forma NOI	\$75,500
Class	C	Year Renovated	2025
Buildings	2	Stories	2
Zoning	Per Record	Ground Lease	No
Ownership	Corp.		

Listing Contacts



Brian Jackson
LIC: SAL.2015000321
...5968
user@.....com



[Contact](#) [View Profile](#)

Details

Date Listed	Oct 10, 2025	Days On Market	16 Days
Last Updated	Oct 27, 2025	Asking Price	\$899,000

Property Type	Multifamily	Sub Type	Apartment Building
Class	C	Cap Rate	7.60%
Pro-Forma Cap Rate	8.40%	Occupancy	100%
NOI	\$68,358	Pro-Forma NOI	\$75,500
Units	10	Year Renovated	2025
Buildings	2	Stories	2
Zoning	Per Record	APN	661-0002-0596-00, 661-0002-...
Ground Lease	No	Ownership	Corp.

About This Property

Marketing description

Fantastic opportunity to own a 10-unit multifamily property made up of two well-maintained five-unit buildings at 6603 & 6605 Hasler Lane. Each building features spacious one-bedroom, one-bath apartments with updated kitchens showcasing modern backsplashes, refreshed cabinetry, and clean finishes. While not all appliances are new, the interiors are well cared for and in excellent condition. The property is currently achieving average rents of \$1,031.88 per unit with room to increase to \$1,150 per unit including RUBs (Ratio Utility Billing System). Each building is separately metered and offers ample off-street parking, efficient layouts, and a strong rental history with consistent occupancy. Located in a desirable, high-demand rental area, this

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Investment highlights

Investment Highlights

10 Total Units (two 5-unit brick buildings on separate parcels)

Updated kitchens with modern backsplashes, newer flooring, and refreshed finishes

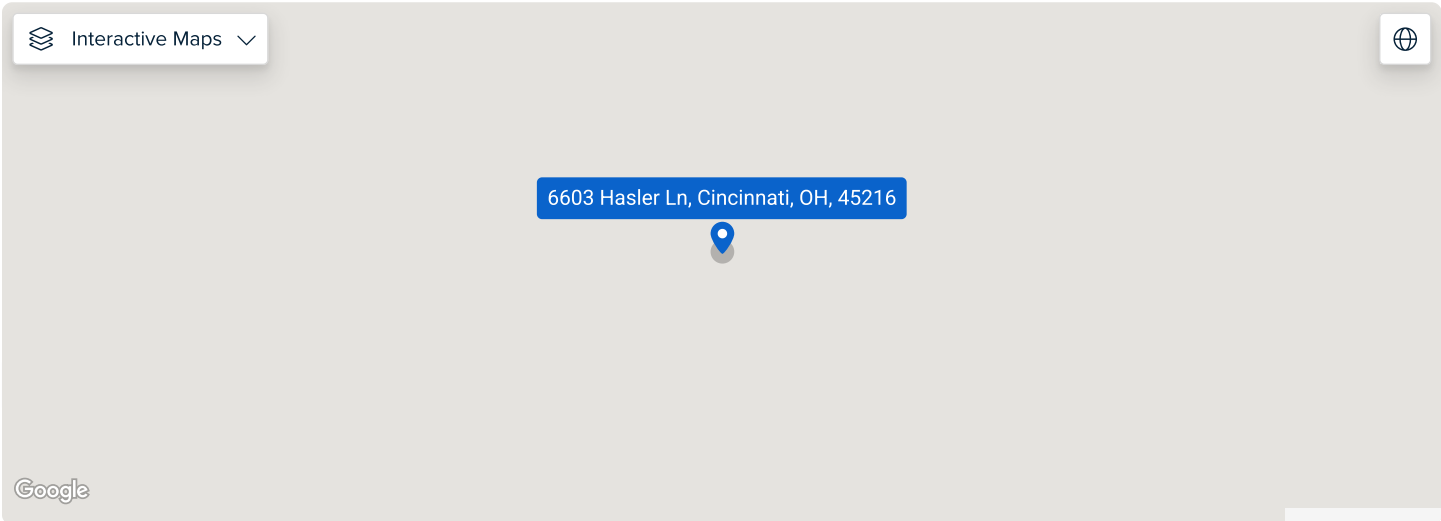
Average Current Rent: \$1,031/month

Pro Forma Rent: \$1,150/month including RUBs

Tenant-Paid Electric; landlord covers water and trash

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Map



Climate Risk for 45216

Flood Risk ⓘ

1

/10

Minimal

FLOOD FACTOR™

This property has a minimal Flood Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](https://firststreet.org/property/6603-hasler-ln-cincinnati-oh-45216/393532253_fsid#flood?utm_source=crexi) (https://firststreet.org/property/6603-hasler-ln-cincinnati-oh-45216/393532253_fsid#flood?utm_source=crexi)

Fire Risk ⓘ

1

/10

Minimal

FIRE FACTOR™

This property has a minimal Fire Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](https://firststreet.org/property/6603-hasler-ln-cincinnati-oh-45216/393532253_fsid#fire?utm_source=crexi) (https://firststreet.org/property/6603-hasler-ln-cincinnati-oh-45216/393532253_fsid#fire?utm_source=crexi)

Property History

Date	Event	Document	Price	% change	Price/SqFt	Sold by	Sold to
Aug 19, 2022	Listed for sale		\$1,150,000		\$285		
Mar 22, 2019	Listing removed						
Oct 18, 2018	Price change						
Oct 18, 2018	Price change						
Aug 30, 2018	Price change						
Jul 10, 2018	Price changed		\$1,300,000	-3.7%	\$323		
Jul 9, 2018	Price changed		\$1,350,000		\$335		
Jun 15, 2018	Listed for sale						

Tax History

Year	Property Tax	Land	+	Additions	=	Assessed Value
2021	\$58,648					\$951,600
2021	\$58,648					\$951,600
2021	\$58,648					\$951,600
2021	\$58,648					\$951,600
2021	\$58,648	\$180,800		\$770,800		\$951,600

https://www.crexi.com/build-listing/2208278?fromPage=dashboard&type=marketing

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Valuation Calculator

Purchase Price *

\$899,000

Net Operating Income *

\$68,358

Down Payment

\$899,000

100%

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Loan Amount ⓘ
\$0.00

Annual Debt Service ⓘ
\$--
\$--

Annual Cash Flow ⓘ
\$68,358.00
\$5,696.50/mo

Valuation Metrics

0 DSCR ⓘ	7.6% Cap Rate ⓘ	7.6% ROI ⓘ
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Demographics



1 mile

3 miles

5 miles

Population

20.2k

↓ 5%

↑ 13%

Compared to 21.4k in 2022

Compared to 17.8k in 2019

Household Income

Age Demographics

Number of Employees

Housing Occupancy Ratio



Renter to Homeowner Ratio



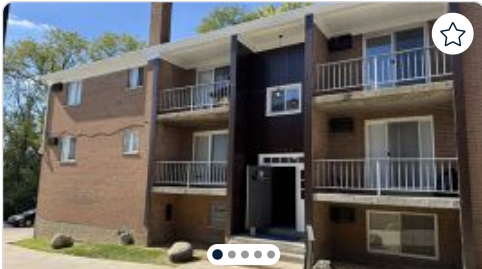
Property Photos



Similar Properties

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● For Sale

\$800,000

2459 Montana Ave

Multifamily • 10 Units • Value Add Opportunity

2459 Montana Ave, Cincinnati, Hamilton County,...



● For Sale

\$1,495,000

Northside 15 Unit

Multifamily • 15 Units • \$99,667/unit

4326 Hamilton Ave, Cincinnati, Hamilton County,...



● For Sale

\$620,000

3853 Delmar | Cheviot Apartment Opportunity

Value Add

Cheviot Apartment Opportunity • 8 Units • Wel

3853 Delmar Ave, Cincinnati, Hamilton County

Additional Information

Name	Brian Jackson	License	SAL.2015000321
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