

# Value Add Triplex

NORWOOD, OH



## OFFERING MEMORANDUM

*PRESENTED BY:*

**KW COMMERCIAL**  
3505 Columbia Parkway  
Cincinnati, OH 45226

**JENNIFER DONATHAN**  
Senior Investment Advisor  
O: 513.520.3540  
jennifer.donathan@kwcommercial.com  
OH #2004004706

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VALUE ADD TRIPLEX

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS



# Property Summary



**PROPERTY HIGHLIGHTS**

- Triplex - ARV \$300,000+
- Part of a portfolio of 4 buildings / 9 units, can be sold separately or together
- Desirable Norwood location
- Value add opportunity - below market rents

**OFFERING SUMMARY**

Sale Price:	\$224,900
Number of Units:	3
Lot Size:	0.05 Acres
Building Size:	1,540 SF
NOI:	\$9,526.00
Cap Rate:	4.24%

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	816	2,774	9,259
Total Population	1,506	5,128	17,544
Average HH Income	\$44,365	\$50,721	\$51,259



## Property Description



### PROPERTY DESCRIPTION

Value add triplex, 1 one bedroom and 2 studio apartments. Rents are \$650, \$800 and \$500. Owner pays heat and water. Tenants pay electric. All brick exterior with pitched roof. Parking is on street. Window units for cooling. Gross income is \$23,400/annually. Tenants month to month.

### LOCATION DESCRIPTION

Norwood



# Property Details

Sale Price **\$224,900**

## PROPERTY INFORMATION

Property Type Multifamily  
 Property Subtype Mid-Rise  
 Lot Size 0.05 Acres  
 APN # 651-0008-0017

## LOCATION INFORMATION

Building Name Value Add Triplex  
 Street Address 5208 Globe Avenue  
 City, State, Zip Norwood, OH 45212  
 County Hamilton

## BUILDING INFORMATION

Building Size 1,540 SF  
 NOI \$9,526.00  
 Cap Rate 4.24  
 Occupancy % 100.0%  
 Number of Floors 2  
 Year Built 1918

## PARKING & TRANSPORTATION - ON STREET PARKING

## UTILITIES & AMENITIES - OWNER PAYS HEAT & WATER



VALUE ADD TRIPLEX

# LOCATION INFORMATION

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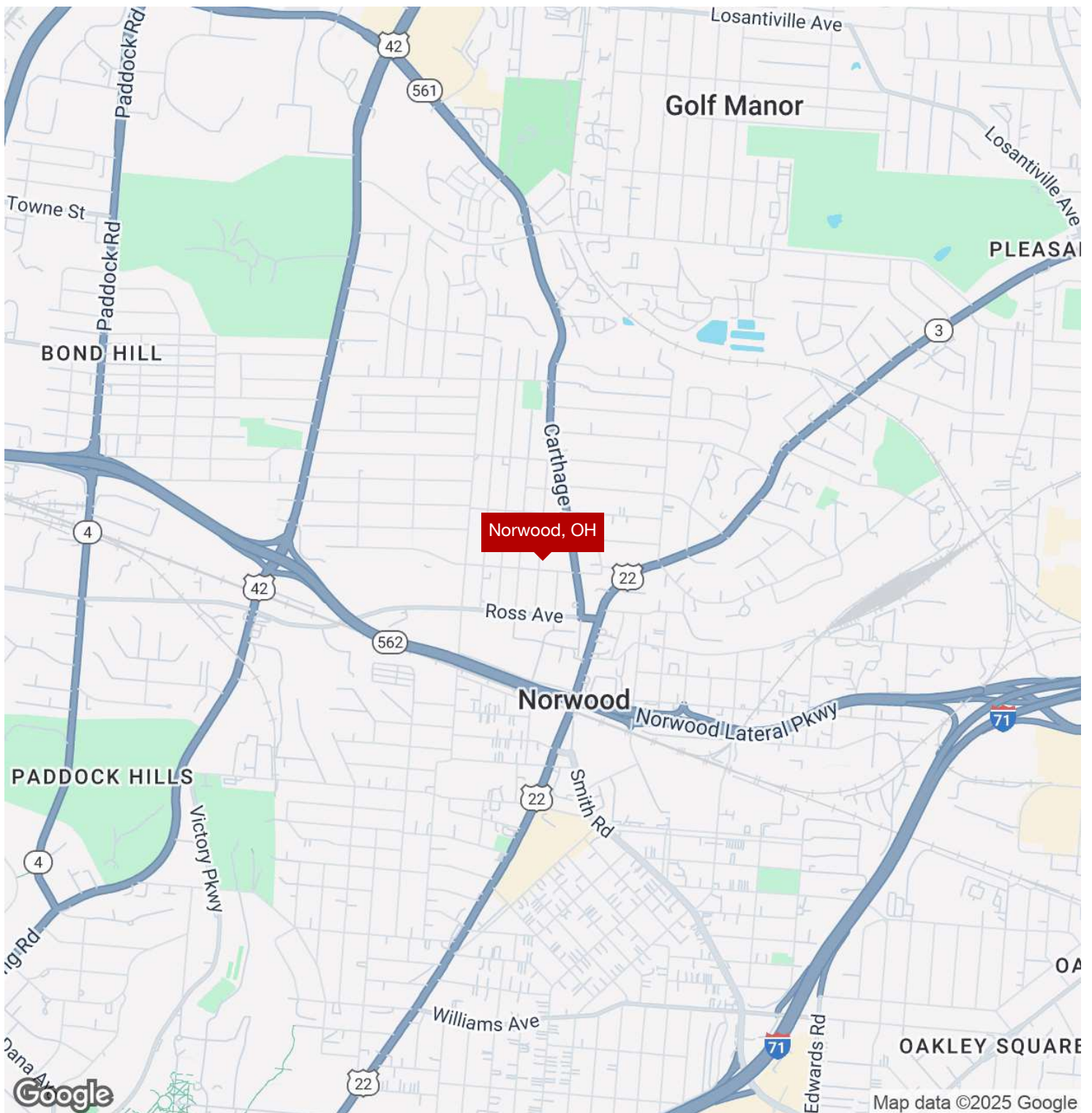
REGIONAL MAP

LOCATION MAP

AERIAL MAP

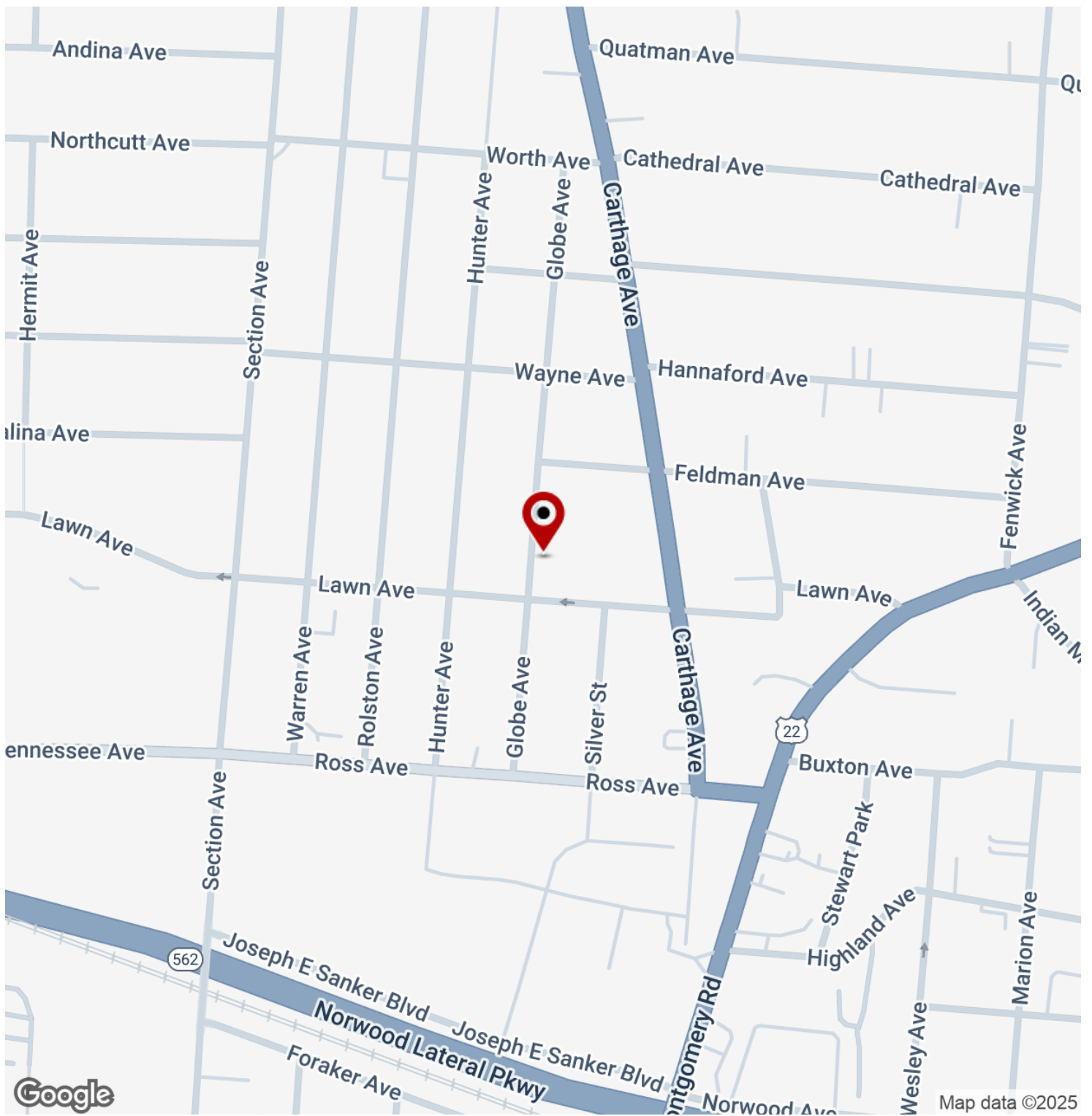


# Regional Map



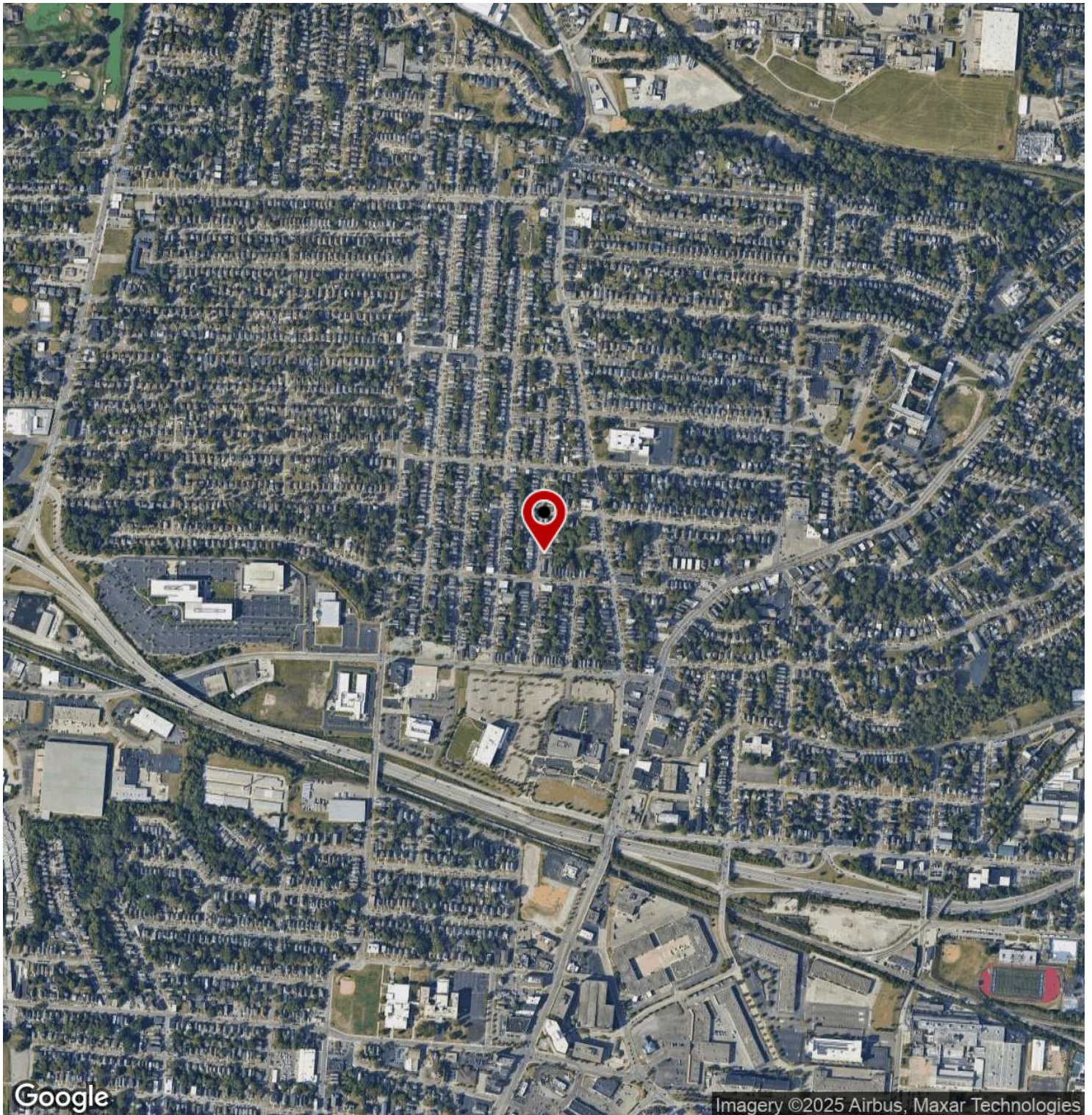


# Location Map





# Aerial Map





VALUE ADD TRIPLEX

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

# Financial Summary

<b>INVESTMENT OVERVIEW</b>	<b>2024 ACTUALS</b>
Price	\$224,900
Price per SF	\$146
Price per Unit	\$74,967
GRM	9.61
CAP Rate	4.24%
Cash-on-Cash Return (yr 1)	4.24%
Total Return (yr 1)	\$9,526
<b>OPERATING DATA</b>	<b>2024 ACTUALS</b>
Gross Scheduled Income	\$23,400
Total Scheduled Income	\$23,400
Gross Income	\$23,400
Operating Expenses	\$13,874
Net Operating Income	\$9,526
Pre-Tax Cash Flow	\$9,526
<b>FINANCING DATA</b>	<b>2024 ACTUALS</b>
Down Payment	\$224,900





# Income & Expenses

<b>INCOME SUMMARY</b>	<b>2024 ACTUALS</b>
Gross Schedule Income	\$23,400
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$23,400</b>
<b>EXPENSES SUMMARY</b>	<b>2024 ACTUALS</b>
Property tax	\$2,277
Insurance	\$1,723
Gas & Electric	\$3,542
Water & Sewer	\$1,829
Other	\$4,503
<b>OPERATING EXPENSES</b>	<b>\$13,874</b>
<b>NET OPERATING INCOME</b>	<b>\$9,526</b>



# Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT
1	1	1	\$650
2	-	1	\$800
3	-	1	\$500
<b>TOTALS</b>			<b>\$1,950</b>
<b>AVERAGES</b>			<b>\$650</b>



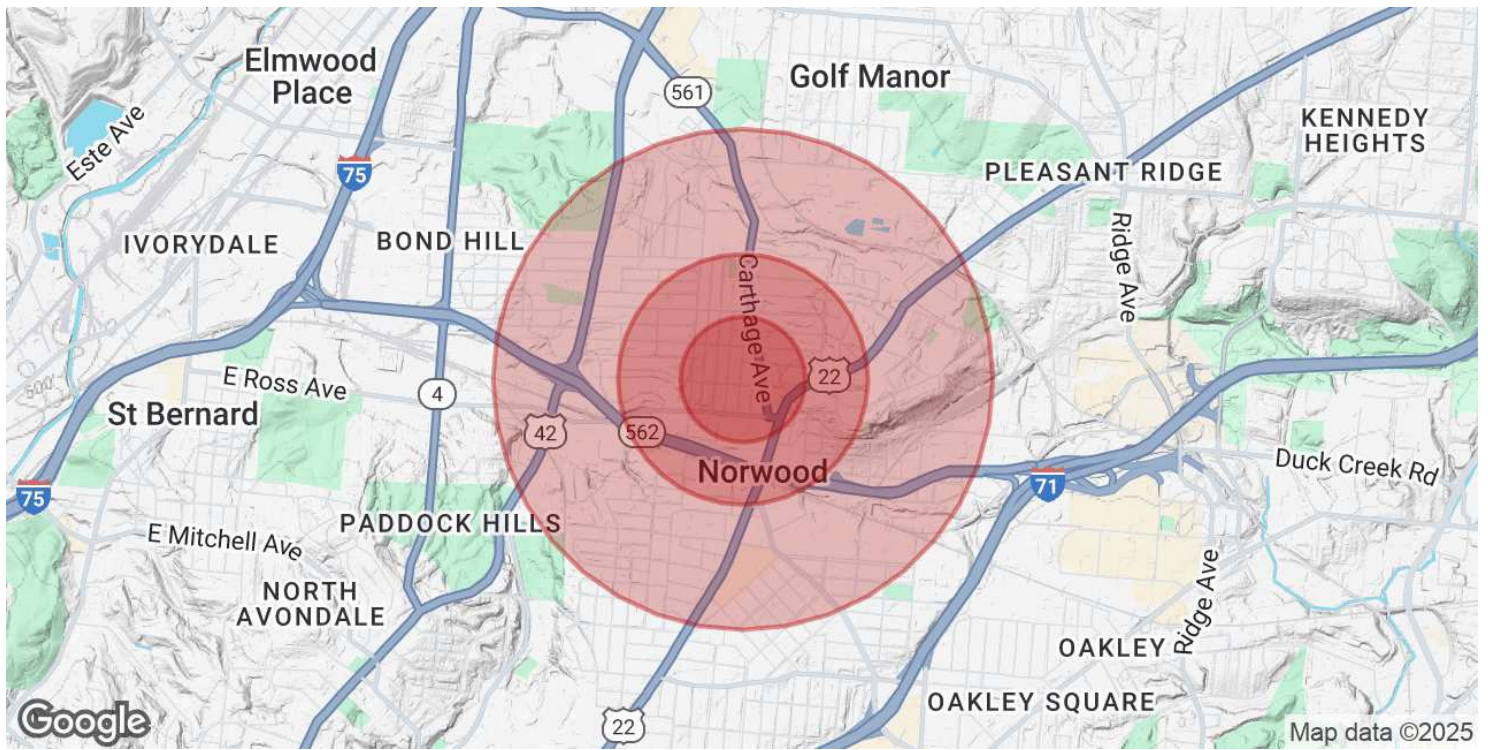
VALUE ADD TRIPLEX

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,506	5,128	17,544
Average Age	35.0	36.1	37.6
Average Age (Male)	35.3	36.8	36.4
Average Age (Female)	37.4	37.9	39.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	816	2,774	9,259
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$44,365	\$50,721	\$51,259
Average House Value	\$97,147	\$112,478	\$126,807

2020 American Community Survey (ACS)

