INVESTMENT OPPORTUNITY

FOR SALE

204 Highland St. Loveland, OH 45140

Loveland | 31 Apartment Units

SIGNATURE ASSET IN PRIME LOVELAND

KEY PROPERTY PARTNERS | kw ADVISORS KELLERWILLIAMS. REALTY

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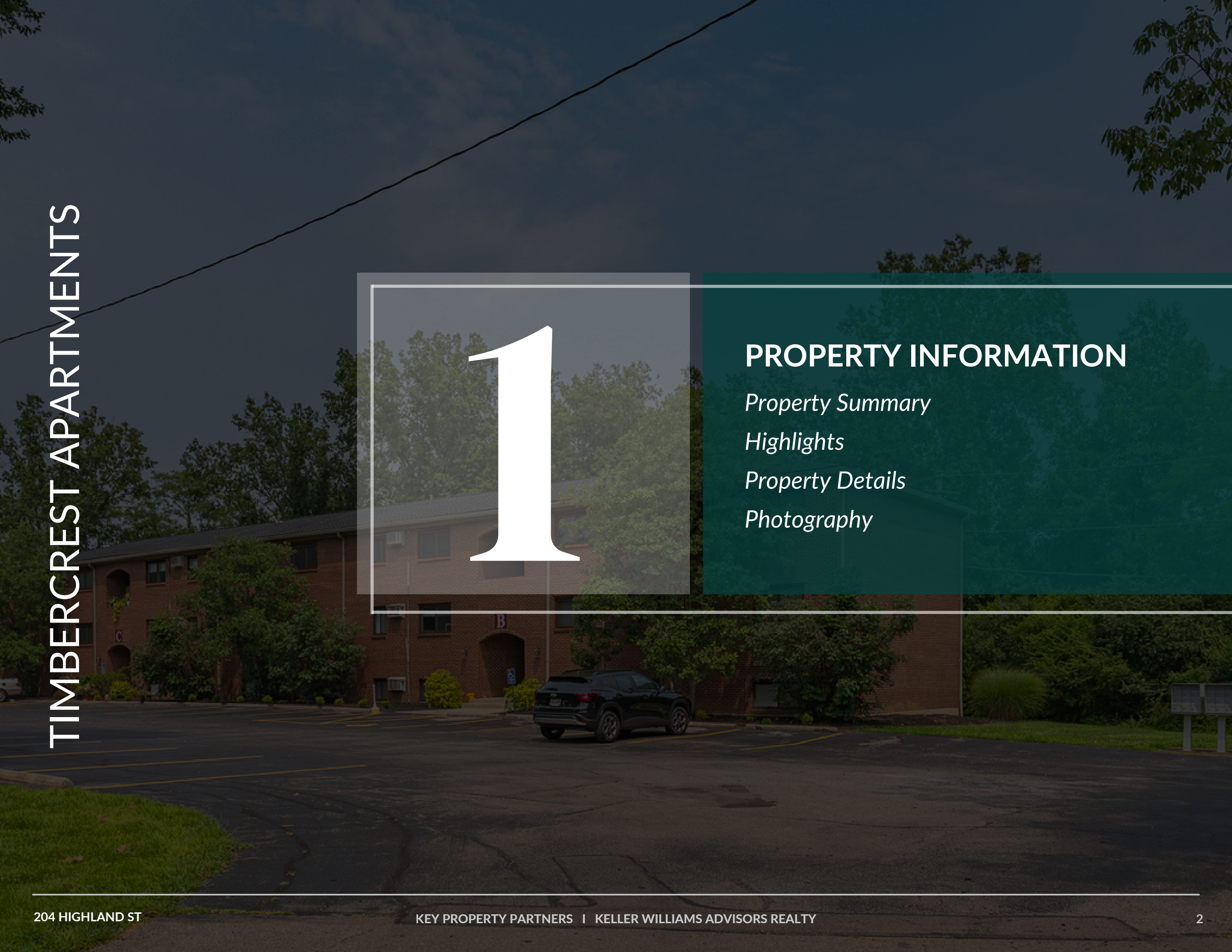

TIMBERCREST APARTMENTS

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PROPERTY INFORMATION

Property Summary

Highlights

Property Details

Photography

204 Highland Street is a 31-unit multifamily investment opportunity located in the highly sought-after Loveland submarket, one of Greater Cincinnati's most desirable rental markets. The property features an attractive unit mix of 26 one-bedroom and 5 two-bedroom apartments, with 100% occupancy, providing immediate and stable cash flow for investors.

Recent capital improvements include new shingle roofs, minimizing future capital expenditure reserves. Residents benefit from ample off-street parking with more than 70 spaces, while ownership benefits from tenant-paid electric baseboard heat and window-unit air conditioning, reducing operating expenses. A RUBS program has also been implemented, creating additional income and improving overall operating efficiency.

With strong in-place cash flow, a turnkey operation, and the rarity of multifamily opportunities becoming available in Loveland, 204 Highland Street presents investors with an exceptional opportunity to acquire a high-performing asset in one of Cincinnati's most coveted submarkets.

PROPERTY SUMMARY

LIST PRICE - $4,250,000

NUMBER OF UNITS - 31

LOT SIZE - 2.49 Acres

BUILDING SIZE - 23,787 Total SF

MARKET - Loveland

SUBMARKET - Downtown Loveland

PROPERTY HIGHLIGHTS

- Located in Loveland; Highly Desirable Submarket
- 31 Apartment Units | 100% Occupancy
- Offered at a 7.10% Cap Rate
- New Roofs
- 70+ Off-Street Parking Spaces
- Turnkey Investment with RUBS Implemented

PROPERTY DETAILS

LIST PRICE:- $4,250,000

NUMBER OF UNITS - 31

PROPERTY TYPE- Multifamily

LOT SIZE- 2.49 Acres

APN #- 621-0003-0232-00

ZONING- R-MF

LAND USE- 402 - APARTMENT, 20-39 UNITS

LOCATION INFORMATION

PROPERTY ADDRESS- 204 Highland St

CITY, STATE, ZIP- Loveland, OH 45140

COUNTY/TOWNSHIP- Hamilton

MARKET- Cincinnati

SUBMARKET- Loveland

ROAD TYPE- Paved

NEAREST AIRPORT- Clermont County Airport

PROPERTY INFORMATION

BUILDING SIZE- 23,787 Total SF

YEAR BUILT- 1979

TENANCY- Occupied, Annual/MTM

NUMBER OF FLOORS- Three (3)

CONSTRUCTION STATUS- Existing Structure

ROOF- Shingle- Newly Replaced on July 2026

NUMBER OF BUILDINGS- Two (2)

FLOOR COVERINGS- LVP

EXTERIOR WALLS- Brick

FOUNDATION- Poured

ELECTRIC- Copper

PLUMBING- PVC/Black Iron

PARKING

STREET PARKING- Yes

PARKING TYPE- Surface Lot

PARKING SPOTS- ~71 Spots


A

PROPERTY PHOTOS - EXTERIOR: FRONT

PROPERTY PHOTOS - EXTERIOR: BACK

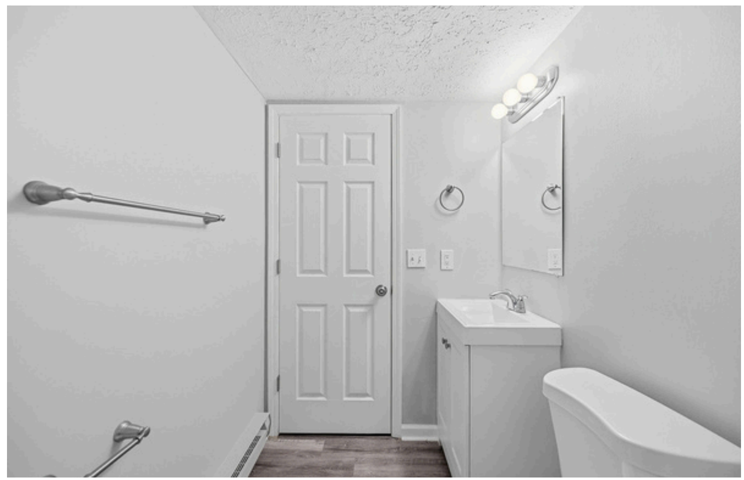
PROPERTY PHOTOS - AERIAL

PROPERTY PHOTOS : BUILDING C- UNIT 1 (2 BED/1 BATH)

PROPERTY PHOTOS : BUILDING C- UNIT 1 (2 BED/1 BATH)

PROPERTY PHOTOS : BUILDING C- UNIT 6 (1 BED/1 BATH)

PROPERTY PHOTOS : BUILDING C- UNIT 6 (1 BED/1 BATH)

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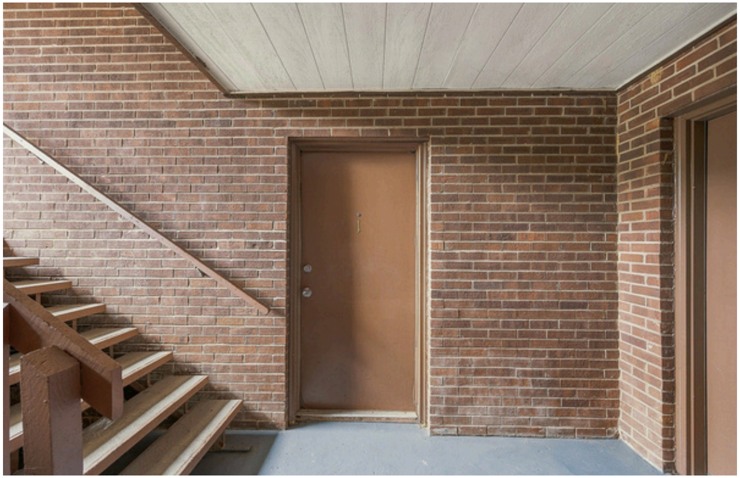
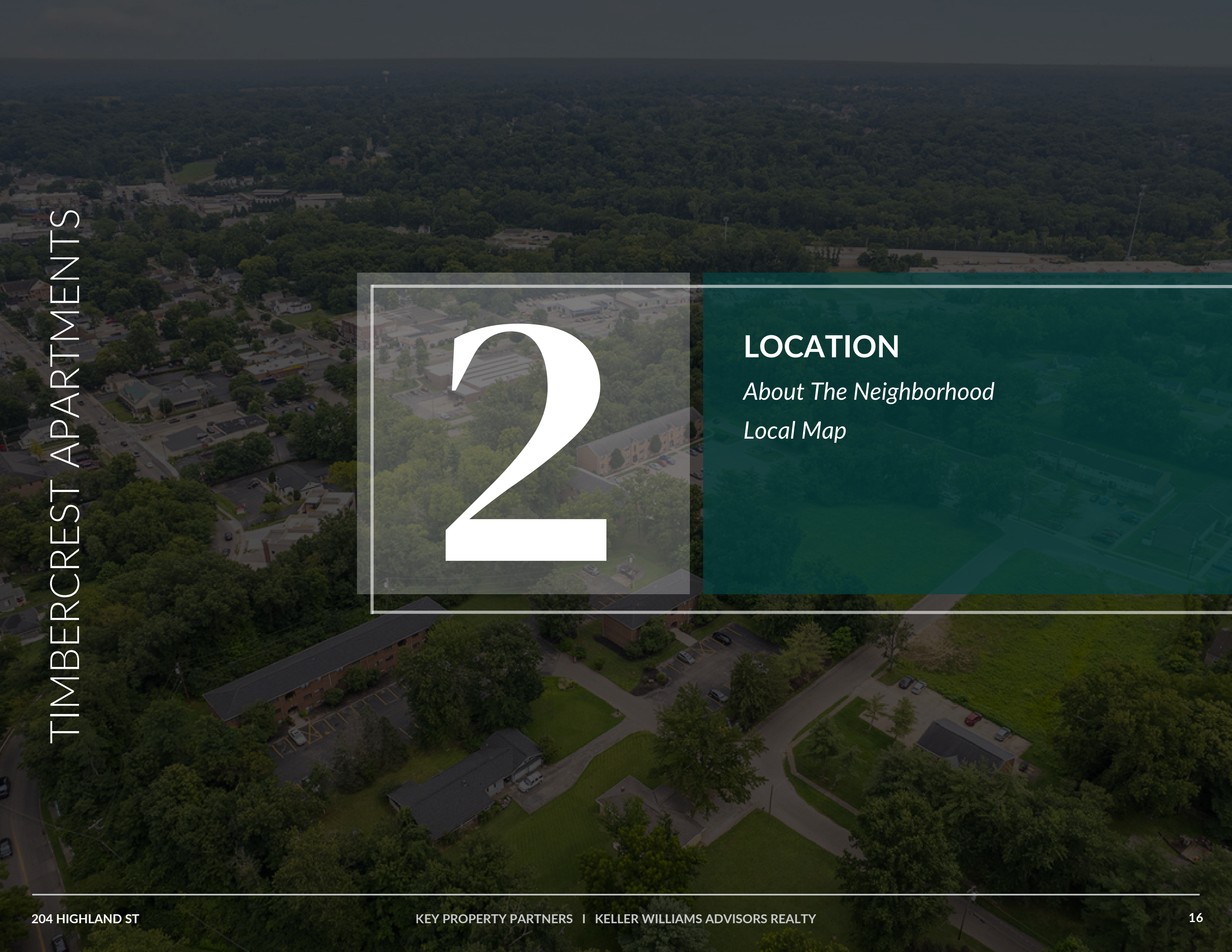
7


hello
Welcome
to our home




MAIN



TIMBERCREST APARTMENTS

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LOCATION

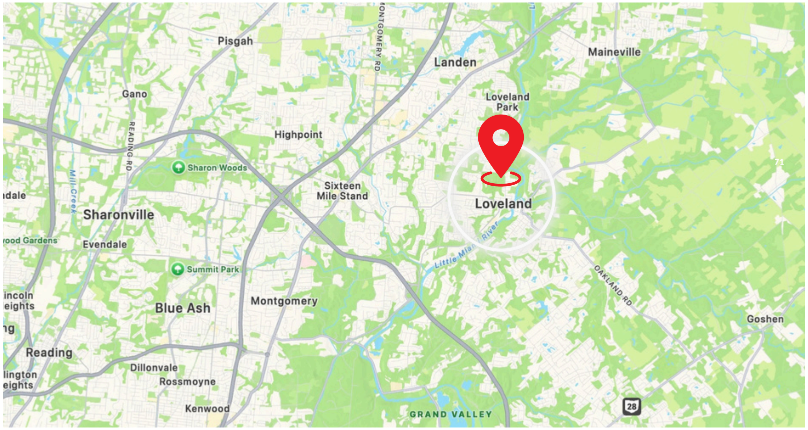
About The Neighborhood

Local Map

One of Cincinnati's Most Coveted Submarkets

Loveland's charming historic downtown, riverfront character, and strong community identity have made it a premier small-town address with outsized demand. Served by the highly acclaimed, A-rated Loveland City School District (Niche.com), the area continues to attract quality, long-term residents seeking top-tier schools and an exceptional quality of life. Multifamily opportunities here are exceptionally limited, while walkability, lifestyle amenities, and a true sense of place contribute to low vacancy and strong rent retention. Continued reinvestment and redevelopment throughout downtown have only strengthened Loveland's reputation, making it one of the most desirable multifamily submarkets in Greater Cincinnati.

Downtown Loveland sits at the heart of one of the Cincinnati metro's most beloved and consistently sought-after communities. Just steps from the Broadway corridor, residents enjoy locally owned restaurants, boutique shops, breweries, and entertainment venues that draw traffic year-round. The nationally recognized Little Miami Scenic Trail runs directly through the area, making Loveland a destination for cyclists, runners, and outdoor enthusiasts from across the region. Major regional roadways provide easy connectivity to the broader Cincinnati metro, anchoring the neighborhood's appeal for a wide and stable renter pool.



LOCAL ATTRACTIONS 2 MILES OR LESS

MEDICAL, EDUCATION, CULTURAL & ENTERTAINMENT

Loveland Dairy Whip
The Works Pizza Co. Loveland
The Wicked Pickle
Rodi Italian
Hops and Berry Taproom
Better Blend - Loveland
Ramsey's Trailside
Bishop's Quarter

Playa Bowls
Mile 42 Coffee
Zappz
Cindy's Friendly Tavern
Cappy's Taproom and Bottle Shop
The Cocoa Muse
St. Columban School

Loveland City School District
Loveland Early Childhood Center
Premier Tumbling & Dance
Loveland Primary School
Champions at Loveland Primary
Loveland Learning Garden

Drum Dudes
William Schickel Gallery
Art House II
Loveland Artist Studios On Main
Nisbet Park & Amphitheater
Loveland Museum Center

TIMBERCREST APARTMENTS

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FINANCIALS

Proforma

Rent Roll

Comparable Rents

INVESTMENT OVERVIEW

PRICE - $4,250,000

PRICE PER UNIT - $137,097

CAP RATE - 7.10%

CURRENT OPERATING DATA

GROSS SCHEDULED RENT INCOME - $437,124

OTHER INCOME - $33,600

TOTAL SCHEDULED - $470,724

VACANCY COST (4%)- $18,829

GROSS INCOME - $451,895

OPERATING EXPENSES - $150,019

NET OPERATING INCOME - $301,876

FINANCING DATA

(65% LTV, 6.5% INTEREST, 25 YEAR AM)

DOWN PAYMENT - $1,487,500

LOAN AMOUNT - $2,762,500

DEBT SERVICE - $223,831

DEBT SERVICE MONTHLY - $18,653

INCOME	Actual
Gross Rental Income (@100% Occ)	$437,124
Other Income (RUBS/Pets/Laundry)	$33,600
TOTAL INCOME	**$470,724**
EXPENSE	
VARIABLE EXPENSES	
Maintenance/Repairs (3% est)	$14,122
Replacement Reserves (3% est)	$14,122
G&E - Common (Actual)	$8,899
Water & Sewer (Actual)	$21,253
Vacancy (4% est)	$18,829
Trash (Est)	$6,000
TOTAL VARIABLE EXPENSES	**$83,224**
FIXED EXPENSES	
Management (6%)	$28,243
Taxes (Current)	$39,878
Insurance (Quote Provided)	$17,502
TOTAL FIXED EXPENSES	**$85,623**
NOI	**$301,876**

RENT ROLL: BUILDING A

Unit	Unit Type	Status	Lease Start	Lease End	Base Rent	Utilities	Pet Fee	MTM Fee	Total Rent	Proforma Total Rent
A1	1 BED / 1 BATH	OCCUPIED	05/01/2025	07/31/2026	$1,200	$50	-	$100	$1,350	$1,250
A2	1 BED / 1 BATH	OCCUPIED	01/01/2026	12/31/2026	$1,109	$50	-	-	$1,159	$1,250
A3	2 BED / 1 BATH	OCCUPIED	06/01/2025	05/31/2026	$1,550	$50	-	$100	$1,700	$1,625
A4	1 BED / 1 BATH	OCCUPIED	09/24/2025	10/31/2026	$1,050	$50	-	-	$1,100	$1,250
A5	1 BED / 1 BATH	OCCUPIED	07/01/2025	06/30/2026	$1,200	$50	-	$100	$1,350	$1,250
A6	1 BED / 1 BATH	OCCUPIED	12/31/2025	12/31/2026	$1,050	$50	-	-	$1,100	$1,250
A7	1 BED / 1 BATH	OCCUPIED	10/01/2025	09/30/2026	$1,099	$50	-	-	$1,149	$1,250
A8	1 BED / 1 BATH	OCCUPIED	01/28/2026	01/31/2027	$1,050	$50	-	-	$1,100	$1,250
A9	1 BED / 1 BATH	OCCUPIED	07/01/2025	06/30/2026	$1,236	$50	-	-	$1,286	$1,250
A10	1 BED / 1 BATH	OCCUPIED	06/01/2026	05/31/2027	$1,145	$50	-	-	$1,195	$1,250
A11	1 BED / 1 BATH	OCCUPIED	05/01/2026	05/31/2027	$1,150	$50	-	-	$1,200	$1,250
Total					**$12,839**	**$550**	$0	**$300**	**$13,689**	**$14,125**

Unit	Unit Type	Status	Lease Start	Lease End	Base Rent	Utilities	Pet Fee	MTM Fee	Total Rent	Proforma Total Rent
B1	2 BED / 1 BATH	OCCUPIED	08/01/2026	10/31/2027	$1,550	$75	-	-	$1,625	$1,625
B2	2 BED / 1 BATH	OCCUPIED	08/01/2026	04/30/2027	$1,550	$75	-	-	$1,625	$1,625
B3	1 BED / 1 BATH	OCCUPIED	06/12/2026	12/11/2027	$1,150	$50	-	-	$1,200	$1,250
B4	1 BED / 1 BATH	OCCUPIED	06/05/2026	06/04/2027	$1,105	$50	$75	-	$1,230	$1,250
B5	1 BED / 1 BATH	OCCUPIED	10/28/2025	10/31/2026	$1,050	$50	-	-	$1,100	$1,250
B6	1 BED / 1 BATH	OCCUPIED	08/01/2026	10/31/2027	$1,150	$50	-	-	$1,200	$1,250
B7	1 BED / 1 BATH	OCCUPIED	08/07/2026	08/06/2027	$1,150	$50	-	-	$1,200	$1,250
B8	1 BED / 1 BATH	OCCUPIED	06/01/2026	05/31/2027	$1,100	$50	-	-	$1,150	$1,250
B9	1 BED / 1 BATH	OCCUPIED	11/20/2025	11/30/2026	$1,050	$50	-	-	$1,100	$1,250
B10	1 BED / 1 BATH	OCCUPIED	01/17/2026	01/31/2027	$1,050	$50	-	-	$1,100	$1,250
Total					**$11,905**	**$550**	**$75**	**$0**	**$12,530**	**$13,250**

RENT ROLL: BUILDING C

Unit	Unit Type	Status	Lease Start	Lease End	Base Rent	Utilities	Pet Rent/Fee	MTM Fee	Total Rent	Proforma Total Rent
C1	2 BED / 1 BATH	OCCUPIED	08/28/2026	08/27/2027	$1,499	$75	$75	-	$1,649	$1,625
C2	2 BED / 1 BATH	OCCUPIED	12/01/2025	12/31/2025	$1,499	$75	-	-	$1,574	$1,625
C3	1 BED / 1 BATH	OCCUPIED	05/01/2026	05/31/2027	$1,080	$50	-	-	$1,130	$1,250
C4	1 BED / 1 BATH	OCCUPIED	11/10/2025	11/30/2026	$1,050	$50	$50	-	$1,150	$1,250
C5	1 BED / 1 BATH	OCCUPIED	04/01/2026	06/30/2027	$1,030	$50	$50	-	$1,130	$1,250
C6	1 BED / 1 BATH	OCCUPIED	08/07/2026	08/06/2027	$1,150	$50	-	-	$1,200	$1,250
C7	1 BED / 1 BATH	OCCUPIED	05/01/2026	04/30/2027	$1,125	$50	-	-	$1,175	$1,250
C8	1 BED / 1 BATH	OCCUPIED	08/01/2026	01/31/2027	$1,150	$50	$50	-	$1,250	$1,250
C9	1 BED / 1 BATH	OCCUPIED	02/21/2026	02/20/2027	$1,050	$50	-	-	$1,100	$1,250
C10	1 BED / 1 BATH	OCCUPIED	11/15/2025	11/30/2026	$1,050	$50	$50	-	$1,150	$1,250
Total					**$11,683**	**$550**	**$275**	-	**$12,508**	$13,250
GROSS TOTAL					**$36,427**	**$1,650**	**$350**	**$300**	**$38,729**	**$40,625**

1-BED RENT COMPARABLES

Address	Rent	Distance	Size	Rent / SF	Bed	Bath
890 W Loveland Ave	$1,450	0.25 mi	725 ft^2	$2.00	1 bed	1 bath
1010 Loveland Madeira Rd	$1,369	1.22 mi	750 ft^2	$1.83	1 bed	1 bath
1419 Loveland Madeira Rd	$1,443	1.28 mi	880 ft^2	$1.64	1 bed	1 bath

2-BED RENT COMPARABLES

Address	Rent	Distance	Size	Rent / SF	Bed	Bath
890 W Loveland Ave	$1,695	0.25 mi	950 ft^2	$1.78	2 bed	1 bath
1000 Valley View Ln	$1,450	0.27 mi	750 ft^2	$1.93	2 bed	1 bath
148 E Broadway St	$1,499	0.98 mi	1,400 ft^2	$1.07	2 bed	1 bath

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ADDITIONAL INFORMATION

About Key Property Partners

Agent Bio + Contact

Call it a hometown bias, but we love Cincinnati. We live where we work and our clients rely on our acute local market knowledge and expertise to make sound investment decisions. The city is on fire and we're thrilled to play a part in it's real estate community. It's our goal to be thought of as the go-to team for all real estate investment needs in Cincinnati.

Key Property Partners takes an aggressive approach to matching our clients with exceptional investment opportunities. We look at deals from all angles– current performance, future performance, and maximum potential. Your growing portfolio is treated as if it were our own, helping you build financial wealth through investing.

The only way we're successful, is by protecting our clients' best interests as our top priority, always.

ADAM CURRY

Team Owner, Senior Advisor

Adam Curry is the Owner of Key Property Partners and is an experienced real estate agent specializing in multi-family investment. With over 12 years experience in real estate sales and an all-around competitive nature, Adam has the expertise and negotiation skills to get the results his clients desire.

Adam founded Key Property Partners to help clients and investors maximize their potential in the Cincinnati real estate market.

Between personal investments and impressive client portfolio development, Adam brings broad experience to both sides of the transaction. In addition to REI, his background includes MF investment, community development, and service in the United States Army. When he isn't working, he spends his time with his growing family, playing beach volleyball, and enjoying everything Cincinnati has to offer.

adam@keypropertypartners.com
m (513) 935-0021
o (513) 766-9200

ANDREW KROEGER

Commercial Agent

Drew is the Sales Manager and Commercial Agent at Key Property Partners, specializing in multifamily investment real estate throughout the Cincinnati market. He has a deep understanding of returns, knows how to position deals, and executes with precision. With a competitive edge and strong negotiating instincts, Drew approaches every listing with one goal — maximizing value for his clients. Known for being direct and responsive, he's built a reputation for getting deals across the finish line without leaving money on the table. Outside of work, you'll find him on the golf course, following the Bengals, or keeping up with the Bearcats.

drew@keypropertypartners.com
m (513) 995-4736

> *As a testament to our drive, property owners routinely break sales records for properties we list, buyers acquire properties below market value in competitive neighborhoods and investors build wealth through our resourcefulness and personal network.*