

SERENITY

AT HIGH POINT

66 UNITS
CINCINNATI MSA
BUILT 1965
97% OCCUPIED



CONFIDENTIAL OFFERING MEMORANDUM

5484 BAHAMA TERRACE,
CINCINNATI, OH

Executive Summary

07 THE OFFERING

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MODERNIZED ONE BEDROOM APARTMENTS MINUTES FROM DOWNTOWN CINCINNATI



THE OFFERING

Serenity at High Point Apartments for sale to qualified investors. The acquisition of Serenity at High Point presents an investor with the compelling opportunity to own 66 units constructed in 1965 in Mt. Airy, a submarket of Cincinnati, OH.

Strategically positioned, Serenity at High Point is just a 15-minute drive on I-74 to I-75 Downtown Cincinnati. It is less than a 5-minute drive from Cincinnati's largest park, Mt. Airy forest, and less than 30 minutes from the CVG Airport.

Serenity at High Point meets the demand for market-rate workforce housing on the west side of Cincinnati, a demand that the United States is currently facing, which is a deficit of 3M+ workforce housing units. Now, Serenity at High Point is perfectly positioned to attract and sustain renters-by-necessity within the Cincinnati submarket, ensuring a steady stream of potential investors.



Investment Highlights

THIS SUBURBAN CINCINNATI ASSET HAS CLOSE PROXIMITY TO I-74, I-75, AND US HIGHWAY 27, GIVING PREMIUM ACCESS TO MAJOR EMPLOYERS AND ATTRACTIONS



Opportunity For Organic Rent Growth



Supply & Demand imbalance for market-rate workforce housing



Proximity to major interstates and local parks



Discount to Replacement Cost



Recently Updated Units



Offered Free & Clear of Existing Debt



60 OF 66 UNITS RECENTLY UPDATED IN 2022-2023



66 UNITS

1965

YEAR BUILT

97%

OCCUPANCY

600 SF

AVG. UNIT SIZE

\$830

Investment Highlights

COMPELLING OPPORTUNITY WITH MULTIPLE SOURCES FOR ADDITIONAL INCOME

STORAGE UNITS

There are 66 storage units, which aligns to 1 storage unit per apartment unit. By charging for storage units, an investor could generate additional revenue.

CARPORTS

There is a total of 90 open surface parking spots. New ownership could generate new parking income by implementing reserved spaces or adding covered parking.

NON-REVENUE UNIT

There is one unit that is being utilized as an office, so it is not generating any income. There is the opportunity to convert this into a leasable unit, which would result in an additional \$9,960 or more in annual revenue.

RECENT UNIT UPDATES (2022-2023):

- Laminate Flooring
- New and Freshly Painted Cabinets with Updated Hardware
- New Countertops
- Updated Plumbing with PVC
- Window Treatments
- Kitchen Appliances
- Light Fixtures
- Freshly Painted Doors with New Hardware
- Ceiling Fans



HIGH QUALITY CONSTRUCTION BELOW REPLACEMENT COST

Serenity at High Point offers a new owner the opportunity to acquire a well-constructed asset featuring modernized finishes below today's replacement cost.

Replacement costs for new construction of apartment communities in Cincinnati, Ohio have been rapidly escalating due to increases in costs for labor and materials. This property is expected to trade at pricing levels well-below current replacement cost, which provides built-in protection from the threat of new supply in the sub-market.

\$ 19,800

IN POTENTIAL CABLE/INTERNET INCOME

Serenity at High Point does not currently have an exclusive Cable/Internet package implemented. Charging a \$25 per month per unit cable fee on top of covering the cable expense, would increase annual income by \$19,800.



SERENITY AT HIGH POINT MEETS DEMAND FOR MARKET RATE WORKFORCE HOUSING ON THE WEST SIDE OF CINCINNATI



THE SUPPLY/DEMAND IMBALANCE FOR MARKET RATE WORKFORCE HOUSING

The United States faces a deficit of 3 million+ workforce housing units - a trend only exasperated by the current COVID-19 pandemic environment.

Mirroring the national trend, rising constructions costs, site redevelopment, and value-add upgrades that price a unit out of a current tenants pricing range, are all contributing in the shortage of workforce housing units in the Cincinnati MSA.

Serenity at High Point is perfectly positioned to continue to attract and sustain the renter-by-necessity within the Cincinnati submarket.

WORKFORCE HOUSING IS:

- Housing that is affordable to the people who are gainfully employed, making 60% - 120% of Area Median Income.
- Renter by necessity (cannot afford to purchase a home)

WORKFORCE HOUSING IS NOT:

- Government sponsored, affordable housing



Serenity at High Point is less than 3 miles to Ronald Reagan Cross County Highway, which acts as a connector to I-75 and I-71.

Cincinnati/Northern Kentucky International Airport (CVG) is 13.8 miles from the asset and Downtown Cincinnati is 7.8 miles southwest.

Nearby national retailers and grocery options include Kroger, Meijer, Walmart Supercenter, Target, PetSmart, Old Navy, Best Buy, Marshalls, and Lowes.

Hospitals and Medical Centers within a 10 mile radius provide a stable source of employment:
Cincinnati Children's Hospital – College Hill, Mercy Health Fairfield Hospital, Good Samaritan –
Western Ridge Hospital, & Mercy Health – West Hospital

MOUNT AIRY DEMOGRAPHICS

1 MI | 3 MI | 5 MI
FROM SERENITY AT HIGH POINT

11,829 | 95,851 | 259,907
POPULATION

4,994 | 41,509 | 109,260
HOUSEHOLDS

115 | 2,157 | 6,886
BUSINESSES

\$64,813 | \$72,280 | \$76,418
AVG. HOUSEHOLD INCOME

\$171,503 | \$170,764 | 170,216
AVG. HOUSEHOLD VALUE

31.5% | 30.5% | 31.0%
BACHELOR'S DEGREE OR HIGHER



About Mount Airy

Mt. Airy sits on the northern edge of Cincinnati's City's boundary. Mt. Airy borders Colerain Township, Springfield Township, and Green Township. Home to the Mt. Airy water tower, pictured below, built in 1926-27, was constructed to resemble a castle, was built in 1926-27. The complex includes 13 towers on two levels and has a capacity of 8.5 million gallons.



WITH CLOSE PROXIMITY TO I-74, I-75, AND HIGHWAY 27 (COLERAIN AVE), THIS ASSET HAS PREMIUM ACCESS TO MAJOR EMPLOYERS AND ATTRACTIONS OF CINCINNATI AND MT. AIRY.

Nearby Attractions (Distance From Serenity at High Point)

- Felter Park (0.3 Miles)
- Fox Preserve (0.3 Miles)
- Mt. Airy Tanks (0.3 Miles)
- Mt. Airy Forest (1.1 Miles)
- Everybody's Tree House (1.2 Miles)
- Pinecroft at Crosley Estate (1.5 Miles)
- Laurel Court (1.7 Miles)
- Badgley Run Park (2.2 Miles)
- Bicentennial Park (2.2 Miles)
- Climb Cincy (2.7 Miles)
- Daniel Field (2.7 Miles)
- Buttercup Valley Preserve (3.0 Miles)
- Clovernook Country Club (3.0 Miles)
- Philips Event Center (3.4 Miles)
- American Sign Museum (4.0 Miles)
- Mt. Storm Park (4.5 Miles)
- Ryan Sports Complex (4.7 Miles)
- The Dent Schoolhouse (5.6 Miles)

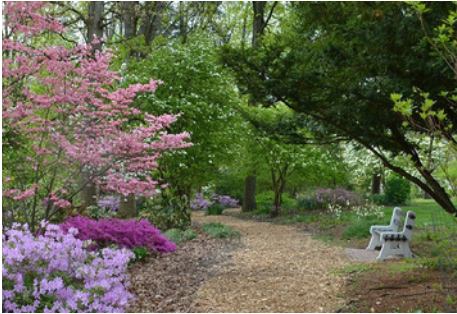
The Local Attractions



CINCINNATI CHILDREN'S HOSPITAL

Ranked #1 in the Nation and Top 10 in All Hospitals, Cincinnati Children's Medical Center is an academic pediatric acute care children's hospital located in Cincinnati, Ohio. The Medical Center has 652 pediatric beds and is affiliated with the University of Cincinnati Academic Health Center. The hospital provides comprehensive pediatric specialties and sub-specialties to pediatric patients.

Serenity at High Point is 2.7 Miles from Cincinnati Children's College Hill Campus, which offers inpatient, outpatient and residential behavioral health services.



MT. AIRY FOREST

Mt. Airy Forest is the largest Cincinnati Park at 1,459 acres, taking up nearly half of the entire neighborhood. A man-made forest, with miles of hiking trails, several picnic areas, a disc golf course, and a multi-use mountain biking trail. The forest contains Ohio's only wheelchair-accessible public tree house, an enclosed dog park, and a beautiful arboretum.

Home to Everybody's Treehouse, a hidden elevated wooden structure with oversized windows and a few tree trunks that right though its middle.



AMERICAN SIGN MUSEUM

The American Sign Museum is dedicated to the art and history of commercial signs and sign making. The Museum is proud to be the largest public museum dedicated to signs in the United States! Covering more than 100 years of American sign history in 20,000 square feet of indoor space, visitors can walk through the ages of technology and design.

The storefront-laden Signs on Main Street display recreates a typical "Main Street USA", with shop windows full of sign-related objects, curiosities, and samples.



DOWNTOWN CINCINNATI

Ranked in the nation's Top 10 markets, with 5 Fortune 500 companies headquartered in the Cincinnati area (Kroger, Procter & Gamble, Fifth Third Bank, Western & Southern Financial Group, and Cintas). Downtown Cincinnati is thriving with a variety of restaurants and businesses, parks, renovated historic buildings, a growing art scene and more. Downtown is an ideal spot to live, work, shop, play and do business.

The Banks is a popular destination that spans the full width of the Central Business District. This riverfront marquee provides an array of retail, eateries, entertainment and the 45-acre Smale Park. Adjacent to professional sports venues, Paycor Stadium to the west and Great American Ballpark to the east.

See More on Page 28.



CVG AIRPORT

AMAZON PRIME HUB- Initial investment of \$1.5 billion to build its 3 million square-foot center at CVG.

Amazon now operates 205 flights per day nationally, up from the 85 three years ago. It's fleet has more than tripled during that time.

The true number of daily flights to the super hub is closer to 70 as Amazon increasingly utilizes non-branded planes under the control of partner airlines.

The number of flights at CVG increased by nearly a third to 58 per day. Over the past 12 months, takeoffs and landings at CVG are up 125%.



NORTHSIDE

Just five miles Northwest of Downtown Cincinnati, The neighborhood is a hub of creativity, and a popular destination for entertainment, nightlife, and shopping.

The daisy mural "Northside Bloom" greets visitors to the hip neighborhood offering something for every type of person. From gourmet shops, breweries, vintage boutiques, and a year-round farmers' market, coffee shops, bakeries, and global cuisine.

Dating from the 1840s, the nearby sprawling Spring Grove Cemetery and Arboretum is a popular jogging spot, while hikers explore trails in Buttercup Valley Preserve and Mt. Airy Forest.



UNION TERMINAL

Cincinnati Museum Center is a one-of-a-kind, multi-museum complex housed in Union Terminal, a historic Art Deco train station and National Historic Landmark. Museum Center's major offerings at Union Terminal include the Cincinnati History Museum, the Cincinnati History Library and Archives, The Children's Museum, the Museum of Natural History & Science and the Robert D. Lindner Family OMNIMAX® Theater. Museum Center is the largest cultural institution in the city of Cincinnati, with more than 1.4 million visitors per year.



NORTHGATE MALL REDEVELOPMENT

When it opened in 1972 until the late 1990s, the 1.1 million square foot Northgate Mall was to be the go-to mall for west and northside shoppers.

Situated North of Serenity at High Point, Northgate Mall and Northgate Square are surrounded by a variety of restaurants ranging from Sushi and Graeter's Ice Cream to Panera and Longhorn Steakhouse.

The Northgate Mall Renovation is in process. The new design proposes a "Town Square"

atmosphere that will offer shopping, restaurants, walking paths, and a movie theatre.

6.4 MILES FROM SERENITY AT HIGH POINT

1.1 MILES FROM SERENITY AT HIGH POINT

4.0 MILES FROM SERENITY AT HIGH POINT

7.8 MILES FROM SERENITY AT HIGH POINT

13.8 MILES FROM SERENITY AT HIGH POINT

2.8 MILES FROM SERENITY AT HIGH POINT

6.8 MILES FROM SERENITY AT HIGH POINT

5.3 MILES FROM SERENITY AT HIGH POINT

PROPERTY DETAILS



BUILDING & SITE DESCRIPTION

ADDRESS	5470-5488 Bahama Terrace, Cincinnati, OH 45223
NO. UNITS	66
YEAR BUILT	1965
YEAR RENOVATED	2023; 60 Units
AVERAGE UNIT SIZE	600 SF
TOTAL SF	39,600 Rentable SF
PARCEL SIZE AREA	3.040 Acres
NO. OF BUILDINGS	6
NO. OF STORIES	3
NO. OF FLOORPLANS	1, All One-Bedroom Units



CONSTRUCTION

FOUNDATION	Concrete
FRAME	Concrete
EXTERIOR	Brick
ROOF	Pitched, Asphalt Shingle
SUBFLOORING	Concrete
STAIRWAYS	Concrete
BREEZEWAYS	Concrete
WINDOWS	Single Panel Vinyl; All New in 2023

STORAGE

STORAGE UNITS	66, Included in Rent
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MECHANICAL

HVAC	Thru-Wall AC; Common Baseboard Heating
WATER HEATER	Gas, 5 Common Boilers
WIRING	Copper
PLUMBING	Mix of Copper & PVC

FIRE, SAFETY, & SECURITY

FIRE ALARMS	Battery Only, Units & Hallways
SPRINKLERS	None
SECURITY	Security Door; 24/7 Surveillance Video, Not Monitored

LAUNDRY

FACILITIES	6 On-Site
CONTRACT	Jetz

PARKING

SURFACE SPOTS	90 OPEN SPOTS; ASPHALT
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UTILITIES		
	PROVIDER	BILLING POLICY
ELECTRIC	Duke Energy	Billed to Resident, Seperate meters
GAS	Duke Energy	Billed to owner
COLD WATER / SEWER	Cincinnati Waterworks	\$55/Month to Resident
TRASH		Billed to Owner
CABLE & INTERNET	Resident Choice	Billed to Resident

IN-PLACE STAFFING & FEES	
ADMINISTRATION FEE	\$25
APPLICATION FEE	\$50
SECURITY DEPOSIT	One Month Rent
INSUFFICIENT FUNDS	\$75
MTM FEE	\$100
PET DEPOSIT & POLICY	\$250
PET RENT	\$25-35 /Month



CABINETS	Wood, Painted Grey
COUNTERTOPS	Laminate
SINK	Single, Stainless Steel
APPLIANCE PACKAGE	All New 2022-23; White
RANGE/ MICROWAVE	None
FLOORING	Laminate, LTVP

KITCHENS



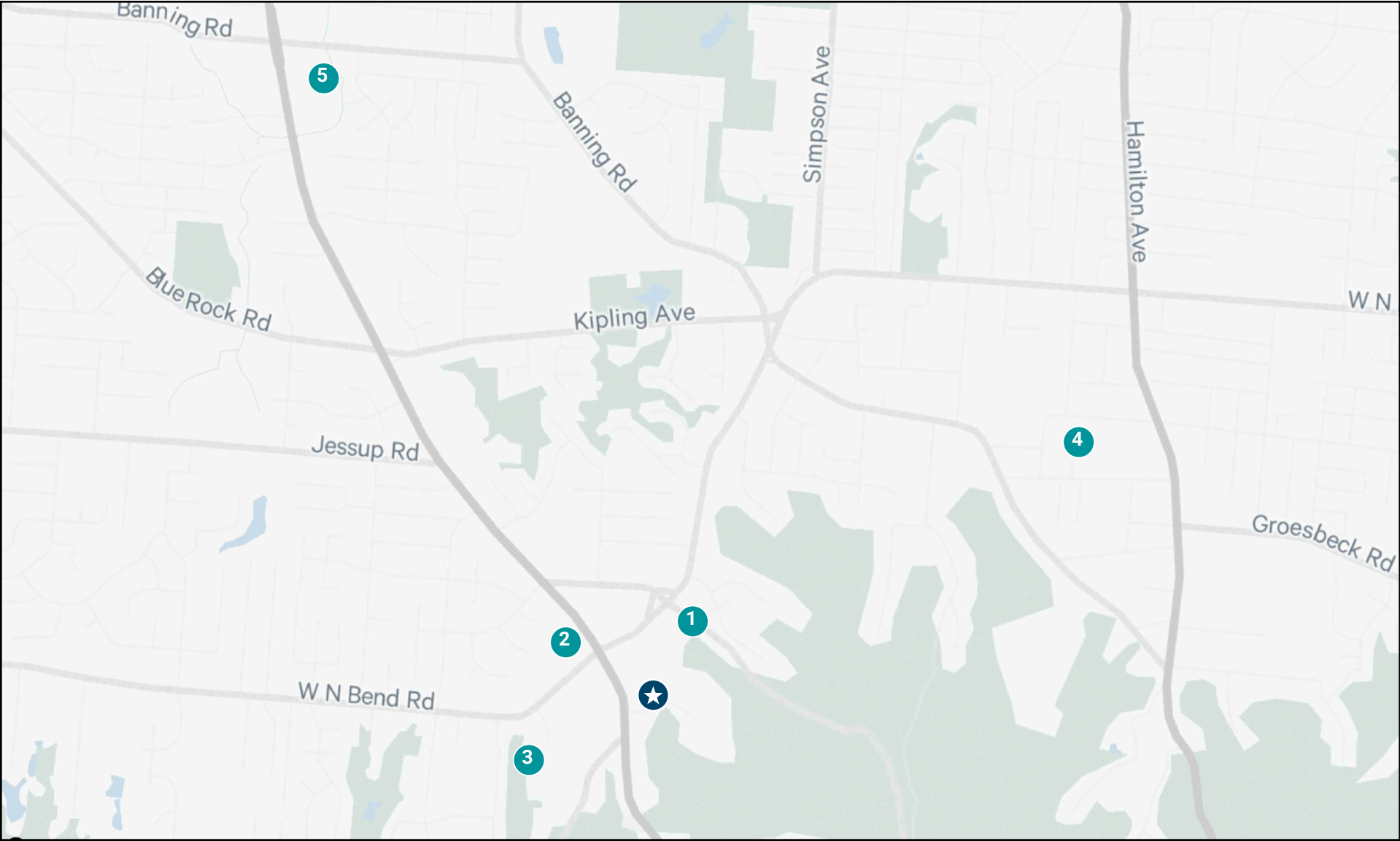
CABINETS	Wood, Painted Grey
COUNTERTOPS	Quartz
SINK/VANITY	Single Vanity
TUB/SHOWER	Standard Tub; Ceramic Tile Surround
FLOORING	Laminate, LTVP

BATHROOMS

Rent Comparables

	PROPERTY NAME	STREET ADDRESS	YEAR BUILT	OCCUPANCY
★	Serenity at High Point	5484 Bahama Terrace	1965	97%
1	Kirby Avenue Apartments	5459-5473 Kirby Ave	1970	97%
2	Hillvista Apartments	2680-2735 Hillvista Ln	1961 / 1973	89%
3	The Apex	5293 E Knoll Ct, Cincinnati, OH 45239	1970 / 2021	86%
4	Cedar Tower	1673 Cedar Ave	1965	92%
5	Woodside Apartments	2901 Banning Rd	1968	97%

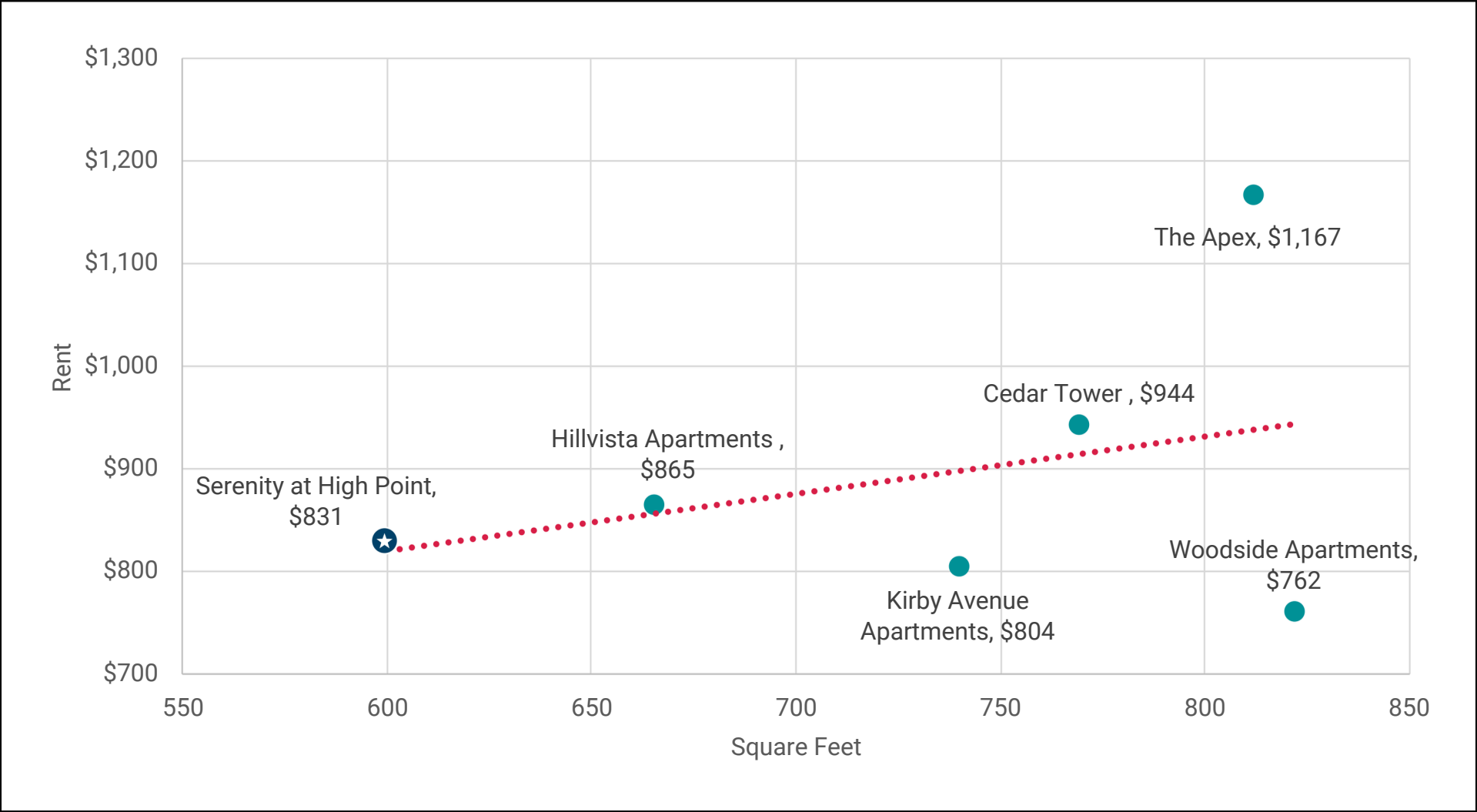
Within a 2-Mile Radius, Serenity at High Point competes with five (5) direct competitors, as illustrated above and on the following pages. Overall, Serenity at High Point’s market rents are \$336 below the top market competitors.



Rent Comparables

OVERALL COMPARISON

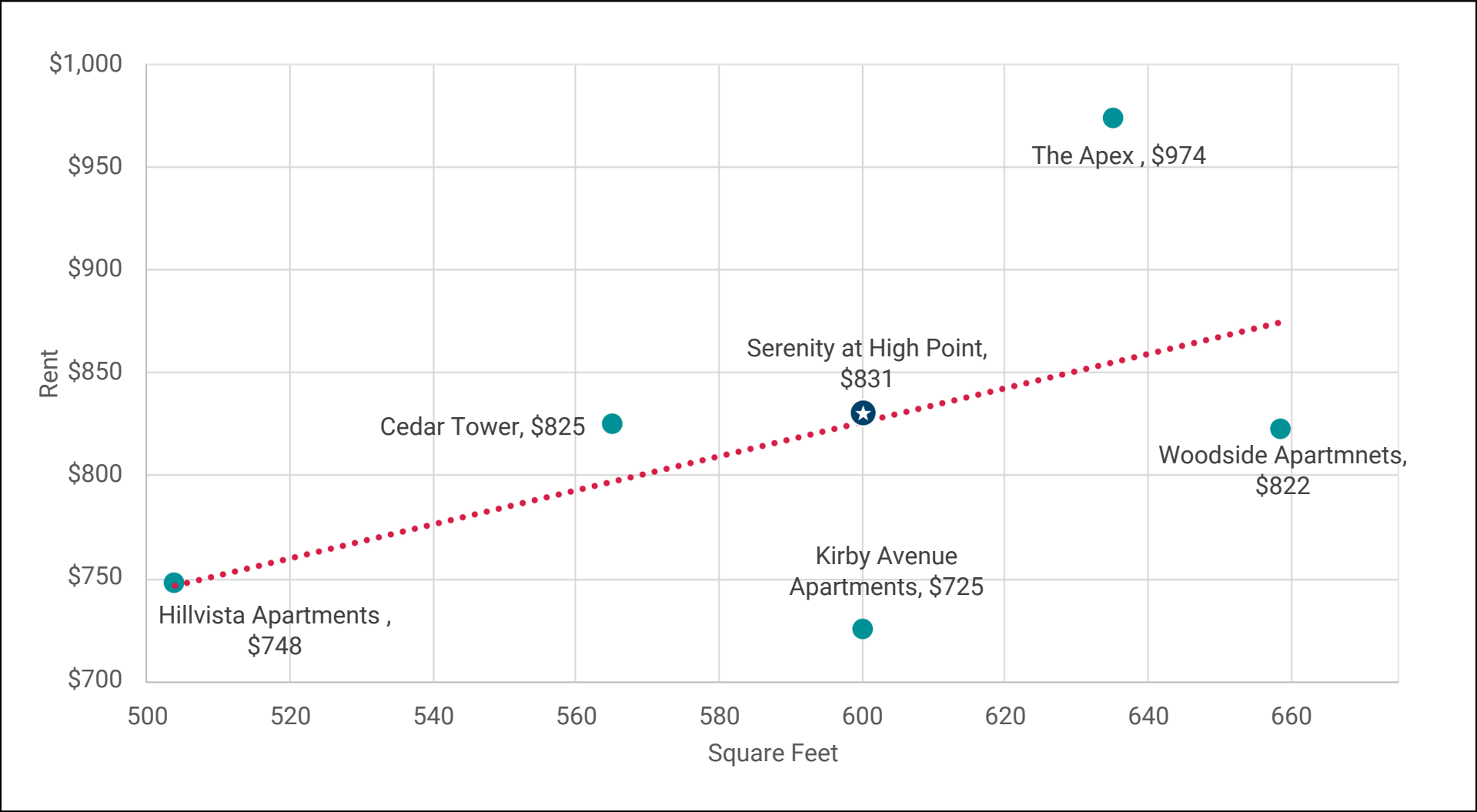
PROPERTY	OCCUPANCY	NO. UNITS	AVG. SF	AVERAGE MKT RENT/UNIT	AVERAGE MKT RENT/SF
The Apex	86%	316	812	\$1,167	\$1.44
Cedar Tower	87%	67	769	\$944	\$1.23
Hillvista Apartments	89%	99	665	\$865	\$1.30
Serenity at High Point	97%	66	600	\$831	\$1.39
Kirby Avenue Apartments	97%	116	740	\$804	\$1.09
Woodside Apartments	100%	60	822	\$762	\$0.93
Totals/Averages Excluding Serenity at High Point	92%	132	762	\$908	\$1.20



Rent Comparables

1 BEDROOM | 1 BATH

PROPERTY	YEAR BUILT	NO. UNITS	AVG. SF	AVERAGE MKT RENT/UNIT	AVERAGE MKT RENT/SF
The Apex	1970 / 2021	125	635	\$974	\$1.53
Serenity at High Point	1965	66	600	\$831	\$1.39
Cedar Tower	1968	38	565	\$825	\$1.46
Woodside Apartmnets	1972	18	659	\$822	\$1.25
Hillvista Apartments	1961 / 1973	10	504	\$748	\$1.48
Kirby Avenue Apartments	1970	64	600	\$725	\$1.21
Totals/Averages Excluding Serenity at High Point	1970	51	593	\$819	\$1.38





About Cincinnati

Cincinnati, Ohio, is situated in the southwestern corner of Ohio, along the Ohio River. Cincinnati has consistently been ranked as one of the fastest-growing metro areas in the Midwest and the largest metro in the state. This growth can be attributed to factors such as its strong job market, affordable housing options, and quality of life.

The city's economy is driven by industries such as manufacturing, logistics, healthcare, and technology, with major companies like Procter & Gamble, Kroger, and Fifth Third Bank headquartered in the area. The city also boasts a thriving arts and culture scene, with renowned museums, theaters, and music festivals.

CINCINNATI
DEMOGRAPHICS
2,466,047

POPULATION

978,196

HOUSEHOLDS

1,263,136

EMPLOYEES

81,083

BUSINESSES

\$102,822

AVG. HH. INCOME

\$275,750

AVG. HH. VALUE



Largest Metro In Ohio

#1 lowest Cost Of living
- Major Metros

(Site Selection Magazine,
20 2 2)

#1 City for College Grads

(Smart Asset , 2021)

#2 Best Regional Airport In
North America

(Skytrax , 2022)

#3 Metro for Sustainability

(Site Selection Magazine, 2022)



Major Employers



20,000 Employees



10,530 Employees



9,700 Employees



7,500 Employees



6,000 Employees



16,462 Employees



10,255 Employees



9,000 Employees



6,600 Employees



5,500 Employees

FORTUNE 500 COMPANIES

- Kroger (#24)
- Procter & Gamble (#51)
- Western & Southern Financial (#314)
- Fifth Third Bank (#411)
- Cintas (#473)



12,000 Employees



10,048 Employees



7,500 Employees



6,500 Employees



4,500 Employees

TOP RATED EDUCATION

Cincinnati draws on close relationships with some of the state's top universities, such as the University of Cincinnati, Xavier University, and Northern Kentucky University. It continues to benefit from a state-wide focus on reinvesting in education, which not only educates but retains top talent in Ohio. As a result, the state has the third highest rate of higher education in the Midwest, fostering a growing, young, talented, and knowledgeable labor force that increasingly chooses to call Cincinnati their permanent place of residence.

UNIVERSITY OF CINCINNATI

- Employs 15,000+
- Ranked Top 3 for co-ops and internships, by Cooperative Education, 2020 (#1 among Public Institutions)
- 125+ Undergraduate Programs / 90+ Graduate Programs
- 50,500 Total Enrollment
- \$11,660 In-State Tuition per Semester (excluding room and board)

XAVIER UNIVERSITY

- Employs 1,000+
- #5 Midwest Regional University (U.S. News & World Report 'Top 10' for 25th Consecutive Year)
- 90+ Undergraduate Programs / 40+ Graduate Programs
- 7,000 Total Enrollment
- \$20,000 Average full-time Tuition per Semester

NORTHERN KENTUCKY UNIVERSITY

- Employs 2,500+
- 9 Years in a Row America's Best Colleges - forbes
- 70+ Undergraduate Programs / 22 Graduate Programs
- 16,000 Total Enrollment
- \$5,196 Average full-time In-state Tuition per Semester (excluding room & board)



UNIVERSITY OF CINCINNATI



XAVIER UNIVERSITY

DISTRIBUTION HUBS ELEVATING THE CINCINNATI MSA



AMAZON AIR HUB

In 2021, Amazon committed an initial investment of \$1.5 billion to build the 3 million square foot center at the Cincinnati/Northern Kentucky International Airport (CVG) that accelerated Amazon’s push for faster delivery and greater control over its logistics network. With the Amazon-branded fleet of over 100 Prime Air cargo planes and contracted additional fleet, they handle over a million packages a day. The Amazon Hub now serves as the center of Amazon’s U.S. air cargo operations, operating over two hundred national flights per day.

Amazon Air operates out of more than 40 airports across the U.S., but the terminal at CVG serves as the central nerve of its nationwide cargo network.



DHL GLOBAL HUB

The Cincinnati/Northern Kentucky Airport (CVG) operates as DHL’s main international hub in the U.S., delivering industry-leading pickup and delivery times. 80% of all shipments from the Americas transit via the CVG Hub; 90% of the U.S. volume comes in and out of CVG.

Key Statistics: 175,000-180,000 packages and mail daily | 100+ daily flights (arrivals & departures) | 67 total aircraft parking gates | 13 in-house customs brokers | 24 inspectors and 3 supervisors with U.S. Customs & Border Patrol (CBP) | 5 inspectors and 1 canine with the U.S. Department of Agriculture (USDA),

CVG CARGO CAMPUS

Over the last decade, CVG cemented itself as the 14th-largest cargo airport in the world. CVG diversified all aspects of its business, adding airlines and drastically increasing cargo traffic and hopes to make CVG a one-stop shop for cargo and passenger airlines to repair and enhance their aircrafts. By doing this, the airport hopes to attract more than \$100 million in capital investment, more airlines, flights, and hundreds of high paying jobs. This makes CVG a key economic driver in the Greater Cincinnati Metro.

One of CVG’s larger initiatives calls for the development of a freight cargo village, where companies ship large, time sensitive parcels; this Includes cars, and large pallets of pharmaceuticals, compared to the relatively small packages shipped by Amazon and DHL Express. This type of shipping makes up only 1% of CVG’s growing cargo business.



Burrell Aviation announced a \$20 million project to build a new air cargo warehouse facility for tenants, one of which has committed to three-fourths of Burrell’s 80,000-square-foot building.

LEADER IN LOGISTICS

CINCINNATI IS THE PREMIER LOGISTICS HUB OF THE UPPER MIDWEST

- CVG handles over 700,000 tons of cargo annually and is home to DHL’s North America super-hub.
- Amazon Air opened their super-hub in summer 2021, with total employment expected to ultimately exceed 15,000.
- CVG was voted best regional airport in North America in 2021. In a list of top airports worldwide by AirHelp, CVG was ranked the No. 6 best airport in the world, being the only U.S. airport to make top-10 on the list.
- After five consecutive years of record-breaking cargo growth, CVG is now the seventh-largest cargo airport in North America. By 2026, tenants and carriers will have invested more than \$2 billion in cargo-related projects there since around 2016.
- More than 150,000 cars pass over the Brent Spence Bridge daily, which is projected to carry 200,000 vehicles by 2030.
- I-71 at I-75 is the 8th busiest highway in the U.S.
- Cincinnati logistics is responsible for 3.3% of the U.S. logistics GDP since 2017.
- The ports in Cincinnati & Northern Kentucky are the #1 busiest inland river ports in the U.S.
- There are over 105,000 workers in transportation/logistics/warehouse occupations in Cincinnati MSA.
- Cargo traffic at CVG has more than tripled in the last decade.

WORLD CLASS SPORTS

Sporting events are catalysts for development and can increase positive change throughout the Greater Cincinnati area. Cincinnati is home to the NFL’s Cincinnati Bengals (football) | MLB’s Cincinnati Reds (baseball) | MLS FC Cincinnati (soccer) | ECHL-affiliate Cincinnati Cyclones (hockey) | Dynamic Division I college sports at University of Cincinnati, Xavier University, and Northern Kentucky University. When it comes to athletic events, Cincy knows a thing or two about competition.



HOME TO TOP SPORTS TEAMS IN AMERICA

- FC Cincinnati
- Cincinnati Bengals
- Cincinnati Reds
- Cincinnati Cyclones
- University Of Cincinnati
- Xavier University
- Northern Kentucky University

HIGH RANKING SPORTING ARENAS

- Paycor Stadium (Riverfront)
- Great American Ball Park (Riverfront)
- TQL Stadium (West end)
- Heritage Bank Center (CBD)
 - Fifth Third Arena
- The Cintas Center (Norwood)

Culture, Recreation & Entertainment

Cincinnati boasts a thriving arts scene with galleries, museums, public art, and theaters. The recently rehabbed Cincinnati Music Hall is home to the Cincinnati Ballet, Symphony Orchestra, Pops Orchestra, and Opera.

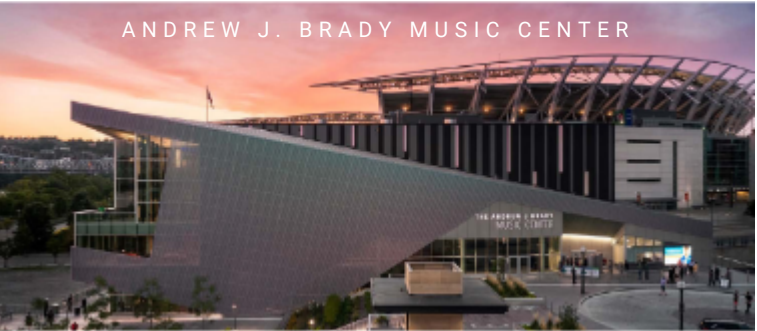
Exceptional architecture – the Over-The-Rhine neighborhood, known for its collection of 19th century architecture, is one of the largest historic districts on the National Register of Historic Places.

Smale Riverfront Park, located along the downtown riverfront, features a walking path, playground, picnic area, splash play area and a carousel.

The highly regarded Cincinnati Zoo and Botanical Garden is the second oldest zoo in the U.S.

LOCAL ATTRACTIONS

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> • Great American Ball Park • Paycor Stadium • Newport Aquarium • Cincinnati Zoo & Botanical Garden • Riverbend Music Center • Kings Island • Heritage Bank Center | <ul style="list-style-type: none"> • Turfway Park • Hard Rock Casino Cincinnati • PromoWest Pavilion at Ovation • The Andrew J. Brady Music Center • Nippert Stadium • Over-The-Rhine (OTR) • Braxton Brewery | <ul style="list-style-type: none"> • Rhinegeist Brewery • Madtree Brewery • TQL Stadium • Designated Outdoor Refreshment Area (DORA) • Findlay Market • Cincinnati Music Hall • Smale Riverfront Park |
|---|--|--|



CONTACT US

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SERENITY
AT HIGH POINT