MULTIFAMILY | 4 UNITS

FOR SALE ▷ $359,000

7119 EASTLAWN DRIVE, CINCINNATI, OH 45237

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3CRE

THE OFFERING

3CRE is excited to present a premier multifamily investment opportunity at 7119 Eastlawn Drive, Cincinnati, OH. Built in 1946, this well-maintained 2,536 SF brick fourplex sits on a 9,060 SF lot and comprises four 1-bedroom, 1-bathroom units. The property features key capital improvements, including a commercial-grade EPDM roof, updated PVC plumbing, a newer front deck, and updated appliances in all units. With two renovated apartments, active rental income, and one vacant unit ready for market-rate leasing or owner occupancy, this asset offers immediate cash flow alongside significant upside through below-market rent adjustments. On-site coin laundry and a 4-car garage provide valuable tenant amenities and secondary revenue streams.

Strategically located in Roselawn, the property offers quick access to I-75, I-71, public transit, and local retail and dining centers. This prime position ensures sustained tenant demand and strong long-term performance, making it an ideal acquisition for both portfolio investors and owner-occupants seeking value-add potential.

OFFERING PRICE:
$359,000

PROPERTY SUMMARY

TOTAL SF
2,536 SqFt

TOTAL UNITS
4

YEAR BUILT/RENOVATED
1946 / 2025

CAP RATE
7.27%

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDIING SF	2,356 SF
YEAR BUILT	1946 / Renovated 2025
LAND USE	401-Apartment, 4-19 Units
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARCELS	1
PARKING	Off-Street Parking

CONSTRUCTION

FOUNDATION	Poured Concrete
EXTERIOR	Brick
ROOF	Rubber membrane [2025]

PARCEL ID

ADDRESS	PARCEL NUMBER
7119 EASTLAWN DRIVE	011700120134

MECHANICAL

Heating	Boiler | Radiant
Cooling	Through-Window
Electric	Separately metered

UTILITIES

SEWER/WATER	Cincinnati Water Works
ELECTRIC/GAS	Duke
TRASH	Rumpke

INVESTMENT OVERVIEW	
Price	$359,000
Price Per Unit	$89,750.00
Gross Rent Multiplier	8.55
Cap Rate	7.27%
Cash-On-Cash Return (Year 1)	6.91%
Total Return (Year 1)	$15,517.24
Debt Coverage Ratio	1.31
OPERATING DATA	
Gross Scheduled Income	$42,000
Laundry Income	$0
Vacancy (5%)	-$2,100
Total Gross Income	$39,900
Operating Expenses	$13,808
Net Operating Income	$26,092
Debt Service	$19,894
Pre-Tax Cash Flow	$6,198
LOAN BREAKDOWN (6.5% Interest, 30% Down, 25 Year Amorization)	
Down Payment	$89,750
Loan Amount	$269,250
Debt Service Annual	$19,894
Debt Service Monthly	$1,657.82
Principle Reduction (YR 1)	$9,319.06

INCOME SUMMARY	ANNUAL	PER UNIT
Monthly Income	$3,500	$583.33
Gross Rental Income	$42,000	$7,000.00
Laundry Income	$0	$0.00
Vacancy (5%)	-$2,100	-$350.00
Effective Gross Income	$39,900	$6,650.00
EXPENSE SUMMARY		
Real Estate Taxes	$4,904	$817.33
Property Insurance	$1,600	$266.67
Electric and Gas	$3,348	$558.00
Water | Sewer	$1,956	$326.00
Trash	$0	$0.00
Maintenace and Repair	$2,000	$333.33
Gross Operating Expenses	$13,808	$2,301.33
NET OPERATING INCOME	**$26,092**	**$4,348.67**

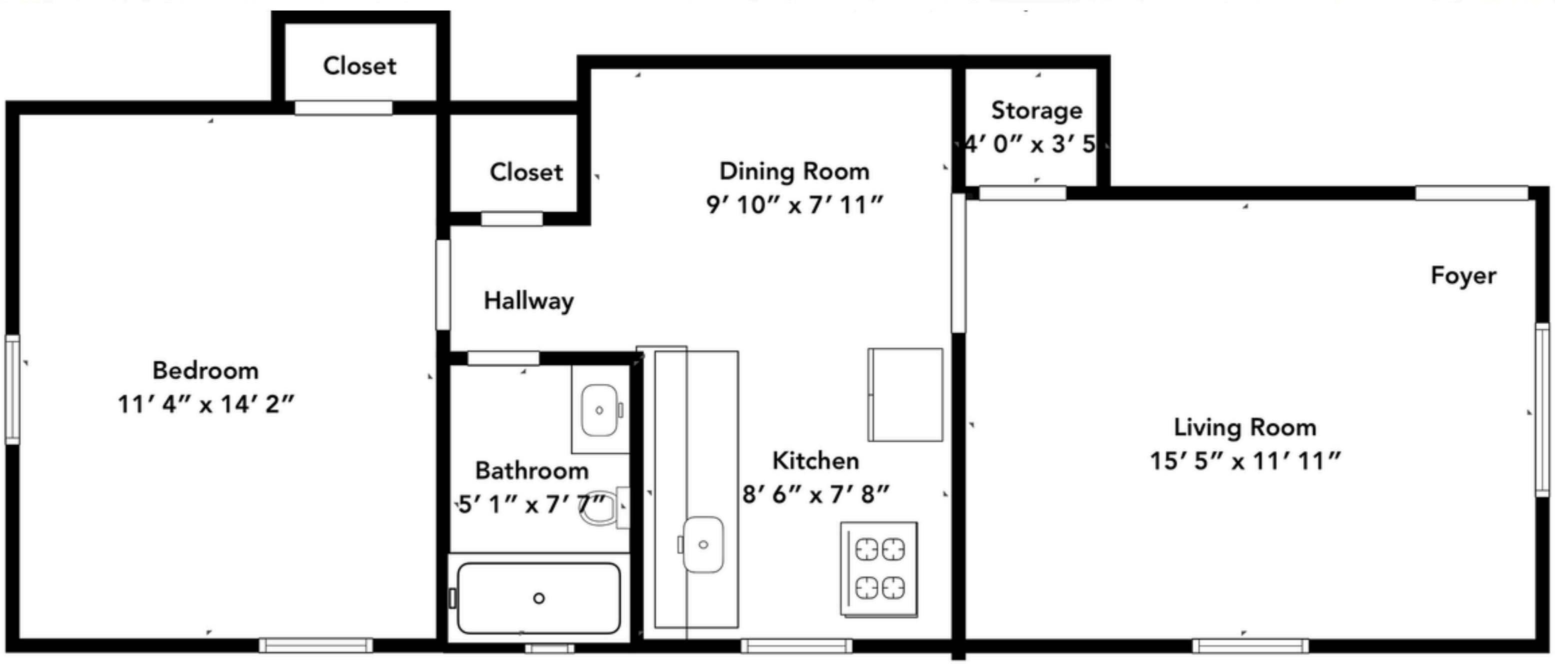
Unit	Unit Mix	Status	Lease Start Date	Total Rent Amount	Square Footage	Deposit
1	1 BR | 1 BA	***Occupied***	8/1/2020	***$900***	634	$500
2	1 BR | 1 BA	***Vacant***			634	$0
3	1 BR | 1 BA	***Occupied***	8/1/2013	***$800***	634	$0
4	1 BR | 1 BA	***Occupied***	8/1/2025	***$900***	634	*$500*
4 Units				**$2,600**	**2,536**	**$1,000**

UNIT MIX | *7119 EASTLAWN DRIVE*

UNIT BREAKDOWN	COUNT	% OF TOTAL	SIZE (SF)	AVG. RENT	RENT/SF (Monthly)
1 BR | 1 BA	4	100%	634	$867	$1.37
Totals/Averages	*4*	*100%*	*634*	*$867.00*	*$1.37*

FLOORPLAN (UNIT 2)

7119 EASTLAWN DDRIVE




MT. HEALTHY
WYOMING
READING
BLUE ASH
7119 Eastlawn Dr
FINNEYTOWN
MADEIRA
ST. BERNARD
INDIAN HILL
NORWOOD
MADISONVILLE
OAKLEY
MARIEMONT
HYDE PARK
DOWNTOWN CINCINNATI
TURPIN HILLS


Virtually Staged


Virtualy Staged


SUBJECT SITE

Cincinnati
OHIO

METRO AREA STATISTICS

2.27 MM
POPULATION

81K
HOUSEHOLD INCOME

3.6%
UNEMPLOYMENT

FORTUNE 500

NO. 27 - ***KROGER***
NO. 51 - ***PROCTER & GAMBLE***
NO. 118 - ***GE AEROSPACE***
NO. 310 - ***WESTERN & SOUTHERN***
NO. 320 - ***FIFTH THIRD***
NO. 371 - ***CINCINNATI FINANCIAL***
NO. 427 - ***CINTAS***
NO. 460 - ***AMERICAN FINANCIAL***

CINCINNATI ACCOLADES

Best City for Young Professionals
Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.
Ranked #18 – U.S. News & World Report (2023)

Best Mid-Size City for Job Growth
Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | *Niche*
- Niche (2024)

Cincinnati Children's ranked #1 Children's Hospital
- US News & World Report

	1 MILE	3 MILE	5 MILE
POPULATION	13,001	101,312	274,333
AVERAGE HOUSEHOLD INCOME	$57,681	$86,356	$97,119
NUMBER OF HOUSEHOLDS	5,944	45,606	122,666
MEDIAN AGE	42.1	38.2	38
TOTAL BUSINESSES	698	5,184	21,733
TOTAL EMPLOYEES	8,428	53,793	191,281

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MULTIFAMILY

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