

TURNKEY MIXED USE INVESTMENT OPPORTUNITY



2340 LAREDO AVE
CINCINNATI, OH 45206



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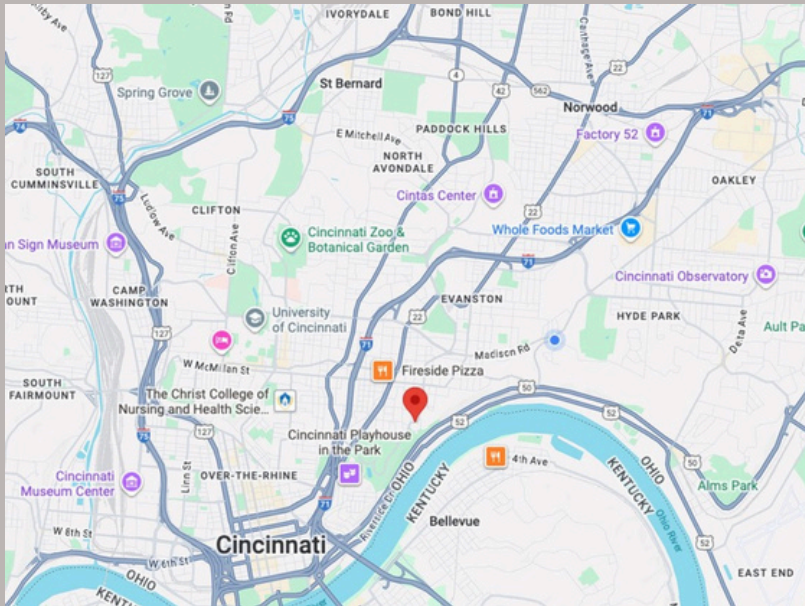
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Neighborhood

Located just 2 miles northeast of downtown Cincinnati, Ohio, Walnut Hills has been known for its cultural, ethnic, religious and socio-economic diversity since its founding in 1804. It was a key part of the Underground Railroad with resident Harriet Beecher Stowe and the Lane Seminary hosting abolitionist debates in the mid-19th century. During the first half of the 20th century, Peebles Corner became known as the second downtown because of its vibrant business district and close proximity to downtown Cincinnati.

Walnut Hills is home to a broad range of historic, cultural and civic assets including the Harriet Beecher Stowe House, and greenspaces like Eden Park, which contains the Cincinnati Art Museum, Krohn Conservatory, Cincinnati Playhouse in the Park, and Seaside Pavilion. The Melrose YMCA and the Bush Recreation Center provide an array of fitness programs and activities for all ages. The Walnut Hills Area Council and the Walnut Hills Business Group offer meaningful opportunities for engagement, and a variety of local businesses, community organizations, social services, schools, faith-based groups, and events round out the neighborhood's offerings.

Source: We are Walnut Hills



Distance to Local Attractions & Amenities

Local Universities:

- University of Cincinnati: 2 mi
- Xavier University: 2.3 mi
- Northern Kentucky University: 8.1 mi

Local Hospitals:

- Children's Hospital: 2.5 mi
- Christ Hospital: 1.9 mi
- VA Hospital: 2.8 mi
- Good Samaritan Hospital: 3.7 mi
- UC Medical Center: 2.3 mi

Central Business District &

Major Headquarters:

- P&G: 2.3 mi
- Kroger: 2.3 mi
- Fifth Third Bank: 2.4 mi
- Western & Southern Insurance: 2.1 mi
- Great American Insurance Company: 2.8 mi

Sports Stadiums:

- Cincinnati Bengals: 2.7 mi
- Cincinnati Reds: 2.2 mi
- FC Cincinnati: 3.1 mi
- Cincinnati Cyclones: 2.2 mi

Cincinnati/NKY International Airport: 21.1 mi

Lunken Municipal Airport: 4.6 mi

Turn key mixed use investment opportunity in desirable Walnut Hills location! Over 4000 sq ft in 2 connected buildings with off street parking and exterior entrances from both Victory Parkway & Laredo Ave. Over \$80k in recent improvements including paint/plaster, flooring, windows, electrical, & landscaping. 2337 Victory Parkway features 7 private suites with shared lobby, restrooms, kitchenette, and workspace. 1 suite occupied by nail salon and 1 occupied by law firm. 5 additional suites recently renovated and perfect for a variety of professional and salon uses. 2340 Laredo consists of 2 rental units. Second floor 1 bed, 1 bath VRBO/Airbnb unit currently occupied by midterm renter. 3rd floor studio occupied by long term tenant. Shared laundry in basement. Utility expenses calculated based on 2025 monthly averages.

Property Summary:

Unit Mix: 7 professional suites with shared common areas, 2 residential units

Square Footage: 4099 sq ft

Lot Size: 0.122 ac

Lot Dimensions: 50 ft x 101.1 ft

Year Built: 1880 & 1950

Number of Floors: 3

Parking: Shared Asphalt Lot

Heat: Boiler

Air Conditioning: Window Unit/Central Air

Water: Greater Cincinnati Water Works | Owner Paid

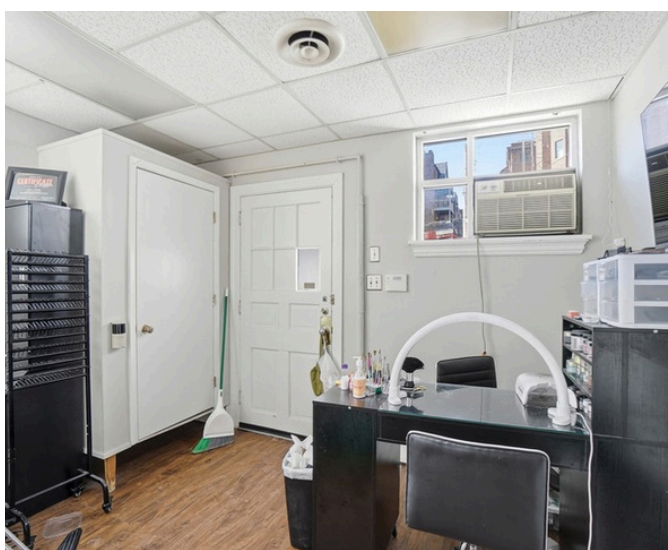
Gas/Electric: Duke Energy | Owner Paid

Trash/Recycling: Rumpke | Owner Paid

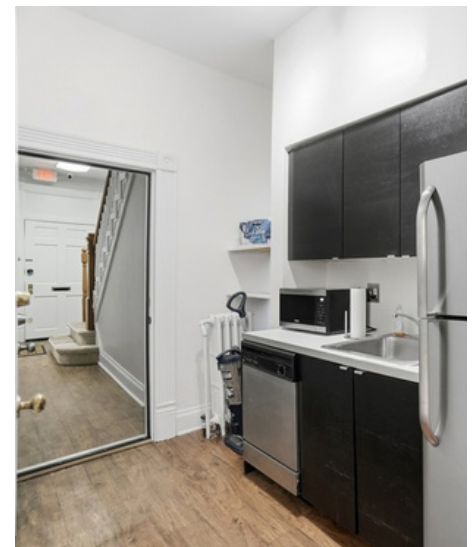
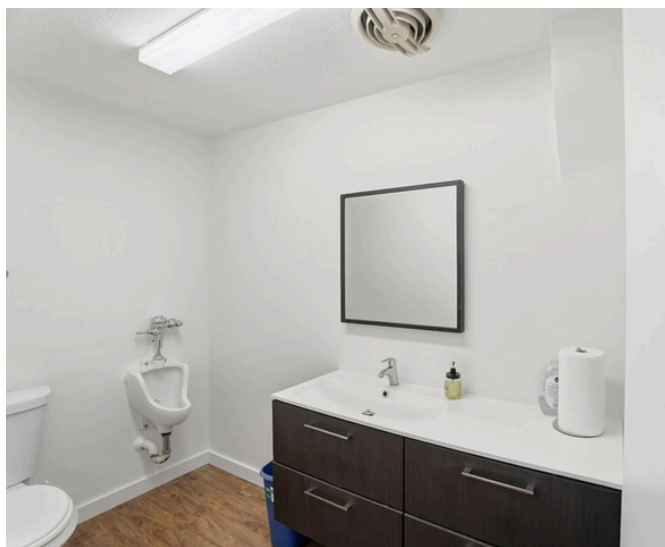
Laundry: Shared Laundry in Basement

Income			Unit/Suite	Lease Status	Rent	Lease Terms	Proforma Rent	Deposit
	Actual	Proforma						
Gross Rental Income	\$44,229.72	\$88,770.96	Suite 101	Vacant	\$0.00	-	\$750.00	\$0.00
			Suite 102	Vacant	\$0.00	-	\$700.00	\$0.00
Expenses			Suite 103	Leased	\$400.00	Month to Month	\$400.00	\$350.00
Gas & Electric	\$9,290.82	\$9,290.82	Suite 104	Vacant	\$0.00	-	\$450.00	\$0.00
Water/Sewer	\$1,546.54	\$1,546.54	Suite 105	Vacant	\$0.00	-	\$450.00	\$0.00
Trash	\$1,800.98	\$1,800.98	Suite 106	Vacant	\$0.00	-	\$750.00	\$0.00
Insurance	\$11,702.11	\$11,702.11	Suite 150	Leased	\$1,050.00	315/26-3/16/27	\$1,050.00	\$1,050.00
Property Taxes	\$11,624.00	\$11,624.00						
Total Expenses	\$35,964.45	\$35,964.45	1 Bed/1 Bath	Airbnb - Monthly Average	\$1,415.81	Short Term	\$2,027.58	\$0.00
			Studio	Leased	\$650.00	Month to Month	\$650.00	\$0.00
Net Income	\$8,265.27	\$52,806.51	Business Address	Begins February 1, 2026	\$170.00	2/1/26 - 1/31/27	\$170.00	\$0.00

PROFESSIONAL/ SALON SUITES



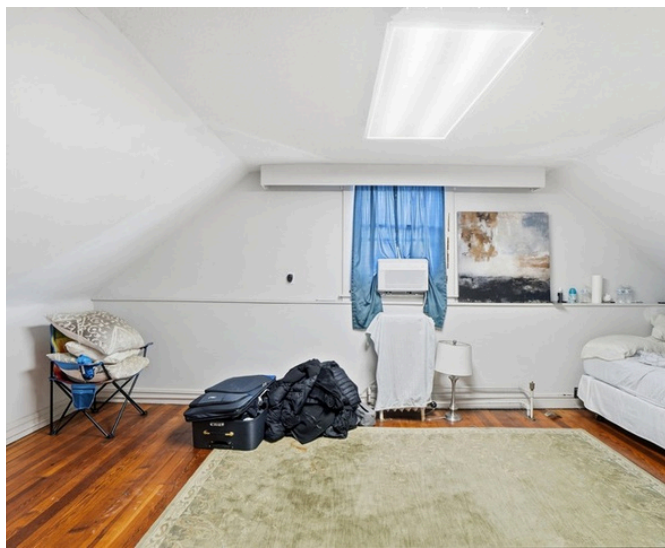
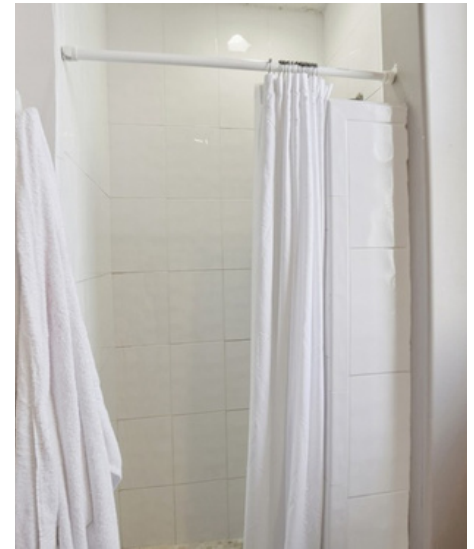
COMMON AREAS & RESTROOMS



SHORT TERM RENTAL UNIT



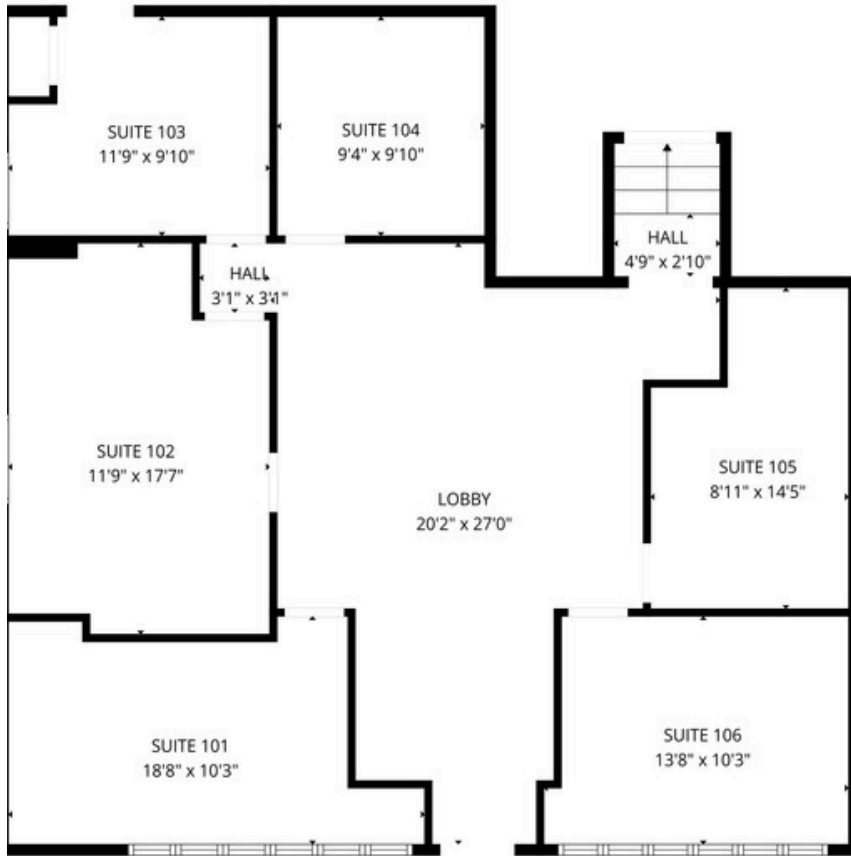
STUDIO APARTMENT



EXTERIOR & MECHANICS



FIRST FLOOR SUITES & COMMON AREAS



Victory Parkway Entrance

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Laredo Entrance

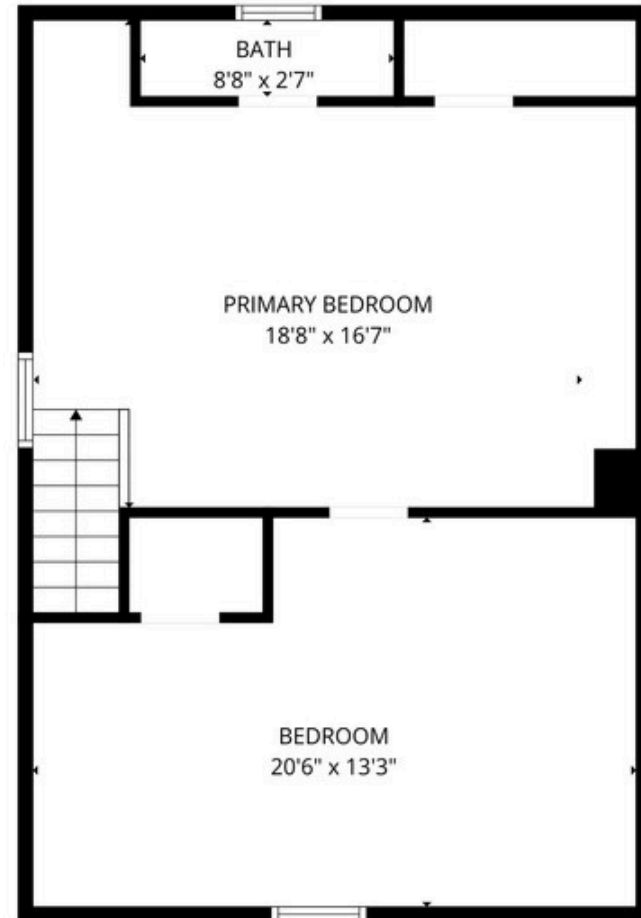
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SECOND FLOOR SHORT TERM RENTAL UNIT



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

THIRD FLOOR STUDIO



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.