



# 1610 Queen City Ave

CINCINNATI, OH



OFFERING MEMORANDUM

**KW COMMERCIAL**  
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*PRESENTED BY:*

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1610 QUEEN CITY AVE

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

1610 Queen City Ave is a 6-unit multifamily investment opportunity offering strong in-place cash flow with a clear path to increased income and forced appreciation. The property is currently 83% occupied with five income-producing units, including a top-performing unit achieving \$1,500 per month, validating the asset’s rental upside.

The investment presents a compelling value-add opportunity through the activation of an additional 3-bedroom unit and strategic rent increases on under-market units. Upon stabilization, the property is projected to generate over \$80,000 in annual gross income, significantly enhancing overall returns.

Located along the highly trafficked Queen City Avenue corridor, the property benefits from strong connectivity to I-75 and downtown Cincinnati, positioning it within a dense workforce housing market with consistent rental demand.

## OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	6
Lot Size:	0.05 Acres
Building Size:	4,924 SF
NOI:	\$52,188.00
Cap Rate:	9.08%

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	262	799	3,231
Total Population	557	1,757	7,547
Average HH Income	\$35,611	\$41,040	\$46,622



## Property Description



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Located along the highly trafficked Queen City Avenue corridor, the property benefits from strong connectivity to I-75 and downtown Cincinnati, positioning it within a dense workforce housing market with consistent rental demand.

This is an ideal opportunity for investors seeking a manageable multifamily asset with both immediate cash flow and meaningful upside through operational improvements.

### LOCATION DESCRIPTION

Queen City Ave corridor near I-75 and downtown Cincinnati

### EXTERIOR DESCRIPTION

1610 Queen City Ave is a two-story, wood-frame multifamily property with a traditional typical of Cincinnati's established rental corridors.

The building sits on a well-positioned lot along Queen City Avenue, offering strong visibility and accessibility. The property features a straightforward layout with direct unit access and limited off-street parking. Its location along a major thoroughfare provides excellent connectivity to I-75 and downtown Cincinnati, making it attractive to tenants seeking convenient access to employment centers and urban amenities. The exterior is consistent with surrounding workforce housing properties, offering a durable and low-maintenance structure with long-term investment appeal.



# Property Details

Sale Price **\$575,000**

## LOCATION INFORMATION

Street Address 1610 Queen City Ave  
 City, State, Zip Cincinnati, OH 45214  
 County Hamilton  
 Market Cincinnati  
 Sub-market South Fairmount  
 Cross-Streets Harrison Avenue  
 Nearest Highway I-75  
 Nearest Airport CVG

## BUILDING INFORMATION

Building Size 4,924 SF  
 NOI \$52,188.00  
 Cap Rate 9.08  
 Occupancy % 83.0%  
 Tenancy Multiple  
 Number of Floors 4  
 Average Floor Size 1,231 SF  
 Year Built 1900  
 Condition Average  
 Number of Buildings 1  
 Foundation Stone

## PROPERTY INFORMATION

Property Type Multifamily  
 Property Subtype Mid-Rise  
 Zoning MF  
 Lot Size 0.05 Acres  
 APN # 202-0031-0142-00  
 Traffic Count 25000  
 Traffic Count Street Harrison Avenue/Queen city

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

Security Guard No  
 Handicap Access No  
 Central HVAC Yes  
 HVAC Unit A and 5



# Additional Photos



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# LOCATION INFORMATION

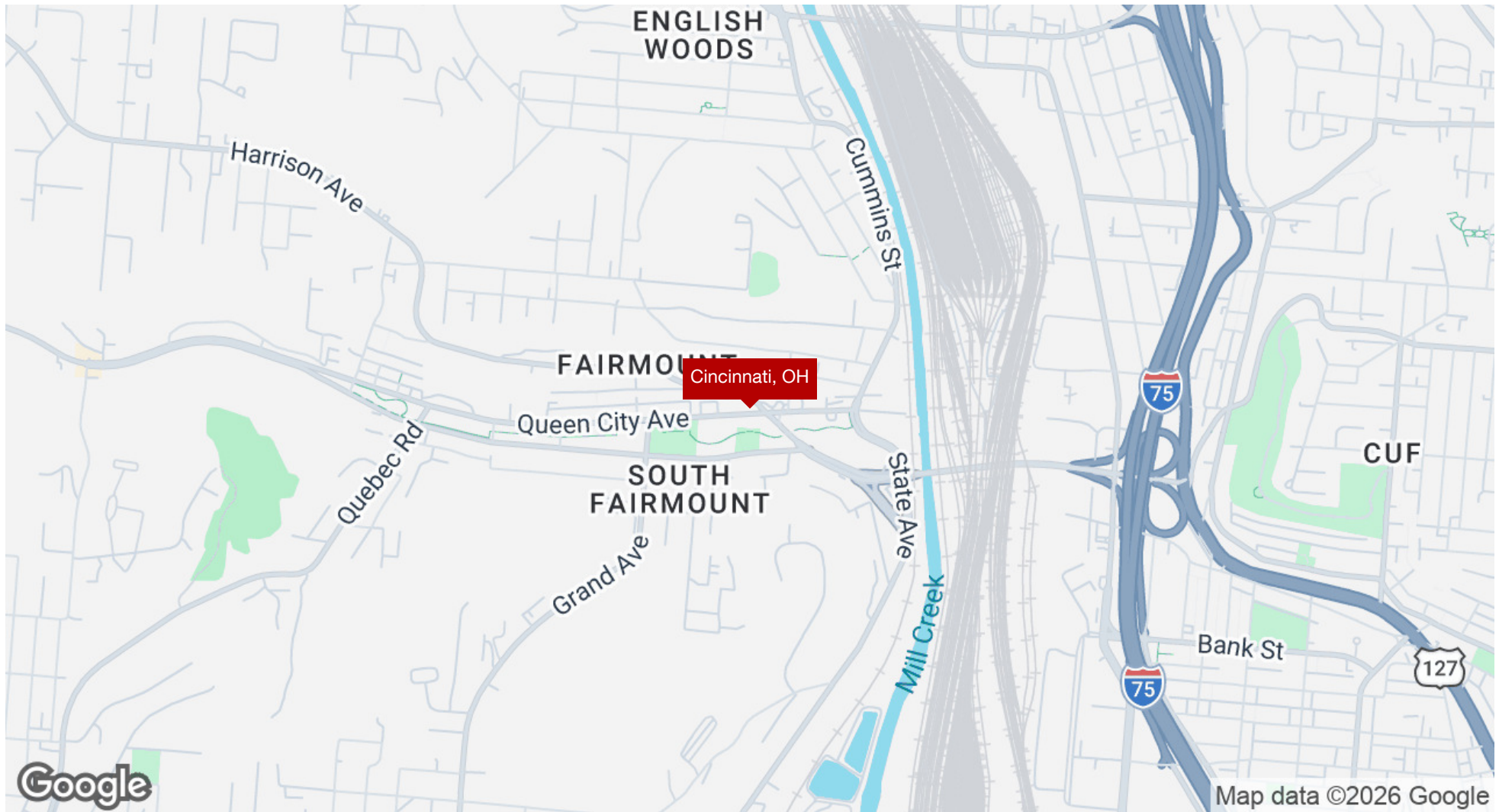
# 2

REGIONAL MAP

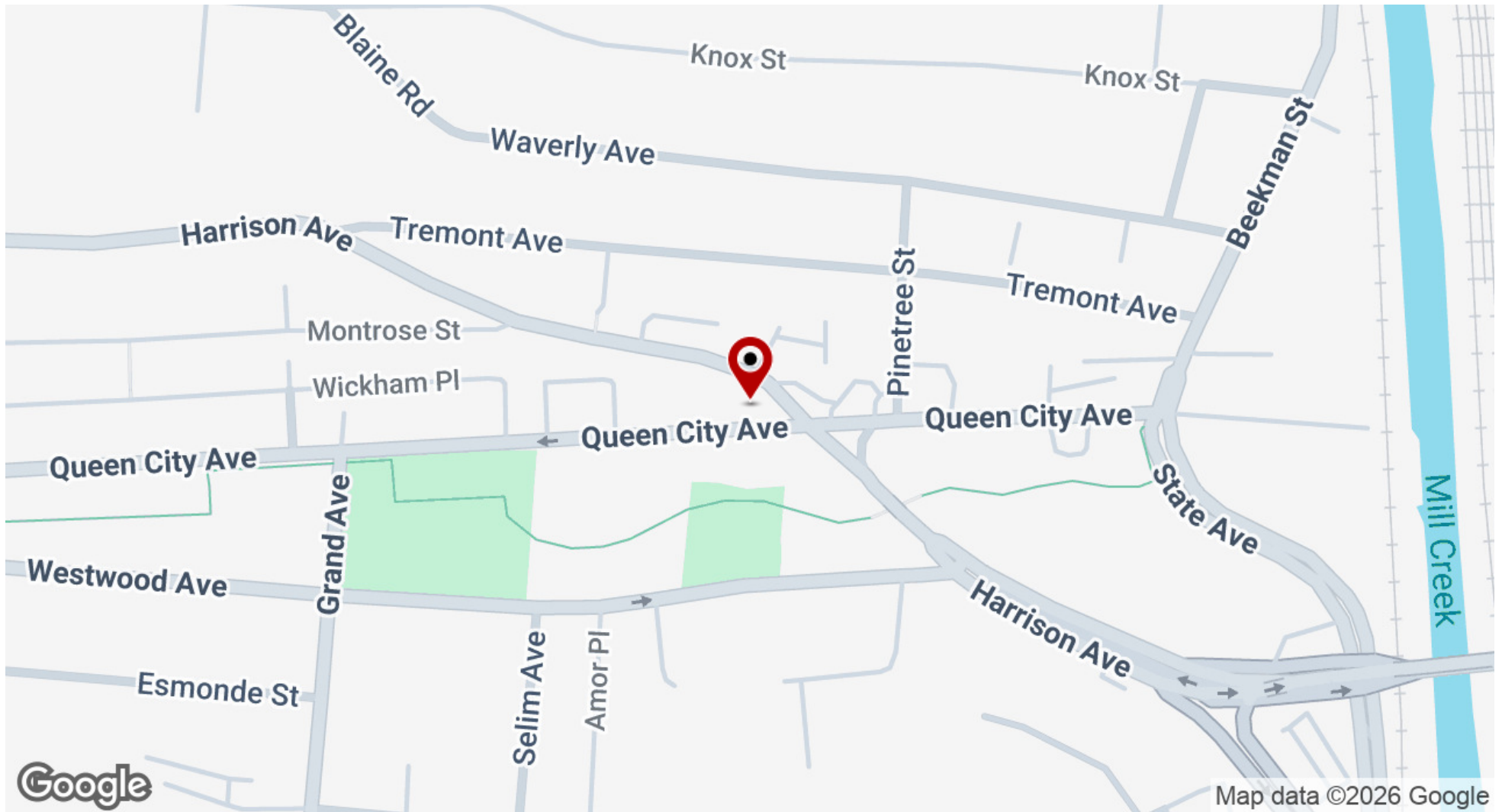
LOCATION MAP

AERIAL MAP

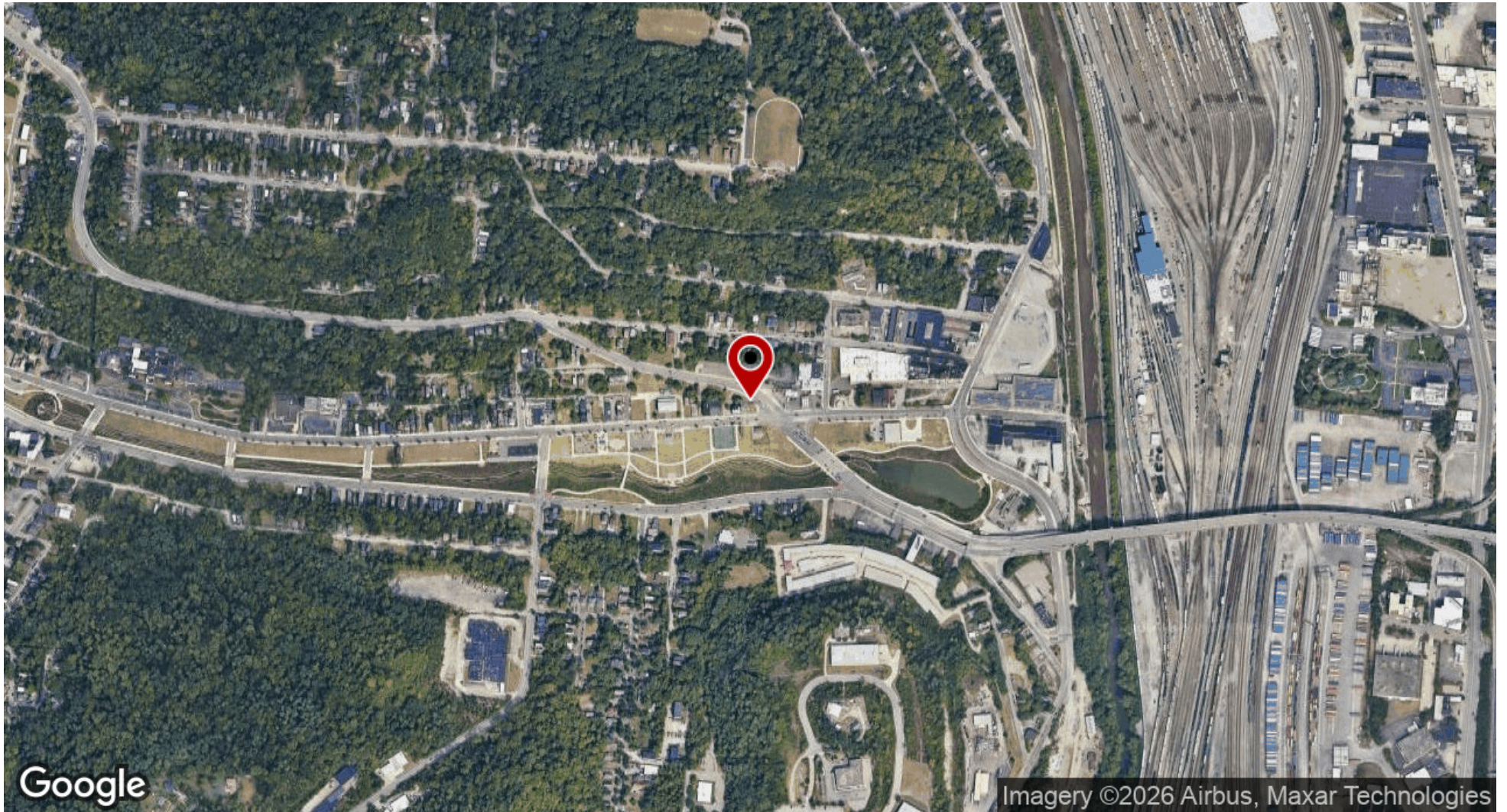
# Regional Map



# Location Map



# Aerial Map



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# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT ROLL

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$575,000
Price per SF	\$117
Price per Unit	\$95,833
CAP Rate	9.08%

## OPERATING DATA

Net Operating Income	\$52,188
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## FINANCING DATA



# Rent Roll

SUITE	BEDROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	1	\$937	\$937	-
1	1	\$937	\$937	-
3	1	\$850	\$950	-
4	1	\$850	\$950	-
5	1	\$1,500	\$1,500	-
A	3	-	\$1,400	-
<b>TOTALS</b>		<b>\$5,074</b>	<b>\$6,674</b>	<b>\$0.00</b>
<b>AVERAGES</b>		<b>\$1,015</b>	<b>\$1,112</b>	<b>\$NAN</b>



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# SALE COMPARABLES

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# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	557	1,757	7,547
Average Age	33.4	34.3	32.5
Average Age (Male)	32.6	32.9	32.5
Average Age (Female)	33.9	35.5	34.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	262	799	3,231
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$35,611	\$41,040	\$46,622
Average House Value	\$23,283	\$32,191	\$77,058

2023 American Community Survey (ACS)

