



INVESTMENT OPPORTUNITY

FOR SALE

350 Broadway St. Loveland, OH 45140

Loveland | 5 Apartment Units

PREMIER MULTIFAMILY OPPORTUNITY
FULLY OCCUPIED



KEY PROPERTY PARTNERS

kw ADVISORS
KELLERWILLIAMS. REALTY

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PROPERTY INFORMATION

Property Summary

Highlights

Property Details

Photography

Prime 5-Unit Apartment Building Near Downtown Loveland

Located on a quiet street in Loveland, 350 Broadway St is a five-unit multifamily property with straightforward operations and solid in-place income. Each unit is one bedroom and one bathroom. Three of the five units have been renovated, and the property is currently fully occupied, generating \$5,424 per month in gross rents.

All units are heated by a boiler system and cooled by wall unit A/C. The property features updated mechanicals including a newer boiler, hot water heater, and updated electric. A RUBS program is in place, allowing ownership to recover a portion of utility costs directly from tenants. An attached parking lot behind the building provides off-street parking for residents.

The two unrenovated units represent a clear value-add opportunity consistent with the upgrades already completed on-site. With strong occupancy, low-maintenance, and upside remaining, 350 Broadway St is a straightforward addition to any Cincinnati-area portfolio.



PROPERTY SUMMARY

LIST PRICE - \$525,000

NUMBER OF UNITS - 5

LOT SIZE - 0.22 Acres

BUILDING SIZE - 4,521 SF

MARKET - Loveland

SUBMARKET - Downtown Loveland

PROPERTY HIGHLIGHTS

- Fully occupied, 5 units
- \$5,424/month gross rents
- 3 units renovated
- RUBS in place
- Attached off-street parking

PROPERTY DETAILS

LIST PRICE- \$525,000

NUMBER OF UNITS- 5

PROPERTY TYPE- Multifamily

LOT SIZE- 0.22 Acres

APN #- 200610.011

ZONING- R-MD

LAND USE- 401-C- Apartments 4-19 Rental Units

LOCATION INFORMATION

PROPERTY ADDRESS- 350 Broadway St

CITY, STATE, ZIP- Loveland, OH 45140

COUNTY/TOWNSHIP- Clermont

MARKET- Loveland

SUBMARKET- Downtown Loveland

ROAD TYPE- Paved

NEAREST AIRPORT- Clermont County Airport

PROPERTY INFORMATION

BUILDING SIZE- 4,521 SF

YEAR BUILT- 1958

TENANCY- Occupied, Yearly

NUMBER OF FLOORS- Two (2)

CONSTRUCTION STATUS- Existing Structure

ROOF- Shingle

NUMBER OF BUILDINGS- One (1)

FLOOR COVERINGS- LVP, Carpet

EXTERIOR WALLS- Brick

FOUNDATION- Poured

PARKING

STREET PARKING- Yes

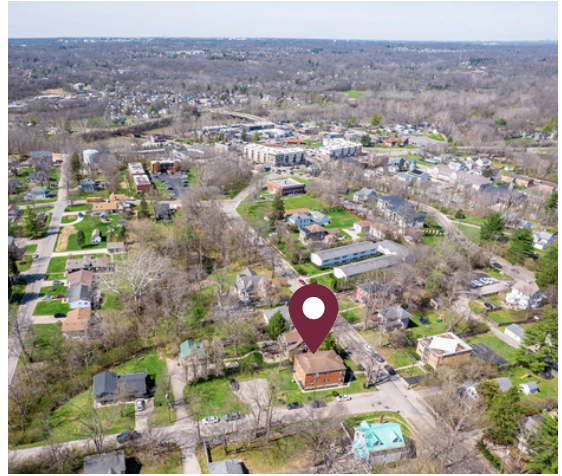
PARKING TYPE- Offstreet Lot

PARKING SPOTS- 4

PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - AERIAL

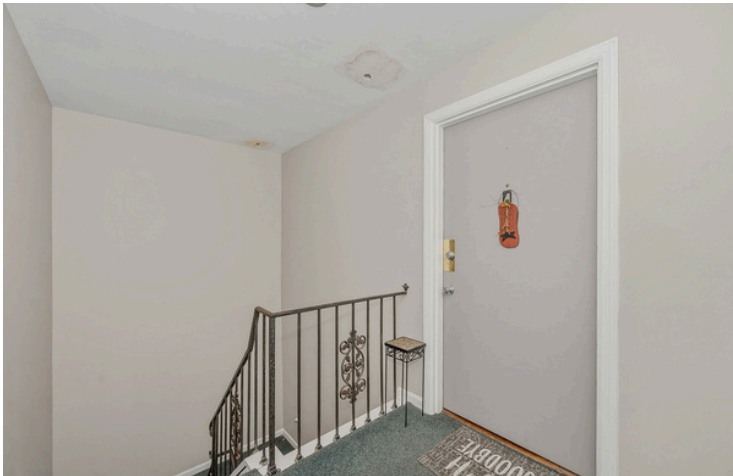




PROPERTY PHOTOS : UNIT 3



PROPERTY PHOTOS : COMMON AREA



PROPERTY PHOTOS : MECHANICS



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LOCATION

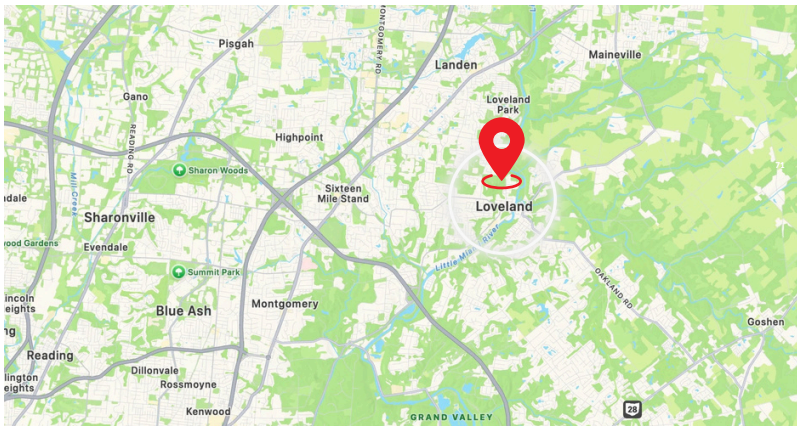
About The Neighborhood
Local Map

NEIGHBORHOOD : LOVELAND

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 — and multifamily opportunities here are exceptionally rare. The neighborhood attracts quality, long-term tenants who value walkability, lifestyle amenities, and a true sense of place, resulting in 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 — and difficult to break into — 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.





DOWNTOWN LOVELAND



**LOCAL ATTRACTIONS
2 MILES OR LESS**
MEDICAL, EDUCATION,
CULTURAL & ENTERTAINMENT

Teak Sushi & Thai Loveland
The Works Pizza Co. Loveland
Rodi Italian
E+O Kitchen - Loveland
Hops and Berry Taproom
Better Blend -
Bishop's Quarter

Ramsey's Trailside
Paxton's Grill
Playa Bowls
Zappz
BentOn
LaRosa's Pizza Loveland
El Picante

Cindy's Friendly Tavern
Hops and Berry Taproom
Cappy's Taproom and Bottle Shop
Bishop's Quarter
St. Columban School
Champions at St Columban School
Loveland Presbyterian Church
Loveland City School District

McCoy Park
Linda J. Cox Trailside Parking
East Loveland Nature Preserve
Bishop City Park
Cherokee Tot Lot
Village Anniversary Park
Tano Bistro & Catering
The Loveland Lofts

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FINANCIALS

Proforma

Rent Roll

Comparable Rents

INVESTMENT OVERVIEW

PRICE - \$525,000

PRICE PER UNIT - \$105,000

CAP RATE - 7.43%

PROFORMA CAP RATE - 8.98%

CURRENT OPERATING DATA

GROSS SCHEDULED RENT INCOME - \$60,888

OTHER INCOME - \$5,200

TOTAL SCHEDULED - \$66,088

VACANCY COST (5%)- \$3,304

GROSS INCOME - \$62,784

OPERATING EXPENSES - \$23,779

NET OPERATING INCOME - \$39,005

FINANCING DATA

(70% LTV, 6.5% INTEREST, 25 YEAR AM)

DOWN PAYMENT - \$157,500

LOAN AMOUNT - \$367,500

DEBT SERVICE - \$29,777

DEBT SERVICE MONTHLY - \$2,481

INCOME	Actual	Proforma
Gross Rental Income (100% Occ)	\$60,888	\$70,800
Other Income (RUBS/Laundry)	\$5,200	\$5,200
TOTAL INCOME	\$66,088	76,000
EXPENSE		
VARIABLE EXPENSES		
Maintenance/Repairs (3% est)	\$1,983	\$2,280
Replacement Reserves (3% est)	\$1,983	\$2,280
G&E - Common (Actual)	\$4,646	\$4,646
Water & Sewer (Actual)	\$5,112	\$5,112
Vacancy (5% est)	\$3,304	\$3,800
Trash (Est)	\$1,500	\$1,500
TOTAL VARIABLE EXPENSES	\$18,528	\$29,469
FIXED EXPENSES		
Management (7%)	\$4,626	\$5,320
Taxes (Current)	\$3,086	\$3,086
Insurance (Actual)	\$843	\$843
TOTAL FIXED EXPENSES	\$8,555	\$9,249
NOI	\$39,005	\$47,133

RENT ROLL

Unit	Unit Type	Status	Lease Start	Lease End	Base Rent	RUBS	Pet Fees	Total Rent	Proforma Total Rent
Unit 1	1Bed/1Bath	OCCUPIED	02/19/2025	02/25/2026	\$1,050	\$50	\$50	\$1,150	\$1,250
Unit 2	1Bed/1Bath	OCCUPIED	08/01/2025	01/31/2027	\$824	\$50	-	\$874	\$1,250
Unit 3	1Bed/1Bath	OCCUPIED	12/01/2025	11/30/2026	\$1,100	\$50	-	\$1,150	\$1,250
Unit 4	1Bed/1Bath	OCCUPIED	10/02/2025	10/01/2026	\$1,000	\$50	-	\$1,050	\$1,250
Unit 5	1Bed/1Bath	OCCUPIED	12/01/2025	11/30/2026	\$1,100	\$50	\$50	\$1,200	\$1,250
TOTAL					\$5,074	\$250	\$100	\$5,424	\$6,250

COMPARABLE RENTS

Address	Rent	Distance	Size	Bed	Bath
890 W Loveland Ave	\$1,449	1.28 mi	725 ft ²	1 bed	1 bath
1010 Loveland Madeira Rd	\$1,219	1.72 mi	750 ft ²	1 bed	1 bath
1419 Loveland Madeira Rd	\$1,643	1.73 mi	880 ft ²	1 bed	1 bath

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ADDITIONAL INFORMATION

*About Key Property Partners
Agent Bio + Contact*

ABOUT KEY PROPERTY PARTNERS



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.



Key Property Partners has closed

260+TRANSACTIONS *involving* **1,482** DOORS *totaling* **105** MILLION *in sales*



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.

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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.

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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.