



INVESTMENT OPPORTUNITY

FOR SALE

3935-3939 Wilma Ct. Cincinnati, OH 45245

Withamsville | 24 Apartment Units

GARDEN-STYLE APARTMENT
COMMUNITY



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PROPERTY INFORMATION

Property Summary

Highlights

Property Details

Photography

PROPERTY INFORMATION

Turnkey 24-Unit Garden-Style Apartment Community

3935-3939 Wilma Ct is a 24-unit garden-style multifamily community offered at a 8.78% cap rate. The property consists of 10 two-bedroom and 14 one-bedroom apartments, with tenants paying electric and a RUBS program in place to offset owner utility costs.

Each unit has its own HVAC system and individual water heater – keeping maintenance straightforward and landlord expenses low. The property features 36 surface parking spaces, providing ample on-site parking for residents. Upside remains through continued rent growth, implementation of hardwired internet as an additional income stream, and courtyard amenity improvements to strengthen the resident experience and support premium pricing.

Located in Withamsville, 20 minutes from downtown Cincinnati via I-275, the property benefits from a suburban, residential setting with easy access to the broader Cincinnati metro. At a 8.78% cap, this is a high-performing asset with steady cash flow.



PROPERTY SUMMARY

LIST PRICE - \$2,650,000

NUMBER OF UNITS - 24

LOT SIZE - 0.79 Acres Total

BUILDING SIZE - 20,976 SF Total

MARKET - Union Township

SUBMARKET - Withamsville

PROPERTY HIGHLIGHTS

- Garden-Style Apartment Community
- Two (2) Buildings
- Diverse Unit Mix | 10 Two-Beds & 14 One-Bed Units
- Separate HVAC Systems | Tenant-Paid Electric
- Turnkey Investment
- RUBS in Place
- Ample Surface Lot Parking | ±36 Spaces

PROPERTY DETAILS

LIST PRICE:- \$2,650,000

NUMBER OF UNITS - 24

PROPERTY TYPE- Multifamily

LOT SIZE- 0.79 Acres Total

APN #- 414103.067, 414103.068, 414103.069

ZONING - R-1

LAND USE - 401-C APARTMENTS 4-19 UNITS

LOCATION INFORMATION

PROPERTY ADDRESS- 3935-3939 Wilma Court

CITY, STATE, ZIP- Cincinnati, OH 45245

COUNTY/TOWNSHIP- Clermont County

MARKET- Union Township

SUBMARKET- Withamsville

ROAD TYPE- Paved

NEAREST AIRPORT- Clermont County Airport

PROPERTY INFORMATION

BUILDING SIZE- 20,976 SF Total

YEAR BUILT- 1974-1975

TENANCY- Occupied, Annual

NUMBER OF FLOORS- Three (3)

CONSTRUCTION STATUS- Existing Structure

ROOF- Shingle

NUMBER OF BUILDINGS- Two (2)

FLOOR COVERINGS- LVP, Carpet

EXTERIOR WALLS- Brick

FOUNDATION- Poured

PARKING

STREET PARKING- Yes

PARKING TYPE- Lot, Off Street

PARKING SPOTS- ~36

PROPERTY PHOTOS - EXTERIOR







PROPERTY PHOTOS : EXTERIOR



PROPERTY PHOTOS : UNIT 109 - 1 BED/1 BATH



PROPERTY PHOTOS : UNIT 109 - 1 BED/1 BATH



PROPERTY PHOTOS : UNIT 206 - 2 BED/1 BATH



PROPERTY PHOTOS : UNIT 206 - 2 BED/1 BATH



PROPERTY PHOTOS : UNIT 202 - 2 BED/1 BATH



PROPERTY PHOTOS : UNIT 202 - 2 BED/1 BATH



PROPERTY PHOTOS : 3935 - COMMON AREA & MECHANICS



PROPERTY PHOTOS : 3939 - COMMON AREA & MECHANICS



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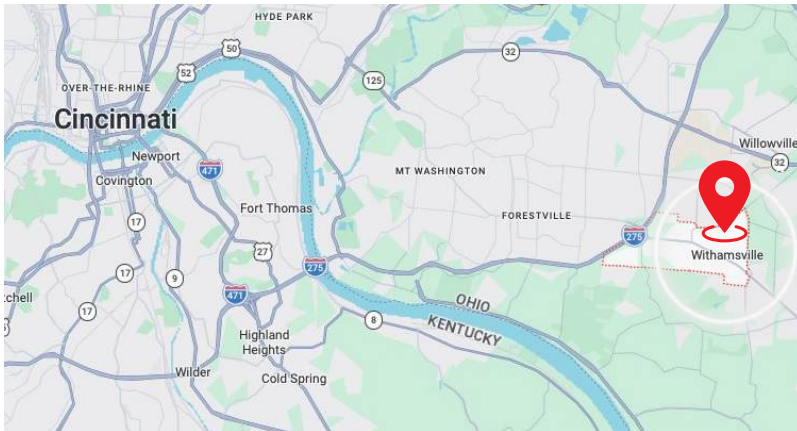
LOCATION

About The Neighborhood
Local Map

Cincinnati Submarket with Strong Rental Demand

Withamsville, Ohio is a highly desirable eastern Cincinnati suburb known for its strong demographics, convenient location, and stable housing demand. Located along the State Route 125 corridor with quick access to Interstate 275, the area provides residents easy connectivity to major employment centers throughout Greater Cincinnati while maintaining an attractive suburban atmosphere. The neighborhood continues to attract a diverse renter base seeking affordability outside the urban core, supported by strong household incomes and steady population growth. Residents also benefit from close proximity to major attractions including Eastgate Mall, Jungle Jim's International Market, Woodland Mound, and Kings Island.

The area's affordability relative to surrounding Cincinnati submarkets continues to support strong occupancy and rental demand for multifamily properties. With access to extensive retail, dining, parks, and recreation throughout the Eastgate trade area, Withamsville offers an appealing balance of convenience and quality of life. Combined with limited regional housing supply and continued renter demand, the submarket remains well-positioned for long-term stability and investment growth.





LOCAL ATTRACTIONS 2 MILES OR LESS

MEDICAL, EDUCATION,
CULTURAL & ENTERTAINMENT

Country Inn Withamsville
Grammas Pizza Withamsville
Fun For All Children's Entertainment
DCG Radio
Taqueria Nuevo Leon

A Brighter Day Farm
Protech Autocare
Slice of Stainless
Beach's Trees
SMP Integration Solutions
RightWay Auto Sales

Taqueria Nuevo Leon
Active Travel Pro
Allison Place Apartments
Siena Gardens Rehabilitation & Transitional Care
Amelia Ballard, Attorney at Law

Oaks Automotive
L3Harris Fuzing & Ordnance Systems
General Data - Coatings and Healthcare Divisions
BestNest Outlet
Adgo Inc.

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FINANCIALS

Financial Summary

Rent Roll

Rent Comparables

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE - \$2,650,000

PRICE PER UNIT - \$110,417

CAP RATE - 8.78%

CURRENT OPERATING DATA

GROSS SCHEDULED RENT INCOME - \$319,908

OTHER INCOME - \$25,900

TOTAL SCHEDULED - \$345,808

VACANCY COST (5%)- \$17,290

GROSS INCOME - \$328,518

OPERATING EXPENSES - \$95,800

NET OPERATING INCOME - \$232,718

FINANCING DATA

(70% LTV, 6.50% INTEREST, 25 YEAR AM)

DOWN PAYMENT - \$795,000

LOAN AMOUNT - \$1,855,000

DEBT SERVICE - \$150,301

DEBT SERVICE MONTHLY - \$12,525

INCOME	Actual
Gross Rental Income (@ 100% Occ)	\$319,908
Other Income (RUBS/Pets/Laundry)	\$25,900
TOTAL INCOME	\$345,808
EXPENSE	
VARIABLE EXPENSES	
Maintenance/Repairs (5% est)	\$17,290
Replacement Reserves (5% est)	\$17,209
G&E - Common (Actual)	\$1,622
Water & Sewer (Actual)	\$7,003
Vacancy (5% est)	\$17,209
Trash (est)	\$4,000
TOTAL VARIABLE EXPENSES	\$64,496
FIXED EXPENSES	
Management (7%)	\$24,249
Taxes (Current)	\$14,652
Insurance (Quote Provided)	\$9,735
TOTAL FIXED EXPENSES	\$113,090
NOI	\$232,718

Unit	Unit Type	Status	SQ FT	Lease Start	Lease End	Base Rent	RUBS	MTOM	PET RENT	Total Rent
101	1B/1B	OCCUPIED	700	03/01/2025	02/28/2026	\$900	-	-	-	\$900
102	2B/1B	OCCUPIED	780	04/01/2026	04/30/2027	\$1,185	\$75	-	-	\$1260
103	1B/1B	OCCUPIED	700	04/11/2025	04/30/2026	\$1,175	\$50	-	-	\$1225
104	1B/1B	OCCUPIED	700	06/01/2026	08/31/2027	\$1060	\$50	-	\$75	\$1185
105	1B/1B	OCCUPIED	700	05/01/2025	05/31/2026	\$1,050	\$50	-	-	\$1,100
106	2B/1B	OCCUPIED	780	11/14/2025	11/30/2026	\$1,200	\$75	-	\$50	\$1,325
107	2B/1B	OCCUPIED	780	06/01/2026	08/31/2027	\$1,250	\$75	-	-	\$1325
108	1B/1B	OCCUPIED	700	04/01/2026	04/30/2027	\$1,100	\$50	-	-	\$1,150
109	1B/1B	OCCUPIED	700	07/10/2026	07/09/2027	\$1,050	\$50	-	-	\$1,100
110	1B/1B	OCCUPIED	780	11/01/2025	10/31/2026	\$1,150	\$75	-	-	\$1,225
111	2B/1B	OCCUPIED	780	05/01/2026	05/31/2027	\$1,130	\$75	-	-	\$1205
112	1B/1B	OCCUPIED	700	09/01/2025	08/31/2026	\$1,100	\$50	-	-	\$1,150
Total						\$13,350	\$675		\$125	\$14,150

Unit	Unit Type	Status	SQ FT	Lease Start	Lease End	Base Rent	RUBS	PET RENT	Total Rent
201	1B/1B	OCCUPIED	700	06/23/2026	06/22/2027	\$1,050	\$50	-	\$1,100
202	2B/1B	OCCUPIED	780	05/01/2026	07/31/2027	\$1,250	\$75	\$50	\$1,375
203	1B/1B	OCCUPIED	700	12/02/2025	11/30/2026	\$1,000	\$50	-	\$1,050
204	1B/1B	OCCUPIED	700	03/01/2025	05/31/2026	\$1,050	\$50	\$75	\$1,175
205	1B/1B	OCCUPIED	700	03/01/2025	05/31/2026	\$1,100	\$50	-	\$1,150
206	2B/1B	OCCUPIED	780	06/05/2026	06/04/2027	\$1,150	\$75	-	\$1,225
207	2B/1B	OCCUPIED	700	06/05/2026	06/30/2027	\$1,150	\$75	-	\$1,225
208	1B/1B	OCCUPIED	700	09/01/2025	08/31/2026	\$1,060	\$50	-	\$1,110
209	1B/1B	OCCUPIED	700	09/17/2025	10/31/2026	\$999	\$50	\$50	\$1,099
210	2B/1B	OCCUPIED	780	08/04/2025	07/31/2026	\$1,200	\$75	\$50	\$1,325
211	2B/1B	OCCUPIED	780	09/01/2025	08/31/2026	\$1,200	\$75	\$75	\$1,350
212	1B/1B	OCCUPIED	700	07/22/2026	07/21/2027	\$1,100	\$50	-	\$1,150
Total						\$13,309	\$725	\$300	\$14,334
Grand Total						\$26,659	\$1,400	\$425	\$28,484

RENT COMPARABLES

Address	Rent	Distance	Size	\$/ft ²	Bed	Bath
3902 Old Savannah Dr	\$1,219	0.22 mi	750 ft ²	\$1.63	1 Bed	1 Bath
3902 Old Savannah Dr	\$1,359	0.22 mi	850 ft ²	\$1.60	2 Bed	1 Bath
780 Ohio Pike	\$1,250	0.95 mi	1,150 ft ²	\$1.09	2 Bed	1 Bath
370 St Andrews Dr	\$1,200	1.67 mi	860 ft ²	\$1.40	2 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

270 TRANSACTIONS involving **1,530** DOORS totaling **110** 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 9 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, kayaking, and enjoying everything Cincinnati has to offer.

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DREW KROEGER

Real Estate 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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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.