



INVESTMENT OPPORTUNITY

FOR SALE

325 Pike St Cincinnati, OH 45215
12 Apartment Units

READING BRIDAL
DISTRICT 12-UNIT



KEY PROPERTY
PARTNERS

kw ADVISORS
KELLERWILLIAMS. REALTY

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PROPERTY INFORMATION

Property Summary

Highlights

Property Details

Photography

PROPERTY INFORMATION

Located adjacent to Reading's Bridal District, this 12-unit multifamily property offers stable cash flow with significant upside potential. The unit mix consists of 11 one-bedroom units and 1 studio. Currently, 11 of 12 units are occupied, with potential gross monthly income of \$10,140 at full occupancy. The property features a high-efficiency boiler heating system, EPDM rubber roof, separately metered electric, and a paved 13-space parking lot. An implemented RUBS program helps offset utility expenses. Significant upside remains through rent increases to market rates.



PROPERTY SUMMARY

LIST PRICE - \$890,000

NUMBER OF UNITS - 12

LOT SIZE - 0.243 Acres

BUILDING SIZE - 9,213 SF

MARKET - Cincinnati

SUBMARKET - Reading

PROPERTY HIGHLIGHTS

- Prime Location: Adjacent to Bridal District
- 11 of 12 Units Occupied
- RUBS Program in Place
- 13 Off-Street Parking Spaces
- Below-Market Rents Offer Upside

LOCATION INFORMATION

PROPERTY ADDRESS- 325 Pike St

CITY, STATE, ZIP- Cincinnati, OH 45215

COUNTY/TOWNSHIP- Hamilton

MARKET- Cincinnati

SUBMARKET- Reading

CROSS STREET- Church St & Pike St

ROAD TYPE- Paved

NEAREST AIRPORT- Cincinnati Municipal Airport,
Greater Cincinnati Airport (CVG)

PROPERTY DETAILS

PROPERTY TYPE- Multifamily

ZONING- Residential Multifamily

LAND USE- 401 - APARTMENT, 4-19 UNITS

LOT SIZE- 0.243 Acres

APN #- 671-0005-0216-00

PARKING

PARKING TYPE- Surface Lot + on-street parking

NUMBER OF SPACES- 13

BUILDING INFORMATION

BUILDING SIZE- 9,213 SF

YEAR BUILT- 1965

TENANCY- Multiple

NUMBER OF FLOORS- Three (3)

CONSTRUCTION STATUS- Existing Structure

ROOF CONDITION- Good

NUMBER OF BUILDINGS- One (1)

FLOOR COVERINGS- LVP

EXTERIOR WALLS- Brick

FOUNDATION- Poured

BOILER AGE: 5 years (est)

PROPERTY PHOTOS - EXTERIOR











PROPERTY PHOTOS - AERIAL



PROPERTY PHOTOS -COMMON AREA



PROPERTY PHOTOS: MECHANICS





LOCATION

About the Neighborhood

The Bridal District

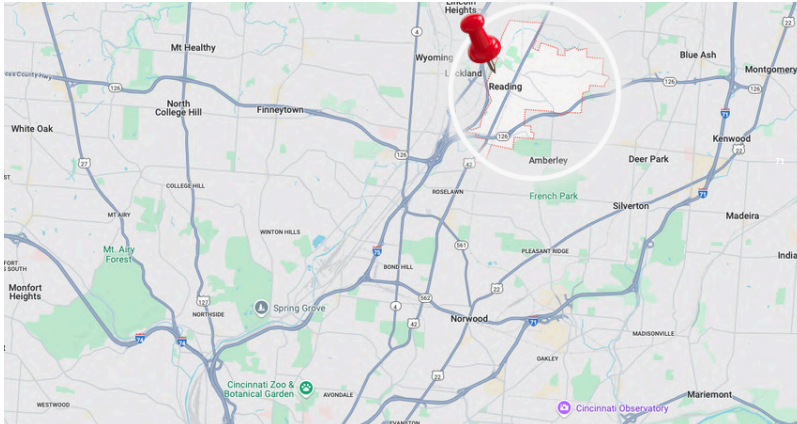
Local Map

Discover Reading: A Thriving Cincinnati Community

Reading is a thriving and diverse community in Cincinnati. Located just 10 miles north of downtown Cincinnati, it offers the ideal balance of quiet residential living and easy access to urban amenities. Known for its rich history, Reading features a range of architectural styles, from charming historic homes to contemporary builds, giving the neighborhood a unique character.

The area is family-friendly, with top-rated public schools and an abundance of parks and green spaces. Its close-knit atmosphere is enhanced by a variety of local events, making it easy for residents to form lasting connections with neighbors.

With its central location, Reading provides quick access to I-71 and I-275, making commuting to downtown Cincinnati, nearby shopping centers, and recreational destinations incredibly convenient. The neighborhood also offers a selection of local dining, shopping, and entertainment options, giving residents everything they need close to home.



THE BRIDAL DISTRICT

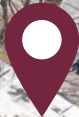
The Bridal District in Reading, is North America's largest bridal district and home to more than 44 different wedding-related businesses and services, all within a two-mile radius of each other. Centered on Benson Street, Reading plays host to thousands of brides to be brides each year from Cincinnati, Columbus, Indianapolis, Louisville, Lexington, and West Virginia. As one of the largest bridal shopping areas in the country, it offers an impressive array of bridal boutiques, formalwear shops, florists, photographers, and other wedding-related services. Established over 100 years ago, the district has grown into a vibrant hub for wedding preparations, with over 20 specialty shops located within a few blocks of each other.

Brides can find everything from designer wedding gowns and custom alterations to unique accessories and gifts. In addition to bridal attire, the district features vendors who offer wedding florals, catering, event planning, and even honeymoon packages. The walkable area is designed for easy browsing, allowing couples to visit multiple shops in one trip.





BRIDAL DISTRICT



**LOCAL ATTRACTIONS
1 MILE OR LESS**
MEDICAL, EDUCATION,
CULTURAL & ENTERTAINMENT

- Tangeman Park
- Quiet Park
- Voorhees Park
- Flege Park
- Reading Historical Society
- CVS Pharmacy
- IHS Pharmacy & Wellness Center
- Thai Lom Cuisine

- Bridge House Restaurant
- Benson's Tavern
- Catherines Good Eats
- Angilo's Pizza
- Strongs Brick Oven Pizzeria; Reading
- JC's Taco Truck
- Lucy's Diner

- Foley's Irish Pub
- Redwine & Co.
- Post 69 Dugout Bar & Grill
- Augie's Tavern
- Valley Tavern
- Our Place Tavern
- Backyard Bar
- Bitter Sweet

- Chasing Cali Collective
- Lockland Market Market
- Reading Quick Stop
- Vonderhaar's Market
- United Dairy Farmers
- GLOSS Lash Studio
- Blend Artistry
- Flawless Hair and Makeup

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FINANCIALS

Financial Summary

Rent Roll

Rent Comparables

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE - \$890,000

PRICE PER UNIT - \$74,166

CAP RATE - 7.30%

PROFORMA CAP RATE - 8.47%

CURRENT OPERATING DATA

GROSS SCHEDULED RENT INCOME - \$121,680

OTHER INCOME - \$7,700

TOTAL SCHEDULED - \$129,380

VACANCY COST (5%)- \$6,469

GROSS INCOME - \$122,911

OPERATING EXPENSES - \$57,920

NET OPERATING INCOME - \$64,991

FINANCING DATA

(70% LTV, 6.3% INTEREST, 25 YEAR AM)

DOWN PAYMENT - \$267,000

LOAN AMOUNT - \$623,000

DEBT SERVICE - \$49,548

DEBT SERVICE MONTHLY - \$4,129

INCOME	Actual	Proforma
Gross Rental Income (100% Occ)	\$121,680	\$135,000
Other Income (RUBS/Laundry)	\$7,700	\$7,700
TOTAL INCOME	\$129,380	\$142,700
EXPENSE		
VARIABLE EXPENSES		
Maintenance/Repairs (5% est)	\$6,469	\$7,135
Replacement Reserves (5% est)	\$6,469	\$7,135
G&E - Common (Actual)	\$7,812	\$7,812
Water & Sewer (Actual)	\$9,696	\$9,696
Vacancy (5% est)	\$6,469	\$7,135
Trash (est)	\$2,500	\$2,500
TOTAL VARIABLE EXPENSES	\$39,415	\$41,413
FIXED EXPENSES		
Management (7%)	\$8,518	\$9,450
Taxes (Current)	\$12,306	\$12,306
Insurance (Quote Provided)	\$4,150	\$4,150
TOTAL FIXED EXPENSES	\$24,974	\$25,906
NOI	\$64,991	\$75,361

RENT ROLL

Unit Number	Unit Mix	Status	Lease Start	Lease End	Current Rent	Proforma Rent + RUBS
1	STUDIO	Occupied	06/02/2025	05/31/2026	\$695	\$800
2	1BED/1BATH	Occupied	8/1/2022	At-Will	\$875	\$950
3	1BED/1BATH	Occupied	2/1/2021	At-Will	\$900	\$950
4	1BED/1BATH	Occupied	04/01/2025	03/31/2026	\$850	\$950
5	1BED/1BATH	Vacant	-	-	-	\$950
6	1BED/1BATH	Occupied	6/14/2024	At-Will	\$875	\$950
7	1BED/1BATH	Occupied	05/01/2025	04/30/2026	\$795	\$950
8	1BED/1BATH	Occupied	04/02/2026	03/31/2027	\$825	\$950
9	1BED/1BATH	Occupied	10/1/2022	At-Will	\$900	\$950
10	1BED/1BATH	Occupied	04/01/2026	03/31/2027	\$825	\$950
11	1BED/1BATH	Occupied	8/1/2022	At-Will	\$825	\$950
12	1BED/1BATH	Occupied	7/1/2023	At-Will	\$875	\$950
Total					\$9,240	\$11,250

Address	Rent	Distance	Size	Bed	Bath
8759 Reading Rd	\$1,050	0.50 mi	630 ft ²	1 bed	1 bath
40 S Terrace	\$1,020	1.00 mi	630 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

270+ TRANSACTIONS *involving* **1,530** DOORS *totaling* **110** MILLION *in sales*



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.