



4035 Hamilton Avenue | Cincinnati, Ohio
Mixed-Use Investment Property



Table of Contents

The Offering	1
Table of Contents	2
Investment Highlights	3
Financial Analysis	4
Surrounding Area	5
Aerial	6
Demographics	7
Property Photos	8
Floor Plan	13
Contact Information	14

Investment Highlights



PRICE: \$450,000 | CAP: 10.28% | NOI: \$46,275

About the Investment

- ❑ Stabilized mixed-use investment offering **immediate cash flow** with upside through leasing and rent optimization
- ❑ Existing income in place with a **rent-ready vacant unit**, allowing a new owner to increase NOI shortly after acquisition
- ❑ **Turnkey asset** with no significant build-out required; property has been well maintained and is operationally ready
- ❑ Tenant responsible for base rent with **partial expense reimbursements**, reducing owner exposure to operating cost increases
- ❑ Attractive entry price with a **strong in-place cap rate**, well above current market averages for comparable assets

About the Location

- ❑ Located at **4035 Hamilton Avenue** in Cincinnati's **Northside submarket**, a well-known retail and entertainment corridor
- ❑ Positioned along a **high-visibility arterial road** with consistent daily traffic counts and strong street presence

About the Property

- ❑ **Two-story Class B mixed-use building** with retail on the ground floor and residential/ancillary space above
- ❑ Traditional urban storefront design with **excellent visibility and signage opportunities**



Financial Analysis



PRICE: \$450,000 | CAP: 10.28% | NOI: \$46,275

PROPERTY DESCRIPTION

Property Type	Mixed-use Retail & Residential
Street Address	4035 Hamilton Ave
City, State, ZIP	Cincinnati, Ohio 45223
Year Built / Renovated	1890
Estimated Building Size (SF)	3,432
Estimated Lot Size (Acres)	0.1
Tenant(s)	1

THE OFFERING

Price	\$450,000
CAP Rate	10.28%
Net Operating Income	\$46,275

LEASE SUMMARY

Lease Term	Restaurant Lease Thru 12/31/2027
Lease Type	Gross
Landlord Responsibilities	Taxes, Insurance, CAM, Management

INCOME

Gross Income	\$54,000	\$18.21
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EXPENSE SUMMARY

Property Taxes	-\$8,570	-\$2.90
Property Insurance	-\$2,555	-\$0.86
Management/Maintenance	-\$5,000	-\$1.68
Gross Expenses	-\$16,125	-\$5.44
Net Operating Income	\$46,275	\$11.25

TENANT NAME	UNIT NUMBER	UNIT SIZE(SF)	LEASE START	LEASE END	ANNUAL RENT	PRICE SF/YEAR
Restaurant	A	2,965	-	12/31/27	\$54,000	\$18.21
Apartment	B	466	Vacant	Vacant	\$8,400	\$18.02

Total/Average	3,431	\$62,400	\$18.19
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INVESTMENT SUMMARY

This property is a **brick mixed-use investment asset** located in the vibrant **Northside neighborhood** of Cincinnati — a walkable, culturally active area with strong pedestrian traffic and proximity to dining, entertainment, and transit. **Ground floor:** Fully leased retail space occupied by an established tenant, providing current income. Vacant, rent-ready studio apartment offering immediate upside through residential lease, owner occupancy, or short-term rental use. The retail component benefits from **excellent street visibility** along Hamilton Avenue, a high-traffic corridor near I-74 access.

Surrounding Area



Subject Property

15,000 VPD



Demographics

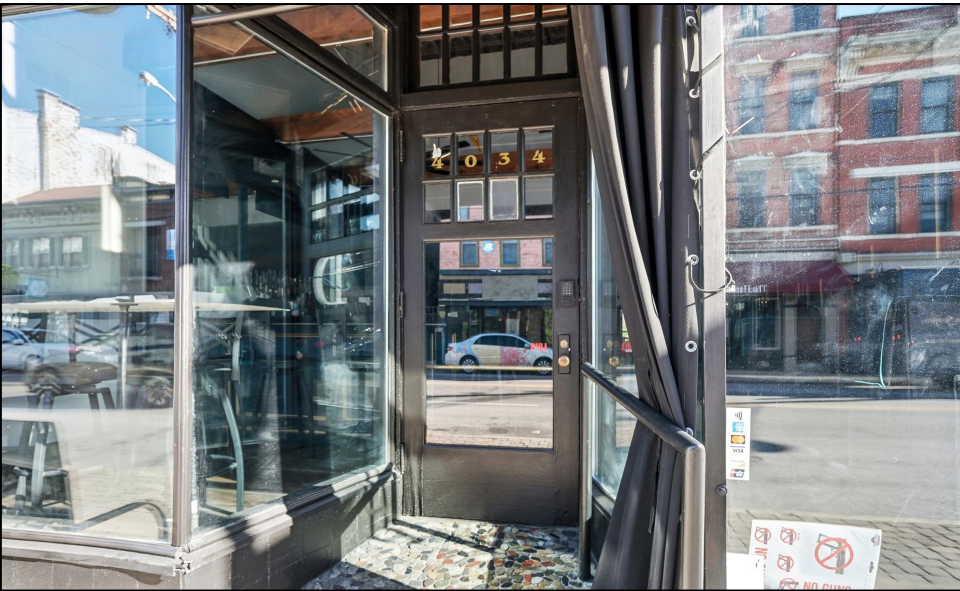


	1 Mile	3 Mile	5 Mile
Population	11,068	112,131	322,581
Average Household Income	\$82,396	\$66,388	\$73,467
Number of Households	5,266	46,820	139,466
Median Age	35.3	30.4	33.6
Total Businesses	226	3,951	10,786
Total Employees	2,249	119,359	231,969
Daytime Population	55,537	320,700	495,016

Property Photos



Property Photos



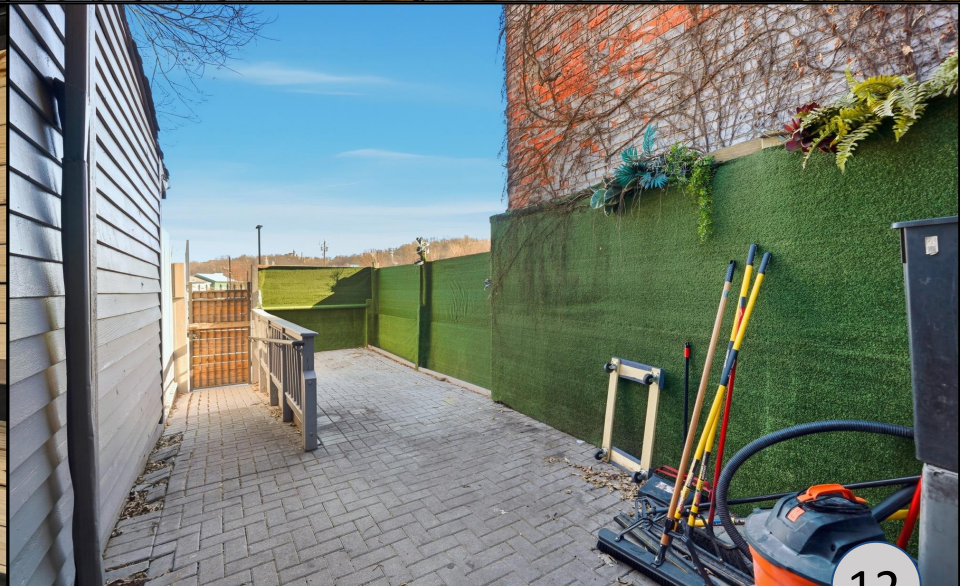
Property Photos



Property Photos



Property Photos



Floor Plan



Exclusively Listed By:



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Jahmar Daniels is a Cincinnati-based real estate advisor with over a decade of experience across **commercial, hospitality, and high-volume residential real estate**. Licensed since 2014, Jahmar has been directly involved in the sale of **400+ residential properties**, including selling more than **100 homes in his first three years**, establishing a results-driven foundation in pricing, negotiation, and transaction execution.

Jahmar actively works across **both residential and commercial real estate**, combining the scale and market intelligence gained from residential production with the analytical, underwriting-focused approach required for commercial transactions. He is a contributing agent on the **#1 Keller Williams team in the Ohio Valley region**, a distinction the team has held for **three consecutive years**, while also advising owners, investors, and operators on **office, retail, mixed-use, and hotel properties**.

Within his commercial practice, **hotels and hospitality assets are a core area of expertise**, though his work spans multiple asset classes. This dual-market involvement allows Jahmar to offer clients a comprehensive perspective on value, risk, and exit strategy—whether advising a homeowner, an investor, or a commercial operator.

Prior to real estate, Jahmar served as a **Military Police Officer in the United States Army** and later earned national recognition in competitive cheerleading as a coach and choreographer, including being named one of the industry's **Top 5 Future Leaders** and leading a team to a **World Championship title**.

Outside of real estate, Jahmar remains active in the cheer and dance communities as a judge and choreographer, pursues creative work in music with placements in national commercials and films, and stays engaged in local volunteer efforts.



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