



7-UNIT MULTI-FAMILY · 100% OCCUPIED · COLUMBIA TUSCULUM · CINCINNATI, OHIO 45226

# 3825 EASTERN AVENUE

COLUMBIATUSCULUM-CINCINNATI, OHIO 45226

LIST PRICE

**\$1,250,000**

INVESTMENT STATUS

**FULLY LEASED**

**7 UNITS**

TOTAL UNITS

**6 × 2BR + 1BR**

UNIT MIX

**\$113,400**

GROSS INCOME

**\$78,000**

NET INCOME

## PROPERTY SPECIFICATIONS

Address	<b>3825 Eastern Ave, Cincinnati OH 45226</b>
Neighborhood	<b>Columbia Tusculum</b>
Building Type	<b>7-Unit Multi-Family</b>
Unit Mix	<b>6 Two-Bedroom + 1 One-Bedroom</b>
Unit Size	<b>1,200 SF per unit (6 units w/ balconies)</b>
Lower Level	<b>1-BR unit w/ rear entrance</b>
Occupancy	<b>100% — Fully Leased</b>
Gross Income	<b>\$113,400 / Year</b>
Net Income	<b>\$78,000 / Year</b>
Amenities	<b>On-Site Laundry, Hardwood Floors</b>
Balconies	<b>Private balconies on 6 upper units</b>

## INVESTMENT HIGHLIGHTS

### —100% Occupied — Immediate Cash Flow

Fully leased at acquisition with stable, in-place tenants — no lease-up risk, income from day one

### — Strong Gross Income: \$113,400/Year

\$113,400 gross annual income with \$78,000 net — proven rent-ready asset in a high-demand neighborhood

### — Premium Columbia Tusculum Location

One of Cincinnati's most desirable urban neighborhoods — walkable to bars, restaurants and the Eastern Ave corridor

### — Diverse Unit Mix

6 spacious two-bedroom units at 1,200 SF each with private balconies, plus a lower-level 1-BR with rear entrance

### — Character-Rich Historic Building

Brick construction with hardwood floors, private balconies, and classic architectural details — strong tenant appeal

### — New Construction in the Area

Active development underway in Columbia Tusculum confirms strong rental demand and continued appreciation

MATT MORRIS, VP  
**513-532-4909**

MMorris@DwyerCRE.com

dwyercre.com

JOHN DWYER, PRESIDENT

**513-784-1776**

JFDwyer52@gmail.com

Cincinnati, Ohio

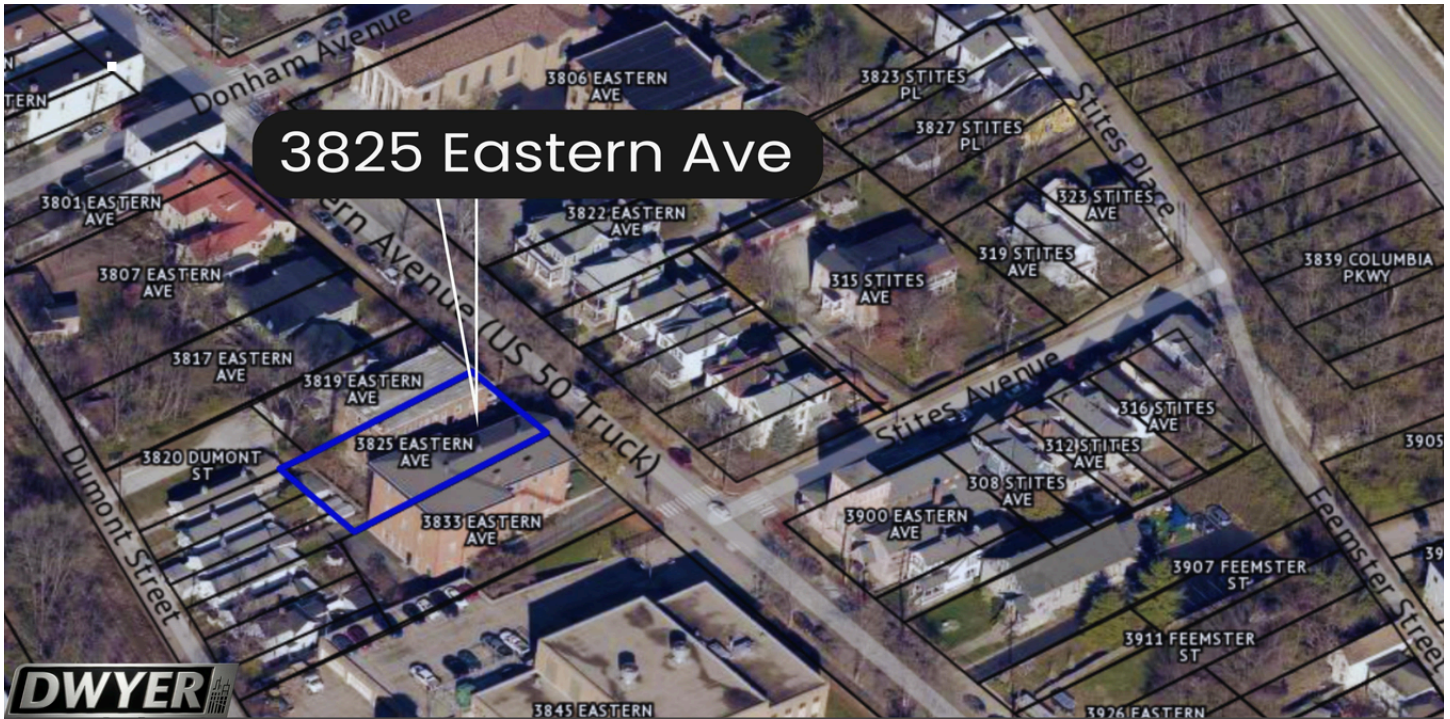


# 3825 EASTERN AVENUE

7-UNIT MULTI-FAMILY · COLUMBIA TUSCULUM, CINCINNATI OH 45226

FOR SALE · FULLY LEASED

DWYER COMMERCIAL REAL ESTATE



6 units w/ private balconies · 1,200 SF each · Hardwood floors throughout



## FINANCIAL SUMMARY

Gross Annual Income	\$113,400
Net Annual Income	\$78,000
Units	7 Total (6x2BR + 1x1BR)
Unit Size	1,200 SF (upper units)
Occupancy	100% — Fully Leased
On-Site Laundry	Included

## AREA CONTEXT

- **Columbia Tusculum**
- One of Cincinnati's premier urban neighborhoods
- **Eastern Ave Corridor**
- Active Dining, retail & nightlife strip
- **Columbia Pkwy / US-50**
- quick access to downtown
- **Downtown Cincinnati**
- ~5 miles west via Columbia Pkwy
- **New Construction Nearby**
- Strong demand confirmed by active development



Information obtained from sources deemed reliable. Accuracy not guaranteed.

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