



INVESTMENT OPPORTUNITY

FOR SALE

2244 Salvador St. Cincinnati, OH 45230
Mt. Washington | 9 Units

GATED 9-UNIT APARTMENT
COMMUNITY



KEY PROPERTY PARTNERS

kw ADVISORS
KELLERWILLIAMS. REALTY

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PROPERTY INFORMATION

Property Summary

Highlights

Property Details

Photography

Secure Gated Apartment Community | Mt. Washington

2244 Salvador Street is a 9-unit turnkey multifamily property offered at an 8.5% cap rate, located in Cincinnati's established Mt. Washington neighborhood. The property features eight one-bedroom apartments and one studio, with one current vacancy. At 100% occupancy, monthly rents total \$8,864, with RUBS implemented and charged back to tenants, reducing owner utility cost.

Each unit is equipped with PTAC heating and cooling systems, with electric paid directly by tenants, keeping operational costs lean. The building features secure gated access and nine on-site parking spaces, amenities that support tenant retention and occupancy.

Situated near retail, dining, and major commuter routes, 2244 Salvador Street benefits from Mt. Washington's strong rental demand and historically low vacancy. This opportunity offers investors a stabilized asset in one of Cincinnati's most consistent East Side submarkets.



PROPERTY SUMMARY

LIST PRICE - \$810,000

NUMBER OF UNITS - 9

LOT SIZE - 0.3 Acres

BUILDING SIZE - 4,274 SF

MARKET - Cincinnati

SUBMARKET - Mt Washington

PROPERTY HIGHLIGHTS

- 9 Units | 8.5% Cap Rate
- 8 One-Beds & 1 Studio
- PTAC Units | Tenant Paid Electric
- Secure Gated Entry & Resident Access
- 9 Parking Spaces
- Mt Washington - Strong Rental Demand

PROPERTY DETAILS

LIST PRICE- \$810,000

NUMBER OF UNITS - 9

PROPERTY TYPE- Multifamily

LOT SIZE- 0.3 Acres

APN #- 001-0002-0149-00

ZONING - RM 1.2

LAND USE - 401 - APARTMENT, 4-19 UNITS

LOCATION INFORMATION

PROPERTY ADDRESS- 2244 Salvador St

CITY, STATE, ZIP- Cincinnati, OH 45230

COUNTY/TOWNSHIP- Hamilton

MARKET- Cincinnati

SUBMARKET- Mt Washington

ROAD TYPE- Paved

NEAREST AIRPORT- Cincinnati Municipal Airport

PROPERTY INFORMATION

BUILDING SIZE- 4,274 SF

YEAR BUILT- 1986

TENANCY- Occupied, Annual

NUMBER OF FLOORS- One (1)

CONSTRUCTION STATUS- Existing Structure

ROOF- Shingle

NUMBER OF BUILDINGS- One (1)

FLOOR COVERINGS- LVP

EXTERIOR WALLS- Brick

FOUNDATION- Poured

PARKING

STREET PARKING- Yes

PARKING TYPE- Lot, Off Street

PARKING SPOTS- 9

PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS : UNIT 5



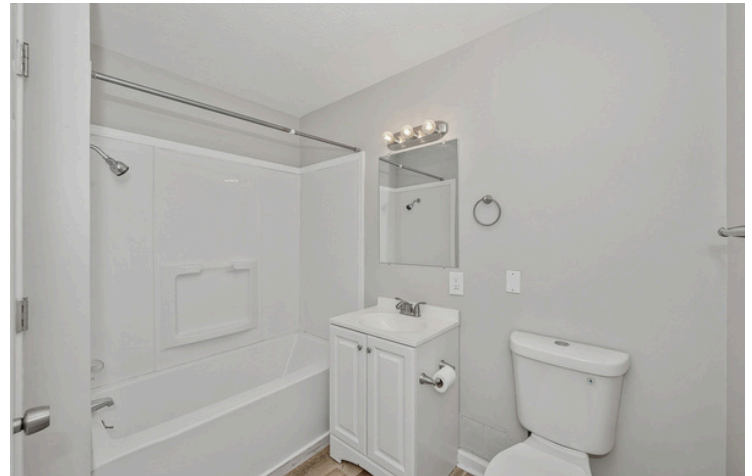
PROPERTY PHOTOS : UNIT 5



PROPERTY PHOTOS : UNIT 1



PROPERTY PHOTOS : UNIT 1



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LOCATION

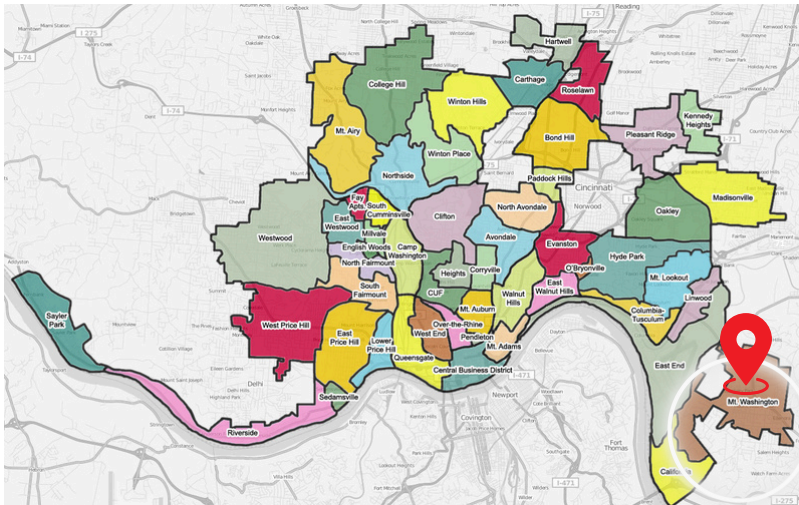
About The Neighborhood
Local Map

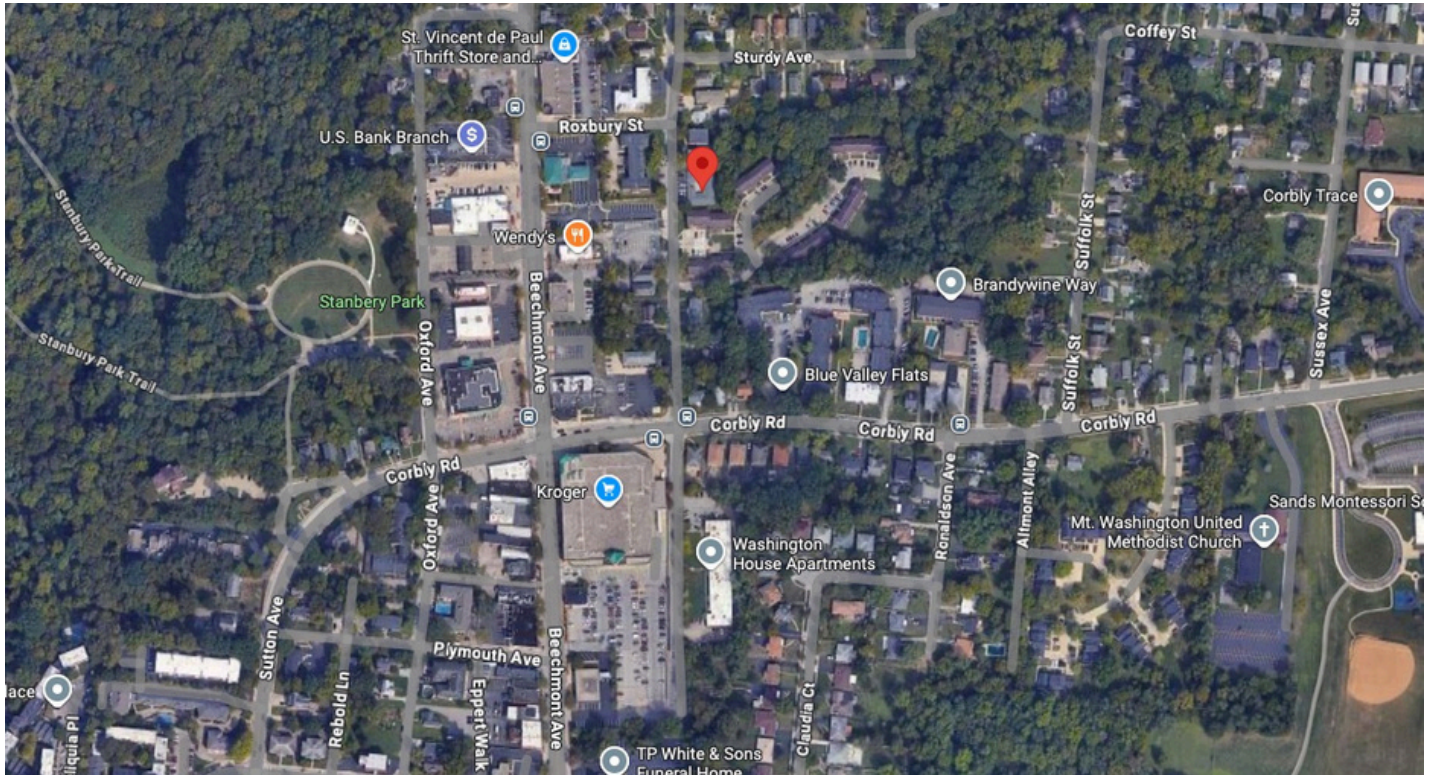
NEIGHBORHOOD : MT WASHINGTON

Mt. Washington – Established East Cincinnati Community with Strong Rental Demand

Mt. Washington is one of Cincinnati's most well-rooted and sought-after east side neighborhoods, offering the ideal combination of suburban comfort and urban accessibility. Located just 10 minutes east of downtown via Beechmont Avenue and Columbia Parkway, the neighborhood draws a broad mix of families, young professionals, and long-term residents.

Outdoor recreation is a major draw, with 125-acre Stanbery Park featuring one of Cincinnati's most extensive trail systems, plus easy access to California Woods Nature Preserve and the Little Miami Bike Trail. Local shops, restaurants, and everyday amenities line the corridor, complemented by a strong community calendar including an annual neighborhood festival, holiday parades, and farmers markets. Mt. Washington one of Cincinnati's most dependable multifamily submarkets.





LOCAL ATTRACTIONS 2 MILES OR LESS

MEDICAL, EDUCATION,
CULTURAL & ENTERTAINMENT

Meridian Micro School
Meridian Montessori
Sands Montessori School
Penn Station Stadium
Miller-Leuser Log House

Chipotle Mexican Grill
Wendy's
Ramundo's Pizzeria Mt. Washington
Sweets & Meats Catering & Food Truck
Gyrolicious Grill

LaRosa's Pizza Mount Washington
Young's Kitchen
Crowns Kitchen
The Bridge of Mt Washington
Sutton Bar & Grill
Love and Grow Education Services

Anderson Township Pub
Clough Crossings American Bistro
Big Ash Brewing
Salem Gardens
Mercy Health Center

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FINANCIALS

Financial Summary

Rent Roll

Rent Comparables

INVESTMENT OVERVIEW

PRICE - \$810,000

PRICE PER UNIT - \$90,000

CAP RATE - 8.50%

CURRENT OPERATING DATA

GROSS SCHEDULED RENT INCOME - \$99,768

OTHER INCOME - \$8,600

TOTAL SCHEDULED - \$108,368

VACANCY COST (5%)- \$5,418

GROSS INCOME - \$102,950

OPERATING EXPENSES - \$34,064

NET OPERATING INCOME - \$68,886

FINANCING DATA

(70% LTV, 6.30% INTEREST, 25 YEAR AM)

DOWN PAYMENT - \$243,000

LOAN AMOUNT - \$567,000

DEBT SERVICE - \$45,094

DEBT SERVICE MONTHLY - \$3,758

INCOME		Actual
Gross Rental Income (100% Occupancy)		\$99,768
Other Income (RUBS/Laundry)		\$8,600
TOTAL INCOME		\$108,368
EXPENSE		
VARIABLE EXPENSES		
Maintenance/Repairs (4% est)		\$4,335
Replacement Reserves (4% est)		\$4,335
G&E - Common (Actual)		\$948
Water & Sewer (Actual)		\$5,635
Vacancy (5% est)		\$5,418
Trash (est)		\$1,500
TOTAL VARIABLE EXPENSES		\$22,170
FIXED EXPENSES		
Management (7%)		\$7,586
Taxes (Current)		\$8,778
Insurance (Actual)		\$3,536
TOTAL FIXED EXPENSES		\$17,312
NOI		\$68,886

RENT ROLL

Unit	Unit Type	Status	SQ FT	Lease Start	Lease End	Base Rent	RUBS	MTOM	Total Rent	Proforma Total Rent
1	1B/1B	Vacant	500	-	-	-	-	-	-	\$1,080
2	1B/1B	Occupied	500	08/01/2026	10/31/2027	\$1,000	\$50	-	\$1,050	\$1,080
3	1B/1B	Occupied	500	05/01/2025	08/31/2025	\$1,000	\$50	\$100	\$1,150	\$1,080
4	1B/1B	Occupied	500	06/01/2026	05/31/2027	\$850	\$50	-	\$900	\$1,080
5	1B/1B	Occupied	500	05/15/2026	05/14/2027	\$950	\$50	-	\$1,000	\$1,080
6	1B/1B	Occupied	500	04/01/2026	04/30/2027	\$1,030	\$50	-	\$1,080	\$1,080
7	1B/1B	Occupied	500	03/01/2026	03/31/2027	\$980	\$50	-	\$1,030	\$1,080
8	1B/1B	Occupied	500	02/01/2026	01/31/2027	\$910	\$50	-	\$960	\$1,080
9	Studio	Occupied	300	04/01/2026	03/31/2027	\$644	\$50	-	\$694	\$700
Total						\$7,364	\$400	\$100	\$7,864	\$9,340

RENT COMPARABLES

Address	Rent	Distance	Size	\$/ft ²	Bed	Bath
2302 Salvador St	\$1,075	200 ft	600 SF	\$1.79	1 bed	1 bath
2301 Salvador St	\$1,125	350 ft	600 SF	\$1.88	1 bed	1 bath
2215 Salvador St	\$1,075	0.20 mi	600 SF	\$1.79	1 bed	1 bath
2065 Beechmont Ave	\$1,075	0.33 mi	900 ft ²	\$1.19	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*



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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o (513) 766-9200



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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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.