INVESTMENT OPPORTUNITY

FOR SALE

2301 Salvador St. Cincinnati, OH 45230

Mt. Washington | 20 Units

IMMEDIATE CASH FLOW

PROVEN PERFORMANCE

KEY PROPERTY PARTNERS | kw ADVISORS KELLERWILLIAMS. REALTY

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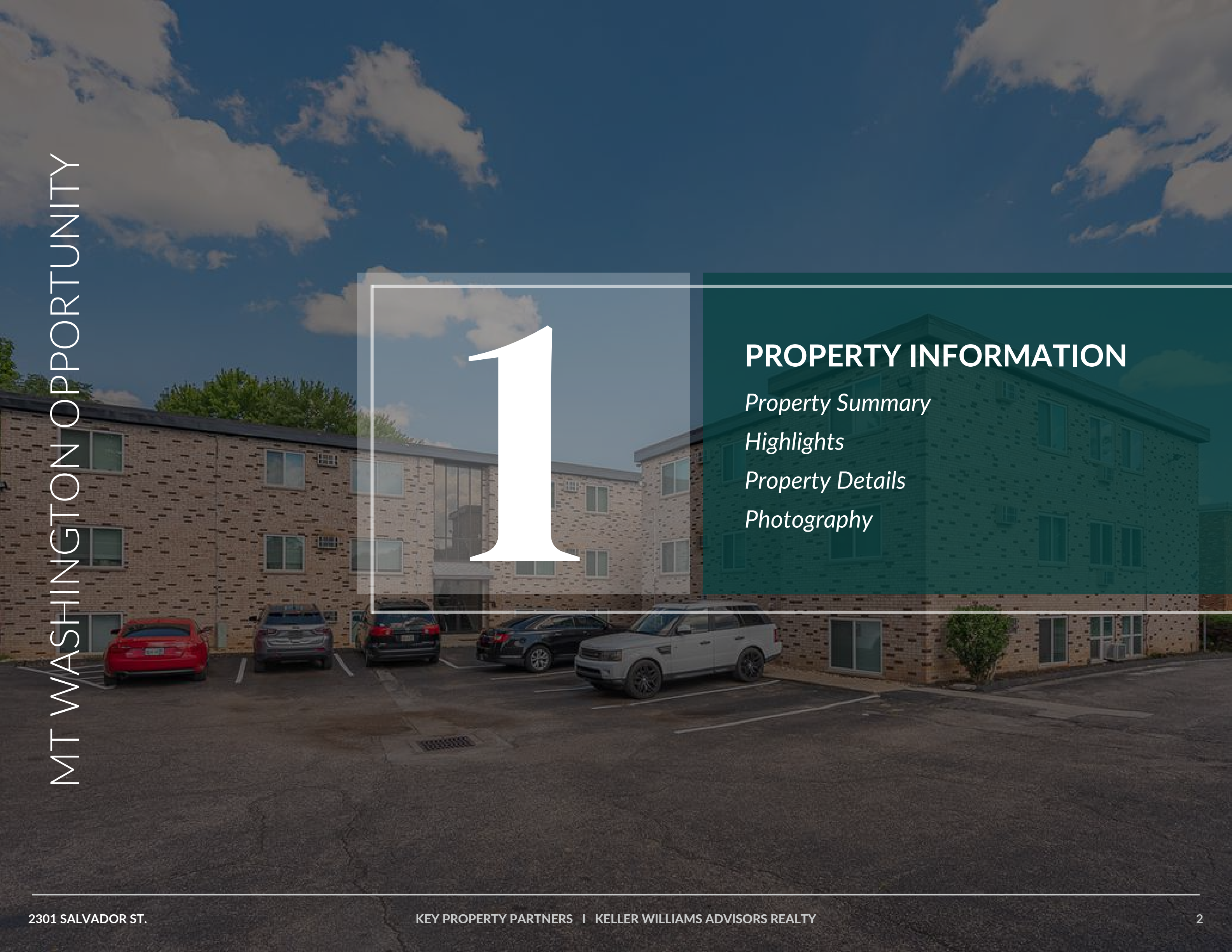

MT WASHINGTON OPPORTUNITY

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PROPERTY INFORMATION

Property Summary

Highlights

Property Details

Photography

PROPERTY INFORMATION

Stabilized 6-Unit Asset in Strong East Cincinnati Submarket

2301 Salvador Street is a 20-unit multifamily property located in Cincinnati's Mt. Washington neighborhood, offered at an 8.64% cap rate. The property consists of 14 two-beds and 6 one-bed units, with 19 of 20 units currently occupied. At full occupancy, the property produces strong stabilized rental income supported by a consistent tenant base. With strong in-place cash flow and proven occupancy, the asset delivers immediate returns from day one.

The property features include boiler heat, through-the-wall air conditioning, separately metered electric, and an implemented RUBS program to help offset utility expenses. An electronic lock system is installed throughout the property, and residents benefit from an off-street parking lot with approximately 30 spaces.

With a strong rental history, desirable unit mix, and efficient operations, 2301 Salvador Street offers investors a stable multifamily asset in a well-established East Side submarket.

PROPERTY SUMMARY

LIST PRICE - $2,000,000

NUMBER OF UNITS - 20

LOT SIZE - Acres

BUILDING SIZE - 16,602 SF

MARKET - Cincinnati

SUBMARKET - Mt Washington

PROPERTY HIGHLIGHTS

- Offered at an 8.64% Cap Rate
- 20 Units | 14 Two-Beds & 6 One-beds
- RUBS Program Implemented
- 30 Off-Street Parking Spaces
- Strong Rental Demand

PROPERTY DETAILS

LIST PRICE:- $2,000,000

NUMBER OF UNITS - 20

PROPERTY TYPE- Multifamily

LOT SIZE- 0.23 Acres

APN #- 001-0005-0044-00

ZONING - RM 1.2

LAND USE - 402 - APARTMENT, 20-39 UNITS

LOCATION INFORMATION

PROPERTY ADDRESS- 2301 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- 16,602 SF

YEAR BUILT- 1966

TENANCY- Occupied

NUMBER OF FLOORS- Three (3)

CONSTRUCTION STATUS- Existing Structure

ROOF- Rubber Membrane

NUMBER OF BUILDINGS- One (1)

FLOOR COVERINGS- LVP, Carpet

EXTERIOR WALLS- Brick

FOUNDATION- Poured

PARKING

STREET PARKING- Yes

PARKING TYPE- Lot, Off Street

PARKING SPOTS- 30

PROPERTY PHOTOS - EXTERIOR

PROPERTY PHOTOS - EXTERIOR

PROPERTY PHOTOS - EXTERIOR

PROPERTY PHOTOS : UNIT 5 | 2-BED/1-BATH

PROPERTY PHOTOS : COMMON AREA

PROPERTY PHOTOS : COMMON AREA

PROPERTY PHOTOS : MECHANICS

MT WASHINGTON OPPORTUNITY

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LOCATION

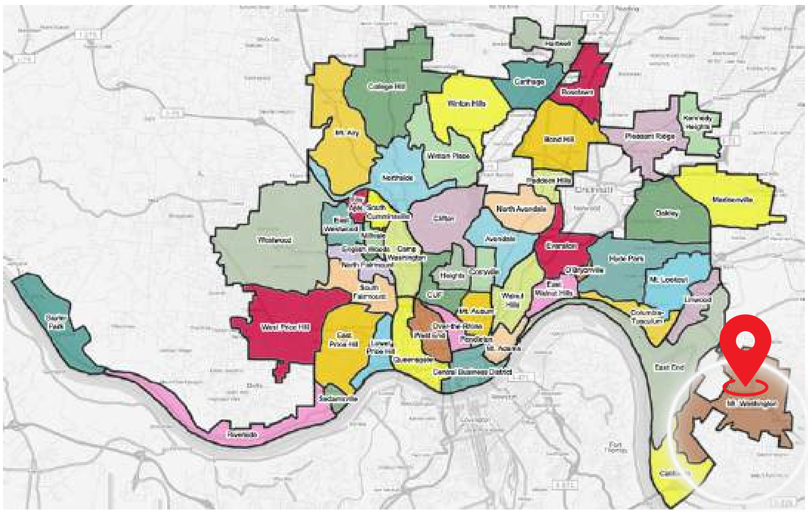
About The Neighborhood

Local Map

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
Miller-Leuser Log House

Chipotle Mexican Grill
Ramundo's Pizzeria Mt. Washington
Sweets & Meats Catering & Food Truck
Gyrolicious Grill
Love and Grow Education Services

LaRosa's Pizza Mount Washington
Young's Kitchen
Crowns Kitchen
The Bridge of Mt Washington
Sutton Bar & Grill

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

MT WASHINGTON OPPORTUNITY

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FINANCIALS

Financial Summary

Rent Roll

Rent Comparables

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE - $2,000,000

PRICE PER UNIT - $100,000

CAP RATE - 8.64%

CURRENT OPERATING DATA

GROSS SCHEDULED RENT INCOME - $256,272

OTHER INCOME - $24,600

TOTAL SCHEDULED - $280,872

VACANCY COST (5%)- $14,044

GROSS INCOME - $266,828

OPERATING EXPENSES - $94,047

NET OPERATING INCOME - $172,781

FINANCING DATA

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

DOWN PAYMENT - $600,000

LOAN AMOUNT - $1,400,000

DEBT SERVICE - $113,435

DEBT SERVICE MONTHLY - $9,453

INCOME	Actual
Gross Rental Income (@ 100% Occ.)	$256,272
Other Income (RUBS/Laundry)	$24,600
TOTAL INCOME	**$280,872**
EXPENSE	
VARIABLE EXPENSES	
Maintenance/Repairs (5% est)	$14,044
Replacement Reserves (4% est)	$11,235
G&E - Common (Actual)	$8,522
Water & Sewer (Actual)	$11,723
Vacancy (5% est)	$14,044
Trash (est)	$2,500
TOTAL VARIABLE EXPENSES	**$62,068**
FIXED EXPENSES	
Management (7% est)	$19,661
Taxes (Current)	$16,801
Insurance (Quote Provided)	$9,561
TOTAL FIXED EXPENSES	**$46,023**
NOI (est)	**$172,781**

RENT ROLL

Unit	Unit Type	Status	SQ FT	Lease Start	Lease End	Base Rent	RUBS	Pet Fees	MTOM	Total Rent	Proforma Total Rent
1	1B/1B	OCCUPIED	600	04/01/2025	06/30/2026	$979	$50	$75	-	$1,104	$1,050
2	2B/1B	OCCUPIED	800	05/11/2026	05/31/2027	$1,100	$75	-	-	$1,175	$1,250
3	1B/1B	OCCUPIED	600	03/20/2026	04/30/2027	$950	$50	$50	-	$1,050	$1,050
4	1B/1B	OCCUPIED	600	12/01/2025	11/30/2026	$950	$50	-	-	$1,000	$1,050
5	2B/1B	OCCUPIED	800	11/14/2024	12/31/2025	$1,150	$75	$75	$100	$1,400	$1,250
6	2B/1B	OCCUPIED	800	03/01/2026	02/28/2027	$1,125	$75	-	-	$1,200	$1,250
7	1B/1B	OCCUPIED	600	09/15/2025	10/31/2026	$899	$50	-	-	$949	$1,050
8	1B/1B	OCCUPIED	600	09/01/2025	08/31/2026	$1,000	$50	-	-	$1,050	$1,050
9	2B/1B	OCCUPIED	800	02/13/2026	03/31/2027	$1,099	$75	-	-	$1,174	$1,250
10	2B/1B	OCCUPIED	800	11/01/2025	10/31/2026	$1,100	$75	-	-	$1,175	$1,250
11	1B/1B	OCCUPIED	600	09/01/2025	08/31/2026	$1,000	$50	-	-	$1,050	$1,050
12	2B/1B	VACANT	800	-	-	-	-	-	-	-	$1,250
13	2B/1B	OCCUPIED	800	08/07/2024	08/06/2025	$1,150	$75	-	$100	$1,325	$1,250
14	2B/1B	OCCUPIED	800	09/30/2025	10/31/2026	$1,099	$75	-	-	$1,174	$1,250
15	2B/1B	OCCUPIED	800	08/01/2025	07/31/2026	$1,056	$75	-	-	$1,131	$1,250
16	2B/1B	OCCUPIED	800	09/01/2025	08/31/2026	$1,150	$75	-	-	$1,225	$1,250
17	2B/1B	OCCUPIED	800	09/30/2025	10/31/2026	$1,099	$75	-	-	$1,174	$1,250
18	2B/1B	OCCUPIED	800	12/01/2025	11/30/2026	$1,100	$75	-	-	$1,175	$1,250
19	2B/1B	OCCUPIED	800	04/01/2026	06/30/2027	$1,100	$75	-	-	$1,175	$1,250
20	2B/1B	OCCUPIED	800	08/22/2025	08/21/2026	$1,100	$75	-	-	$1,175	$1,250
Total						**$20,206**	**$1,275**	**$200**	**$200**	**$21,881**	**$23,800**

RENT COMPARABLES

Address	Rent	Distance	Size	Bed	Bath
2302 Salvador St	$1,000	0.04 mi	490 ft^2	1 bed	1 bath
6246 Corbly Rd	$1,085	0.18 mi	650 ft^2	1 bed	1 bath
2215 Salvador St	$1,050	0.20 mi	600 ft^2	1 bed	1 bath
2342 Beechmont Ave	$1,255	0.20 mi	900 ft^2	2 bed	1 bath
2302 Salvador St	$1,300	0.04 mi	850 ft^2	2 bed	1 bath

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ADDITIONAL INFORMATION

About Key Property Partners

Agent Bio + Contact

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

264 TRANSACTIONS *involving* **1,481** DOORS *totaling* **105** MILLION *in sales*

AGENT BIO + CONTACT

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 | Sales Manager

Drew is the Sales Manager and Lead 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.

drew@keypropertypartners.com
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.*