



INVESTMENT OPPORTUNITY

FOR SALE

10916 Reading Rd. Cincinnati, OH 45241
Sharonville | 14 Apartment Units

EVENVIEW APARTMENTS
8.6% CAP | RARE OPPORTUNITY



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PROPERTY INFORMATION

Property Summary

Highlights

Property Details

Photography

Sharonville Multifamily Asset – Rent Upside + RUBS in Place

10916 Reading Road presents a rare opportunity to acquire a turn-key 14-unit multifamily asset priced to sell at an 8.6% cap rate, delivering strong in-place returns. The property features a unit mix of 11 one-bed units and 3 studios, with in-place rents totaling \$13,800 at full occupancy. Units include boiler heat and through-the-wall AC, with tenants paying separate electric. RUBS is implemented across all units to help offset utility expenses. The property also offers 18 off-street parking spaces with a newly striped lot.

Located directly next to Sharonville City Hall and across from the Queen City Sports Complex, currently undergoing a major renovation, the asset is well-positioned in one of Cincinnati's most supply-constrained submarkets. Opportunities in Sharonville are limited, making this a compelling option for investors seeking stable cash flow in a high-demand area.



PROPERTY SUMMARY

LIST PRICE - \$1,150,000

NUMBER OF UNITS - 14

LOT SIZE - 0.33 Acres

BUILDING SIZE - 8,742 SF

MARKET - Cincinnati

SUBMARKET - Sharonville

PROPERTY HIGHLIGHTS

- Rare Sharonville Offering
- 8.6% Cap Rate, Strong Returns
- RUBS in Place
- 18 Parking Spaces; Newly Striped Lot
- Rent Growth Upside
- Private Balconies

PROPERTY DETAILS

LIST PRICE- \$1,150,000

NUMBER OF UNITS - 14

PROPERTY TYPE- Multifamily

LOT SIZE- 0.33 Acres

APN #- 608-0007-0016-00

ZONING- SM-D

LAND USE - 401 - APARTMENT, 4-19 UNITS

LOCATION INFORMATION

PROPERTY ADDRESS- 10916 Reading Rd

CITY, STATE, ZIP- Cincinnati, OH 45241

COUNTY/TOWNSHIP- Hamilton

MARKET- Cincinnati

SUBMARKET- Sharonville

ROAD TYPE- Paved

NEAREST AIRPORT- Cincinnati Municipal Airport

PROPERTY INFORMATION

BUILDING SIZE- 8,742 SF

YEAR BUILT- 1965

TENANCY- Annual

NUMBER OF FLOORS- Three (3)

CONSTRUCTION STATUS- Existing Structure

ROOF- Shingle

NUMBER OF BUILDINGS- One (1)

FLOOR COVERINGS- LVP/Hardwood

EXTERIOR WALLS- Brick

FOUNDATION- Poured

PARKING

STREET PARKING- Yes

PARKING TYPE- Lot, Off Street, Private

PARKING SPOTS- 18

PROPERTY PHOTOS - EXTERIOR





PROPERTY PHOTOS : EXTERIOR



PROPERTY PHOTOS : UNIT 4



PROPERTY PHOTOS : UNIT 4



PROPERTY PHOTOS : COMMON AREA



PROPERTY PHOTOS : MECHANICS



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LOCATION

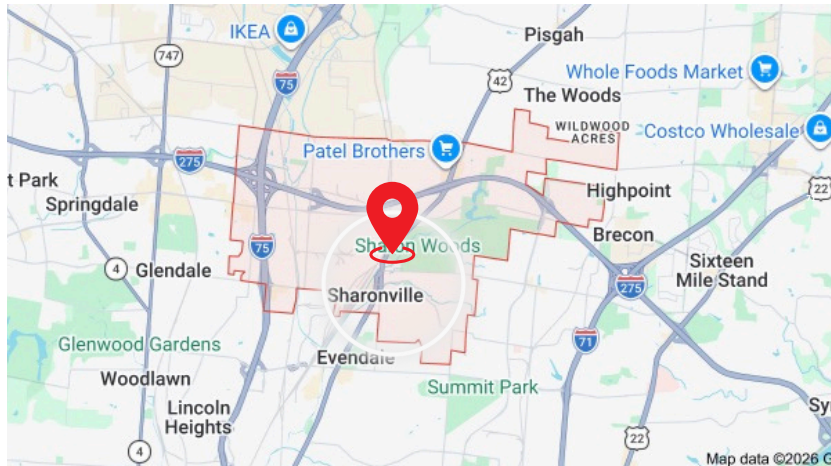
About The Neighborhood
Local Map

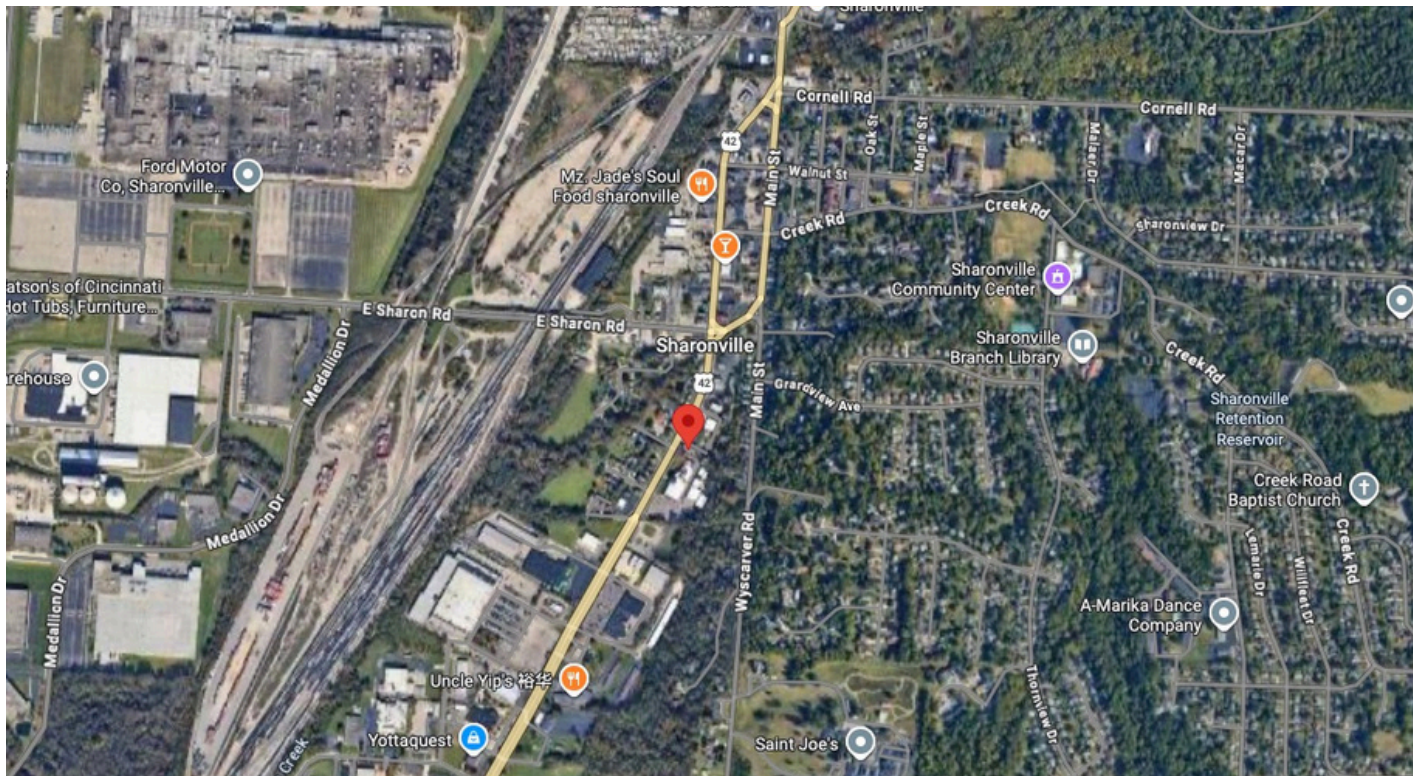
Sharonville – Premier Cincinnati Suburban Submarket with Strong Rental Demand

Sharonville is one of Greater Cincinnati's most dynamic and desirable suburban submarkets, known for its strong fundamentals and continued growth. Strategically located at the intersection of I-75 and I-275, the area offers a convenient 20-minute commute to downtown Cincinnati with direct access to major employment centers, retail corridors, and regional amenities, including Kenwood Towne Centre.

The community features a well-rounded mix of dining, recreation, and green space, highlighted by Sharon Woods, one of the premier park systems in the region. Ongoing public and private investment continues to enhance the area, including the large-scale renovation of the Sharonville Sports Complex located directly across from 10916 Reading Rd.

With strong rental demand, limited inventory, and consistent reinvestment, Sharonville stands out as a stable and highly attractive market for multifamily investment.





LOCAL ATTRACTIONS 2 MILES OR LESS

MEDICAL, EDUCATION,
CULTURAL & ENTERTAINMENT

Sharon Woods
Moonflower Coffee Collective
Rocafella's Pizza A Taste of New York
Blue Goose Sports Café
alReddy Café
Mz. Jade's Soul Food Sharonville
Red Roof Inn Cincinnati – Sharonville

CMarie Day Bakes
Uncle Yip's
Athenian Restaurant
Trophy Pizza – Evendale
Yottaquest
Drury Inn & Suites Cincinnati Sharonville
Baymont by Wyndham Cincinnati

Quality Inn & Suites Cincinnati Sharonville
La Quinta Inn & Suites by Wyndham
Hilton Garden Inn Cincinnati/Sharonville
Comfort Inn & Suites Sharonville
Hawthorn Extended Stay by Wyndham
Tru by Hilton Sharonville Cincinnati

Society-Historic Sharonville
The National Dulcimer Museum
Heritage Village Museum
Park Montessori School
St Michael School

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FINANCIALS

Financial Summary

Rent Roll

Comparable Rents

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE - \$1,150,000

PRICE PER UNIT - \$82,143

CAP RATE - 8.63%

CURRENT OPERATING DATA

GROSS SCHEDULED RENT INCOME - \$157,788

OTHER INCOME - \$8,800

TOTAL SCHEDULED - \$166,588

VACANCY COST (5%)- \$8,329

GROSS INCOME - \$158,259

OPERATING EXPENSES - \$59,049

NET OPERATING INCOME - \$99,210

FINANCING DATA

(70% LTV, 6.25% INTEREST, 25 YEAR AM)

DOWN PAYMENT - \$345,000

LOAN AMOUNT - \$805,000

DEBT SERVICE - \$63,724

DEBT SERVICE MONTHLY - \$5,310

INCOME	Actual
Gross Rental Income	\$157,788
Other Income (RUBS/Laundry)	\$8,800
TOTAL INCOME	\$166,588
EXPENSE	
VARIABLE EXPENSES	
Maintenance/Repairs (4% est)	\$6,664
Replacement Reserves (4% est)	\$6,664
G&E - Common (Actual)	\$7,970
Water & Sewer (Actual)	\$5,800
Vacancy (5% est)	\$8,329
Trash (est)	\$1,750
TOTAL VARIABLE EXPENSES	\$37,177
FIXED EXPENSES	
Management (7%)	\$11,661
Taxes (Actual)	\$16,740
Insurance (Actual)	\$1,800
TOTAL FIXED EXPENSES	\$30,201
NOI	\$99,210

RENT ROLL

Unit	Unit Type	Status	SQ FT	Lease Start	Lease End	Base Rent	RUBS	Total Rent	Proforma Total Rent
Unit 1	1 Bed/1 Bath	OCCUPIED	600	03/19/2026	03/18/2027	\$1,025	\$0	\$1,025	\$1,075
Unit 2	1 Bed/1 Bath	OCCUPIED	600	01/01/2026	12/31/2026	\$975	\$50	\$1,025	\$1,075
Unit 3	1 Bed/1 Bath	OCCUPIED	600	04/10/2025	04/30/2026	\$975	\$50	\$1,025	\$1,075
Unit 4	1 Bed/1 Bath	OCCUPIED	600	09/01/2025	08/31/2026	\$1,004	\$50	\$1,054	\$1,075
Unit 5	1 Bed/1 Bath	OCCUPIED	600	03/01/2026	03/31/2027	\$1,005	\$50	\$1,055	\$1,075
Unit 6	1 Bed/1 Bath	OCCUPIED	600	02/01/2026	02/28/2027	\$910	\$50	\$960	\$1,075
Unit 7	1 Bed/1 Bath	OCCUPIED	600	09/30/2025	10/31/2026	\$925	\$50	\$975	\$1,075
Unit 8	1 Bed/1 Bath	OCCUPIED	600	03/19/2026	03/18/2027	\$1,025	\$0	\$1,025	\$1,075
Unit 9	1 Bed/1 Bath	OCCUPIED	600	02/26/2026	3/31/2027	\$1,025	\$50	\$1,075	\$1,075
Unit 10	1 Bed/1 Bath	OCCUPIED	600	04/01/2025	03/31/2026	\$1,005	\$50	\$1,055	\$1,075
Unit 11	1 Bed/1 Bath	OCCUPIED	600	10/01/2025	10/31/2025	\$1,025	\$150	\$1,175	\$1,075
Unit 12	Studio	VACANT	400	-	-	--	-	-	\$800
Unit 13	Studio	OCCUPIED	400	01/01/2026	12/31/2026	\$700	\$50	\$750	\$800
Unit 14	Studio	OCCUPIED	400	01/01/2026	12/31/2026	\$750	\$50	\$800	\$800
TOTAL						\$12,349	\$650	\$12,999	\$14,225

COMPARABLE RENTS

Address	Rent	Distance	Size	Bed	Bath
11414 Lebanon Rd	\$1,000	1.18 mi	565 ft ²	1 bed	1 bath
3761 E Kemper Rd	\$1,015	1.73 mi	650 ft ²	1 bed	1 bath
4071 Sharon Park Ln	\$1,050	2.21 mi	650 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

264+ TRANSACTIONS *involving* **1,481** DOORS *totaling* **105** 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, and enjoying everything Cincinnati has to offer.

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ANDREW 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.