

GENERAL BACKGROUND INFORMATION

(As available @ 10/2026 - subject to change without notice)

Receiver Directs Immediate Sale

ELBERON GARDEN APARTMENTS **529 - 553 Elberon Ave & 546 Woodlawn Ave** **CINCINNATI, OH**



Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, President & Broker

GENERAL BACKGROUND INFORMATION

(Included as of 10/2026)

- Property Photos
- Aerial Photos
- Location Maps
- Data Sheet
- Demographics
- Tax Parcel / Parcel Information
- Neighborhoods Map
- Zoning Map
- Property Summary
- Market Information / County Profile
- Selected Sale Comparables & Selected Rent Comparables
- Consumer Guide to Agency Relationships / Registration

529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

Property Photos



*** Note: Photos may not represent existing conditions*

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Property Photos



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529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

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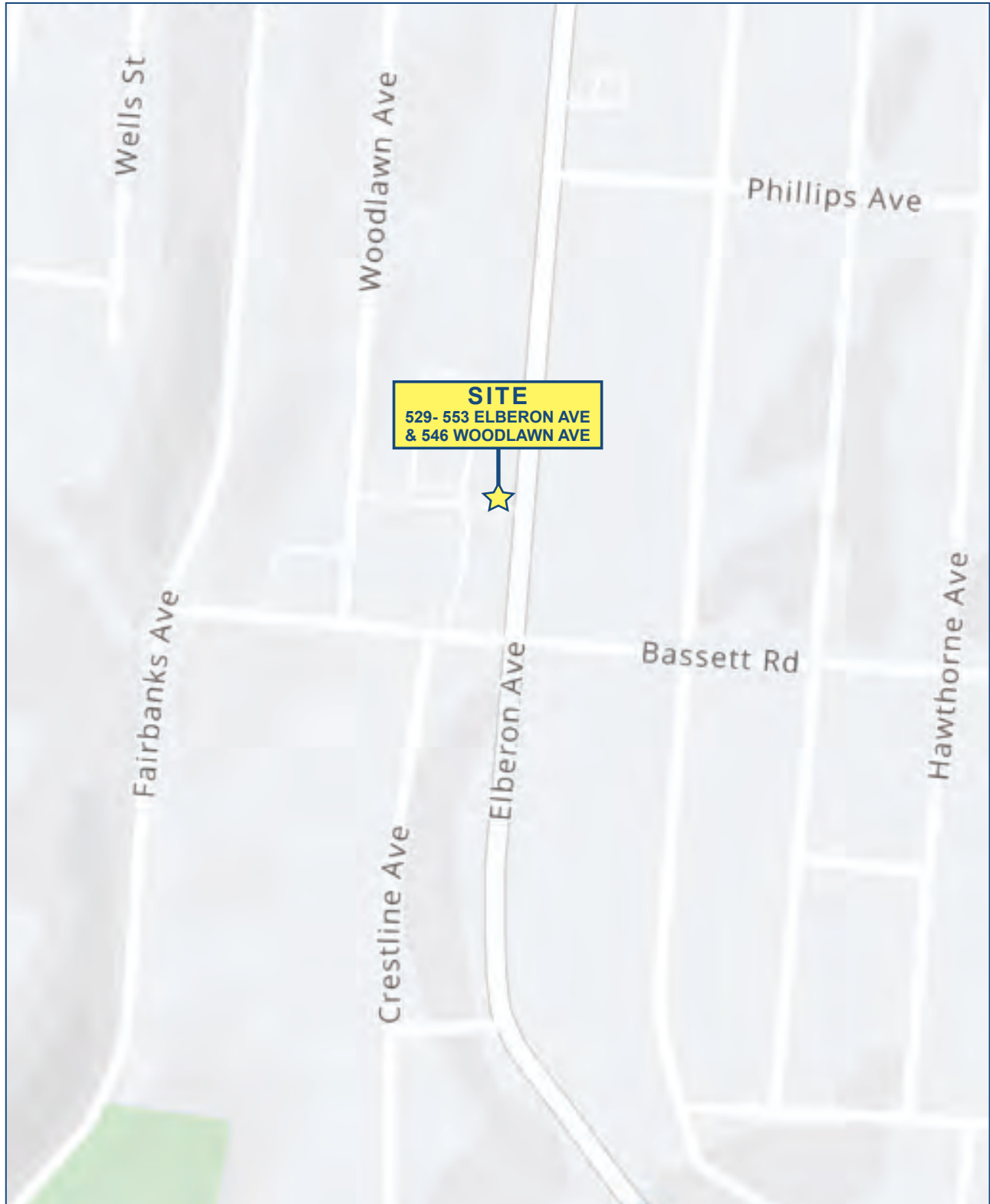
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529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

Aerial Photos

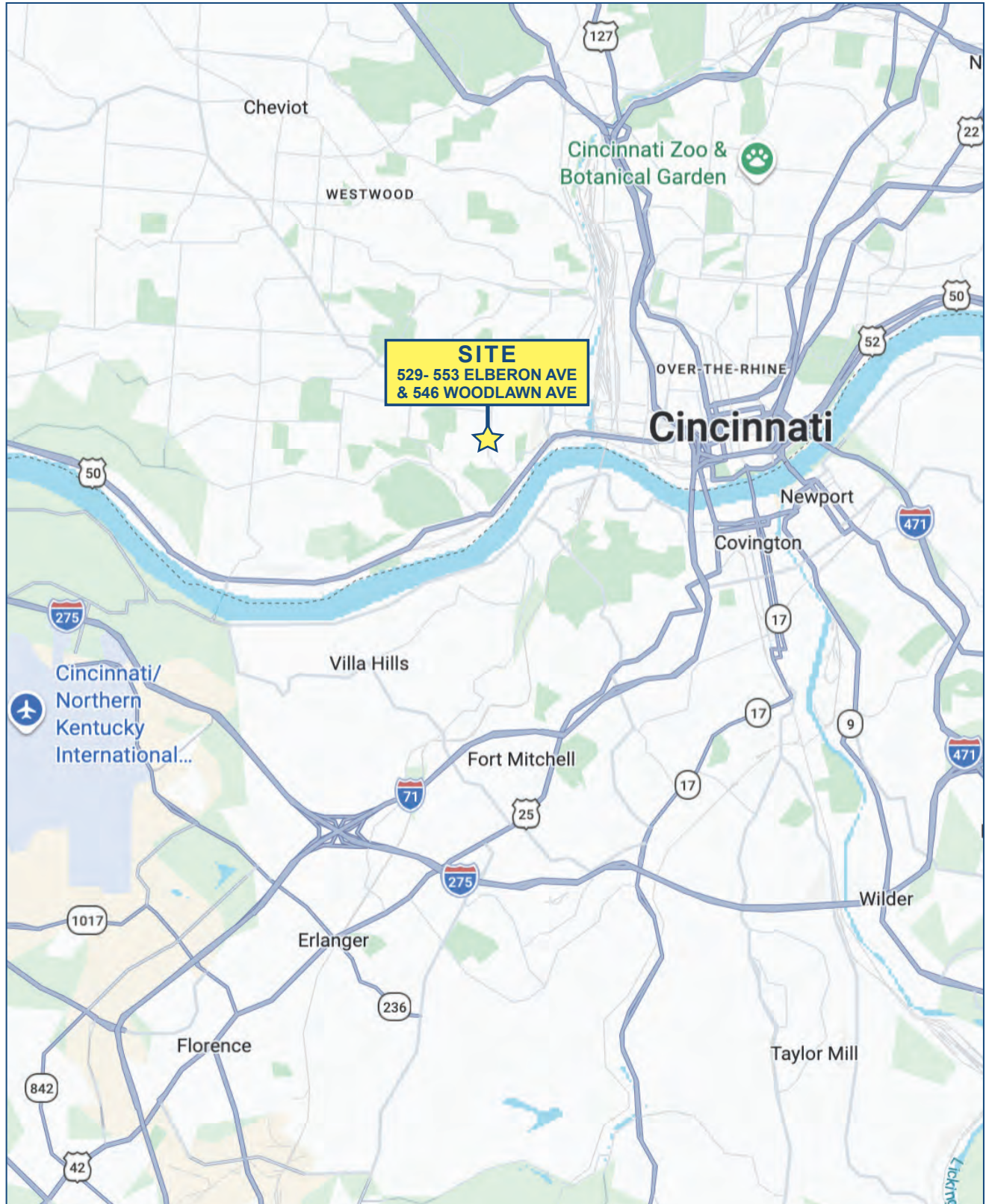


Location Map



529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

Location Map



Data Sheet

The Property

Zoning:	RM-2.0
Property Class:	C
Land Acres:	2.91 AC
Land SF	51,988 SF
Parcel Numbers:	176-0021-0142-00

529-553 Elberon Ave & 546 Woodlawn Ave

Building

Number of Units:	66
Total Buildings:	13
Unit Types:	6 - Studio 39 - 1 bedrooms 21 - 2 bedrooms
Number of Stories:	2
Year Built:	1958

Site Amenities

Laundry Facilities

Parking includes 40 surface parking and 10 double garages with a total of 20 spots

Unit Amenities

Air Conditioning

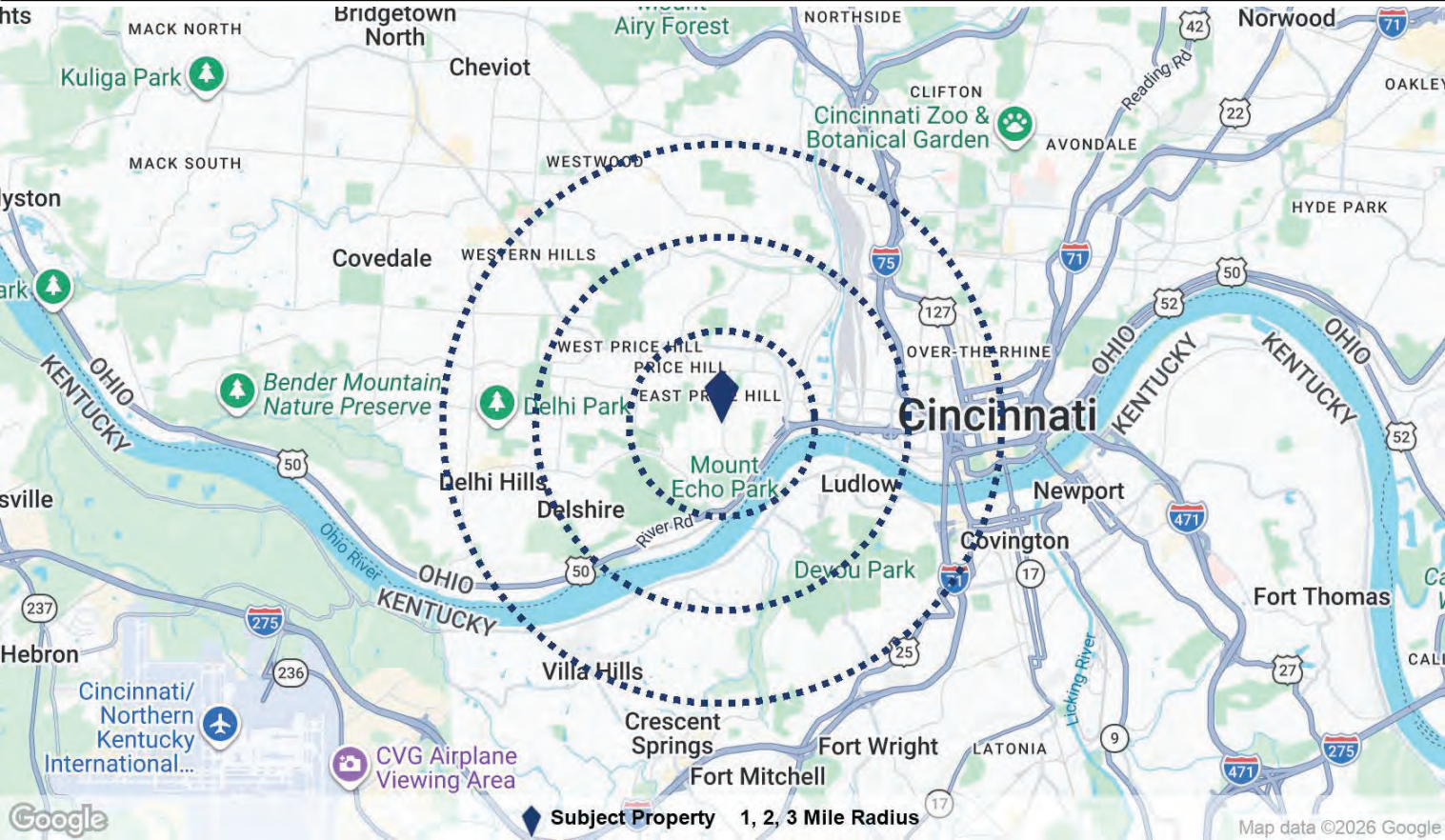
Heating

Kitchen, Oven, Refrigerator

**All information per county website to be verified by potential purchaser.*

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
14,915	2.4	36	\$43,523

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	2 Mile	3 Mile
2025 Population	14,915	45,599	115,407
2030 Population	15,278	46,569	118,260
Pop Growth 2025-2030	2.4%	2.1%	2.5%
2025 Average Age	36	36	37
Households			
2025 Households	5,898	18,034	49,494
2030 Households	6,041	18,424	50,834
Household Growth 2025-2030	2.4%	2.2%	2.7%
Median Household Income	\$43,523	\$49,926	\$55,387
Average Household Size	2.4	2.4	2.2
Average HH Vehicles	1	1	1
Housing			
Median Home Value	\$128,237	\$145,430	\$193,541
Median Year Built	1948	1949	1955

529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

Tax Parcel

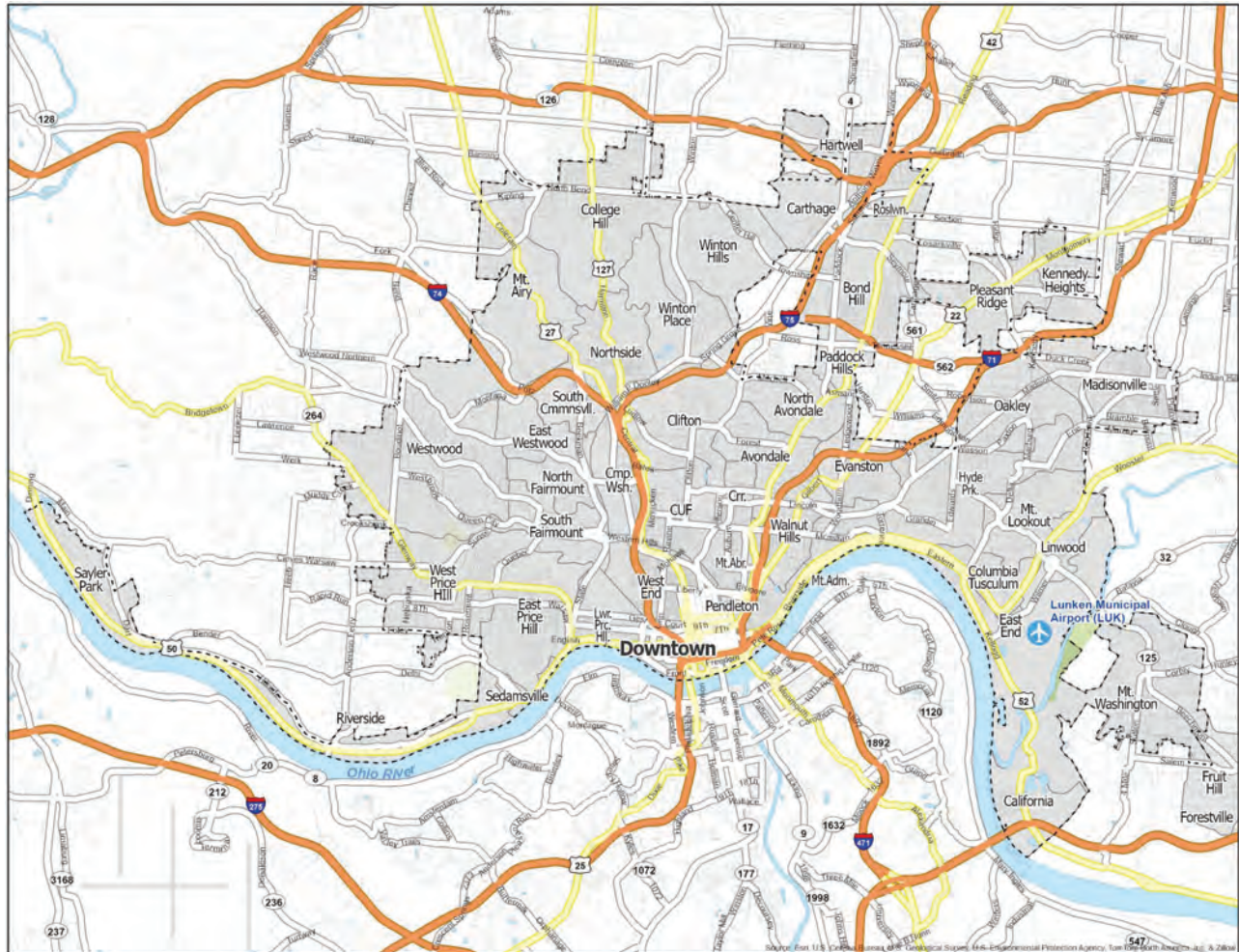


**Parcel Lines Approximate, for illustration only*

Parcel Information

PARCEL NUMBER	ADDRESS
176-0021-0135-00	539 Elberon Ave
176-0021-0136-00	541 Elberon Ave
176-0021-0137-00	543 Elberon Ave
176-0021-0138-00	545 Elberon Ave
176-0021-0139-00	547 Elberon Ave
176-0021-0043-00	546 Woodlawn Ave
176-0021-0141-00	527 Elberon Ave
176-0021-0142-00	529 Elberon Ave
176-0021-0143-00	549 Elberon Ave
176-0021-0144-00	551 Elberon Ave
176-0021-0145-00	553 Elberon Ave
176-0021-0146-00	533 Elberon Ave

Cincinnati Neighborhoods Map



529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

Property Reports

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:33:32 PM EDT

Parcel ID 176-0021-0135-00	Address 539 ELBERON AVE	Index Order Parcel Number	Tax Year 2025 Payable 2026
Property Information			
Tax District 001 - CINTI CORP-CINTI CSD School District CINCINNATI CSD		Images/Sketches 	
Appraisal Area 03200 - EAST PRICE HILL Sales		Auditor Land Use 403 - APARTMENT, 40+ UNITS	
Owner Name and Address ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)		Tax Bill Mail Address THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value 27,450		Effective Tax Rate 82.840948	Total Tax \$2,763.83
Property Description WOODLAWN AVE 50 X 113 LOT 1 ELBERON GARDEN APTS SUB			

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1958	Board of Revision	YES(13)
Total Rooms	0	Rental Registration	No
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	5/17/2021	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	15,200
Conveyance Number	267468	CAUV Value	0
Deed Type	LE - Limited Warranty Deed (EX)	Market Improvement Value	63,230
Deed Number		Market Total Value	78,430
# of Parcels Sold	12	TIF Value	0
Acresage	0.000	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00

Notes
1) 12/15/09 bor #05-82027 decrease to 96,260 2) 9/16/13 bor #12-602449 decrease to 59,160 1) 2-17-05 CRA ABATEMENT EXPIRED 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	403 APARTMENT, 40+ UNITS	3,330	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	1,665	9	1
Section 2	352 Multiple Res (Low Rise)	1,665	9	1

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$104.74	\$134.93	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$192.15	B

No Passed Levies Found

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Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:35:53 PM EDT

Parcel ID 176-0021-0136-00 Address 541 ELBERON AVE Index Order Parcel Number Tax Year 2025 Payable 2026

Property Information		
Tax District School District	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	Images/Sketches 
Appraisal Area 03200 - EAST PRICE HILL Sales	Auditor Land Use 403 - APARTMENT, 40+ UNITS	
Owner Name and Address ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value 27,450	Effective Tax Rate 82.840948	
Property Description ELBERON AVE 50 X 113 LOT 2 ELBERON GARDEN APTS SUB		
		Total Tax \$2,784.84

Appraisal/Sales Summary	
Year Built	1958
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	5/17/2021
Last Sale Amount	\$0
Conveyance Number	267468
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	12
Acreage	0.132

Tax/Credit/Value Summary	
Board of Revision	YES(13)
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	15,200
CAUV Value	0
Market Improvement Value	63,230
Market Total Value	78,430
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00

Notes

1) 12/15/06 bor #05-82027 decrease to 96,260 2) 9/16/13 bor #12-602449 decrease to 59,160 1) 2-16-05 CRA ABATEMENT EXPIRES 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	403 APARTMENT, 40+ UNITS	3,330	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
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Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
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Cincinnati CSD	Additional	7.00	\$0.00	\$192.15	B

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Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

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Parcel ID176-0021-0137-00Address543 ELBERON AVEIndex OrderParcel NumberTax Year2025 Payable 2026

Property Information		
Tax District001 - CINTI CORP-CINTI CSD		Images/Sketches
School DistrictCINCINNATI CSD		
Appraisal Area03200 - EAST PRICE HILL Sales		Auditor Land Use403 - APARTMENT, 40+ UNITS
Owner Name and Address ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value27,450	Effective Tax Rate82.840948	Total Tax\$2,786.99
Property Description WOODLAWN AVE 50 X 113 LOT 3 ELBERON GARDEN APTS SUB		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1958	Board of Revision	YES(13)
Total Rooms	0	Rental Registration	Yes
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	5/17/2021	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	15,200
Conveyance Number	267468	CAUV Value	0
Deed Type	LE - Limited Warranty Deed (EX)	Market Improvement Value	63,230
Deed Number		Market Total Value	78,430
# of Parcels Sold	12	TIF Value	0
Acresage	0.126	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00

Notes

1) 12/15/06 bor #05-82027 decrease to 96,260 2) 9/16/13 bor #12-602449 decrease to 59,160 1) 2-16-05 CRA ABATEMENT EXPIRES 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	403 APARTMENT, 40+ UNITS	3,330	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	1,665	9	1
Section 2	352 Multiple Res (Low Rise)	1,665	9	1

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$104.74	\$134.93	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$192.15	B

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2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

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Property Report

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Parcel ID176-0021-0138-00Address545 ELBERON AVEIndex OrderParcel NumberTax Year2025 Payable 2026

Property Information		
Tax District001 - CINTI CORP-CINTI CSD		Images/Sketches
School DistrictCINCINNATI CSD		
Appraisal Area03200 - EAST PRICE HILL Sales		Auditor Land Use403 - APARTMENT, 40+ UNITS
Owner Name and Address ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value27,450	Effective Tax Rate82.840948	Total Tax\$2,783.63
Property Description WOODLAWN AVE 50 X 113 LOT 4 ELBERON GARDEN APTS SUB		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1958	Board of Revision	YES(13)
Total Rooms	0	Rental Registration	Yes
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	5/17/2021	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	15,200
Conveyance Number	267468	CAUV Value	0
Deed Type	LE - Limited Warranty Deed (EX)	Market Improvement Value	63,230
Deed Number		Market Total Value	78,430
# of Parcels Sold	12	TIF Value	0
Acresage	0.122	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00

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Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:39:29 PM EDT

Parcel ID176-0021-0139-00Address547 ELBERON AVEIndex OrderParcel NumberTax Year2025 Payable 2026

Property Information			
Tax District 001 - CINTI CORP-CINTI CSD	Images/Sketches 		
School District CINCINNATI CSD			
Appraisal Area 03200 - EAST PRICE HILL Sales			Auditor Land Use 403 - APARTMENT, 40+ UNITS
Owner Name and Address ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)			Tax Bill Mail Address THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)
Assessed Value 27,450			Effective Tax Rate 82.840948
Total Tax \$2,294.47			
Property Description WOODLAWN AVE 60 X 113 IRR LOT 5 ELBERON GARDEN APTS SUB			

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1958	Board of Revision	YES(13)
Total Rooms	0	Rental Registration	Yes
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	5/17/2021	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	15,200
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Deed Type	LE - Limited Warranty Deed (EX)	Market Improvement Value	63,230
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Acresage	0.142	Abated Value	0
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Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 10/2/2026 2:34:27 PM EDT

Parcel ID176-0021-0043-00Address546 WOODLAWN AVEIndex OrderOwnerTax Year2025 Payable 2026

Property Information		
Tax District School District	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	Images/Sketches 
Appraisal Area	Auditor Land Use	
03200 - EAST PRICE HILL Sales	500 - RESIDENTIAL VACANT LAND	
Owner Name and Address	Tax Bill Mail Address	
ELBOW RESIDENTS LLC 4403 15TH AVENUE STE 552 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyofohio.gov)	
Assessed Value	Effective Tax Rate	Total Tax
1,030	69.235360	\$83.03
Property Description WOODLAWN AVE 65 X 44.44 LOT 54 ELBERON LAND CO		

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	5/17/2021
Last Sale Amount	\$0
Conveyance Number	267468
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	12
Acresage	0.068

Tax/Credit/Value Summary	
Board of Revision	YES(13)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	2,940
CAUV Value	0
Market Improvement Value	0
Market Total Value	2,940
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00

Notes

1) 12/15/06 bor #05-82027 no change 2) 9/16/13 bor #12-602449 decrease to 2,830

No Structures

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$2.59	\$3.72	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$7.21	B

No Passed Levies Found

This is an estimated levy payment based on the **current** value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC
2019	212068	0	8/19/2019	ELBERON GARDENS LLC ELBERON GARDENS LLC ELBERON GARDENS LLC ELBERON GARDENS LLC ELBERON GARDENS LLC ELBERON GARDENS LLC	529 ELBERON LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:41:46 PM EDT

Parcel ID 176-0021-0141-00 Address 527 ELBERON AVE Index Order Parcel Number Tax Year 2025 Payable 2026

Property Information			
Tax District 001 - CINTI CORP-CINTI CSD School District CINCINNATI CSD		Images/Sketches 	
Appraisal Area 03200 - EAST PRICE HILL Sales		Auditor Land Use 403 - APARTMENT, 40+ UNITS	
Owner Name and Address ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)		Tax Bill Mail Address THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value 31,640		Effective Tax Rate 82.840948	Total Tax \$2,636.59
Property Description ELBERON AVE 48.33 X 107 LOT 9 ELBERON GARDEN APTS SUB			

Appraisal/Sales Summary	
Year Built	1958
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	5/17/2021
Last Sale Amount	\$0
Conveyance Number	267468
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	12
Acresage	0.121

Tax/Credit/Value Summary	
Board of Revision	YES(13)
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	15,200
CAUV Value	0
Market Improvement Value	75,210
Market Total Value	90,410
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00

Notes

1) 12/15/06 bor #05-82027 decrease to 101,490 2) 9/16/13 bor #12-602449 decrease to 58,210 1) 2-16-05 CRA ABATEMENT EXPIRES 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	403 APARTMENT, 40+ UNITS	3,290	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	1,645	9	1
Section 2	352 Multiple Res (Low Rise)	1,645	9	1

Improvements		
Improvement	Measurements	Year Built
525-Asphalt	1600	1958

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$120.73	\$155.53	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$221.48	B

No Passed Levies Found

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Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:42:23 PM EDT

Parcel ID176-0021-0142-00Address529 ELBERON AVEIndex OrderParcel NumberTax Year2025 Payable 2026

Property Information		
Tax District001 - CINTI CORP-CINTI CSD		Images/Sketches
School DistrictCINCINNATI CSD		
Appraisal Area03200 - EAST PRICE HILL Sales		Auditor Land Use403 - APARTMENT, 40+ UNITS
Owner Name and AddressELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail AddressTHE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value30,240	Effective Tax Rate82.840948	Total Tax\$2,520.50
Property DescriptionELBERON AVE 48.33 X 107 LOT 10 ELBERON GARDEN APTS SUB		

Appraisal/Sales Summary	
Year Built	1958
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	5/17/2021
Last Sale Amount	\$0
Conveyance Number	267468
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	12
Acresage	0.119

Tax/Credit/Value Summary	
Board of Revision	YES(13)
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	15,200
CAUV Value	0
Market Improvement Value	71,190
Market Total Value	86,390
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00

Notes

1) 12/15/06 bor #05-82027 decrease to 101,490 2) 9/16/13 bor #12-602449 decrease to 55,590 1) 2-16-05 CRA ABATEMENT EXPIRES 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	403 APARTMENT, 40+ UNITS	3,290	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	1,645	9	1
Section 2	352 Multiple Res (Low Rise)	1,645	9	1

Improvements		
Improvement	Measurements	Year Built
525-Asphalt	1600	1958

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$115.39	\$148.65	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$211.68	B

No Passed Levies Found

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Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

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Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:42:51 PM EDT

Parcel ID 176-0021-0143-00 Address 549 ELBERON AVE Index Order Parcel Number Tax Year 2025 Payable 2026

Property Information		
Tax District School District	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	Images/Sketches 
Appraisal Area	Auditor Land Use	
03200 - EAST PRICE HILL Sales	403 - APARTMENT, 40+ UNITS	
Owner Name and Address	Tax Bill Mail Address	
ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value	Effective Tax Rate	Total Tax
31,640	82.840948	\$2,637.56
Property Description ELBERON AVE 48.33 X 107 LOT 11 ELBERON GARDEN APTS SUB		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1958	Board of Revision	YES(13)
Total Rooms	0	Rental Registration	Yes
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	5/17/2021	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	15,200
Conveyance Number	267468	CAUV Value	0
Deed Type	LE - Limited Warranty Deed (EX)	Market Improvement Value	75,210
Deed Number		Market Total Value	90,410
# of Parcels Sold	12	TIF Value	0
Acres	0.128	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00

Notes
1) 12/15/06 bor #05-82027 decrease to 101,490 2) 9/16/13 bor #12-602449 decrease to 58,210 1) 2-16-05 CRA ABATEMENT EXPIRES 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	403 APARTMENT, 40+ UNITS	3,290	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	1,645	9	1
Section 2	352 Multiple Res (Low Rise)	1,645	9	1

Improvements		
Improvement	Measurements	Year Built
525-Asphalt	1600	1958

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$120.73	\$155.53	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$221.48	B

No Passed Levies Found

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Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

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Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:43:21 PM EDT

Parcel ID 176-0021-0144-00 Address 551 ELBERON AVE Index Order Parcel Number Tax Year 2025 Payable 2026

Property Information		
Tax District School District	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	Images/Sketches 
Appraisal Area Sales	Auditor Land Use 403 - APARTMENT, 40+ UNITS	
Owner Name and Address ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value 31,640	Effective Tax Rate 82.840948	Total Tax \$2,636.39
Property Description ELBERON AVE 48.33 X 107 LOT 12 ELBERON GARDEN APTS SUB		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1958	Board of Revision	YES(13)
Total Rooms	0	Rental Registration	Yes
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	5/17/2021	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	15,200
Conveyance Number	267468	CAUV Value	0
Deed Type	LE - Limited Warranty Deed (EX)	Market Improvement Value	75,210
Deed Number		Market Total Value	90,410
# of Parcels Sold	12	TIF Value	0
Acresage	0.000	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00

Notes

1) 12/15/06 bor #05-82027 decrease to 101,490 2) 9/16/13 bor #12-602449 decrease to 58,210 1) 2-16-05 CRA ABATEMENT EXPIRES 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	403 APARTMENT, 40+ UNITS	3,290	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	1,645	9	1
Section 2	352 Multiple Res (Low Rise)	1,645	9	1

Improvements		
Improvement	Measurements	Year Built
525-Asphalt	1600	1958

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$120.73	\$155.53	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$221.48	B

No Passed Levies Found

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

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Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:43:51 PM EDT

Parcel ID 176-0021-0145-00 Address 553 ELBERON AVE Index Order Parcel Number Tax Year 2025 Payable 2026

Property Information		
Tax District School District	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	Images/Sketches 
Appraisal Area	Auditor Land Use	
03200 - EAST PRICE HILL Sales	401 - APARTMENT, 4-19 UNITS	
Owner Name and Address	Tax Bill Mail Address	
ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value	Effective Tax Rate	Total Tax
57,360	82.840948	\$4,766.39
Property Description ELBERON AVE 48.34 X 107 LOT 13 ELBERON GARDEN APTS SUB		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1958	Board of Revision	YES(13)
Total Rooms	0	Rental Registration	Yes
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	5/17/2021	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	15,200
Conveyance Number	267468	CAUV Value	0
Deed Type	LE - Limited Warranty Deed (EX)	Market Improvement Value	148,690
Deed Number		Market Total Value	163,890
# of Parcels Sold	12	TIF Value	0
Acres	0.000	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00

Notes
1) 12/15/06 bor #05-82027 decrease to 101,490 2) 9/16/13 bor #12-602449 decrease to 58,210 1) 2-16-05 CRA ABATEMENT EXPIRES 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	401 APARTMENT, 4-19 UNITS	3,290	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	1,645	9	1
Section 2	352 Multiple Res (Low Rise)	1,645	9	1

Improvements		
Improvement	Measurements	Year Built
525-Asphalt	1600	1958

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$218.87	\$281.96	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$401.52	B

No Passed Levies Found

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

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Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Jessica E. Miranda, Hamilton County Auditor
Property Report

generated on 9/29/2026 1:44:22 PM EDT

Parcel ID176-0021-0146-00Address533 ELBERON AVEIndex OrderParcel NumberTax Year2025 Payable 2026

Property Information		
Tax District School District	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	Images/Sketches
Appraisal Area	Auditor Land Use	
03200 - EAST PRICE HILL Sales	403 - APARTMENT, 40+ UNITS	
Owner Name and Address	Tax Bill Mail Address	
ELBOW RESIDENTS LLC 4403 15TH AVE STE 192 BROOKLYN NY 11219 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	THE AG REAL ESTATE GROUP INC 3659 S GREEN RD, SUITE 216 BEACHWOOD OH 44122 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value	Effective Tax Rate	Total Tax
101,580	82.840948	\$8,434.01
Property Description ELBERON AV 60 FT IR LOT 14 ELBERON GARDEN APTS SUB		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1958	Board of Revision	YES(13)
Total Rooms	0	Rental Registration	Yes
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	5/17/2021	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	74,800
Conveyance Number	267468	CAUV Value	0
Deed Type	LE - Limited Warranty Deed (EX)	Market Improvement Value	215,440
Deed Number		Market Total Value	290,240
# of Parcels Sold	12	TIF Value	0
Acresage	1.590	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00

Notes
1) 12/15/06 bor # 05-82027 decrease to 278,150 2) 9/16/13 bor #12-602449 decrease to 172,940 1) 1-25-04 CRA ABATEMENT EXPIRES FOR 2005 PAY 2006

Structure List			
Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 2	403 APARTMENT, 40+ UNITS	7,134	1958
Structure 1	403 APARTMENT, 40+ UNITS	4,212	1958

Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	3,567	9	1
Section 2	352 Multiple Res (Low Rise)	3,567	9	1

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$387.59	\$499.33	B, D
Cincinnati CSD	Additional	7.00	\$0.00	\$711.06	B

No Passed Levies Found

This is an estimated levy payment based on the **current** value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	267468	0	5/17/2021	529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC 529 ELBERON LLC	ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC ELBOW RESIDENTS LLC

Market Information

Cincinnati



Overview of Cincinnati

Location: Situated on the north bank of the Ohio River in southwestern Ohio, serving as the county seat of Hamilton County.

Population: Home to approximately 309,000 residents within city limits, with a broader tri-state metropolitan population exceeding 2.3 million.

Nickname: Commonly known as the “Queen City” or historically “Porkopolis” due to its 19th-century pork-processing industry.

History and Culture

Founding: Settled in 1788 and later named in 1790 after the Roman statesman Cincinnatus. Advisory Council on Historic Preservation

Milestones: Recognized for early American firsts, including establishing the first professional baseball team (the Cincinnati Reds) in 1869.

Attractions: Features cultural landmarks like the Cincinnati Music Hall, the National Underground Railroad Freedom Center, and the American Sign Museum.

The above content was found on: AI Overview,

Market Information

Cincinnati Highlights



Cincinnati Art Museum

Located in scenic Eden Park, the Cincinnati Art Museum features a diverse, encyclopedic art collection of more than 73,000 works spanning 6,000 years. In addition to displaying its own broad collection, the museum also hosts several national and international traveling exhibitions each year.

The Cincinnati Zoo & Botanical Garden is one of the oldest and best zoos in the nation. At its core lies an abundance of biodiversity, featuring over 400 species of animals and 3,000 plant species. It is also a world-renowned leader in the areas of endangered species reproduction, groundbreaking education collaboratives, and green practices.

The Cincinnati Bengals are a professional American football team based in Cincinnati. The Bengals compete in the National Football League (NFL) as a member of the American Football Conference (AFC) North division. The team plays its home games at Paycor Stadium in downtown Cincinnati.

The Cincinnati Reds are an American professional baseball team based in Cincinnati. The Reds compete in Major League Baseball (MLB) as a member club of the National League (NL) Central Division. They were a charter member of the American Association in 1882 before joining the NL in 1890.

Kings Island is a 364-acre (147 ha) amusement park located 24 miles (39 km) northeast of Cincinnati in Mason, Ohio, United States. Owned and operated by Six Flags, the park was built by Taft Broadcasting and opened in 1972. It was part of a larger effort to move and expand Coney Island, a popular resort destination along the banks of the Ohio River that was prone to frequent flooding. After more than \$300 million in capital investments over the years, the park has grown to feature over a hundred attractions including fifteen roller coasters and a 33-acre (13 ha) water park called Soak City.

The University of Cincinnati (UC or Cincinnati, informally Cincy) is a public research university in Cincinnati, Ohio, United States. It was founded in 1819 and had an enrollment of over 53,000 students in 2024, making it the second-largest university in Ohio.[6] It is part of the University System of Ohio. The university's primary uptown campus and medical campus are located in the Heights and Corryville neighborhoods, with branch campuses located in Batavia and Blue Ash, Ohio.

The above content was found on: <https://www.cincinnatiartmuseum.org/about/>, [ohio.org](https://www.visitcincy.com/), <https://cincinnatiartmuseum.org/about-us/>, <https://en.wikipedia.org/>, www.visitcincy.com/

Ohio County Profiles

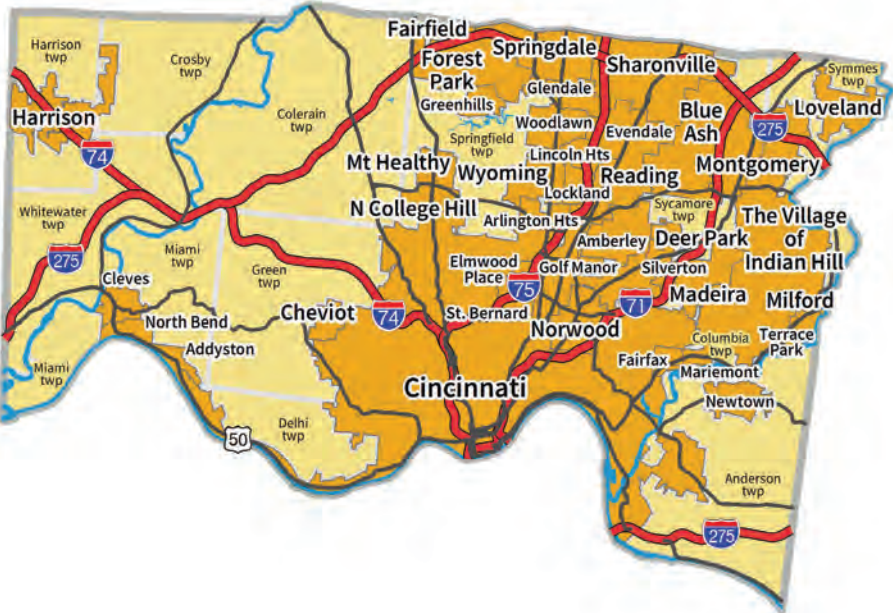
Prepared by the Office of Research

2025 Edition



Hamilton County

Established:	Proclamation - January 2, 1790
2024 Population:	837,359
Land Area:	407.4 square miles
County Seat:	Cincinnati City
Named for:	Alexander Hamilton, first U.S. Secretary of the Treasury



Taxes

Taxable value of real property	\$27,175,614,450
Residential	\$21,099,675,090
Agriculture	\$79,464,840
Industrial	\$1,200,166,380
Commercial	\$4,796,308,140
Mineral	\$0
Ohio income tax liability	\$881,350,144
Average per return	\$2,268.50

Land Use/Land Cover

	Percent
Developed, Lower Intensity	45.69%
Developed, Higher Intensity	20.44%
Barren (strip mines, gravel pits, etc.)	0.72%
Forest	23.45%
Shrub/Scrub and Grasslands	0.15%
Pasture/Hay	4.45%
Cultivated Crops	3.14%
Wetlands	0.31%
Open Water	1.64%

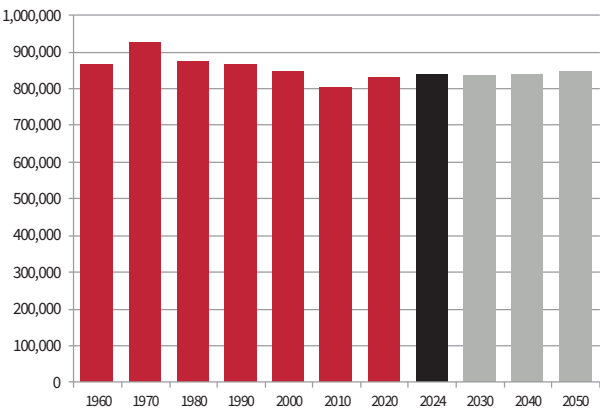
Largest Places

	2024	2020
Cincinnati city	314,915	309,604
Green twp	60,349	60,268
Colerain twp	59,340	59,238
Anderson twp	44,080	44,012
Springfield twp	35,790	35,776
Delhi twp	28,860	28,761
Forest Park city	20,033	20,168
Sycamore twp	19,606	19,573
Norwood city	19,455	19,016
Symmes twp	15,699	15,648

UB: Unincorporated balance

Total Population

Census				
1800	15,692	1910	460,732	2020 830,639
1810	15,258	1920	493,678	
1820	31,764	1930	589,356	
1830	52,317	1940	621,987	
1840	80,145	1950	723,952	
1850	156,844	1960	864,121	
1860	216,410	1970	924,018	
1870	260,370	1980	873,224	
1880	313,374	1990	866,228	
1890	374,573	2000	845,303	
1900	409,479	2010	802,374	
				Estimate
				2024 837,359
				Projection
				2030 835,109
				2040 839,286
				2050 846,054



529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

Selected Sale Comparables

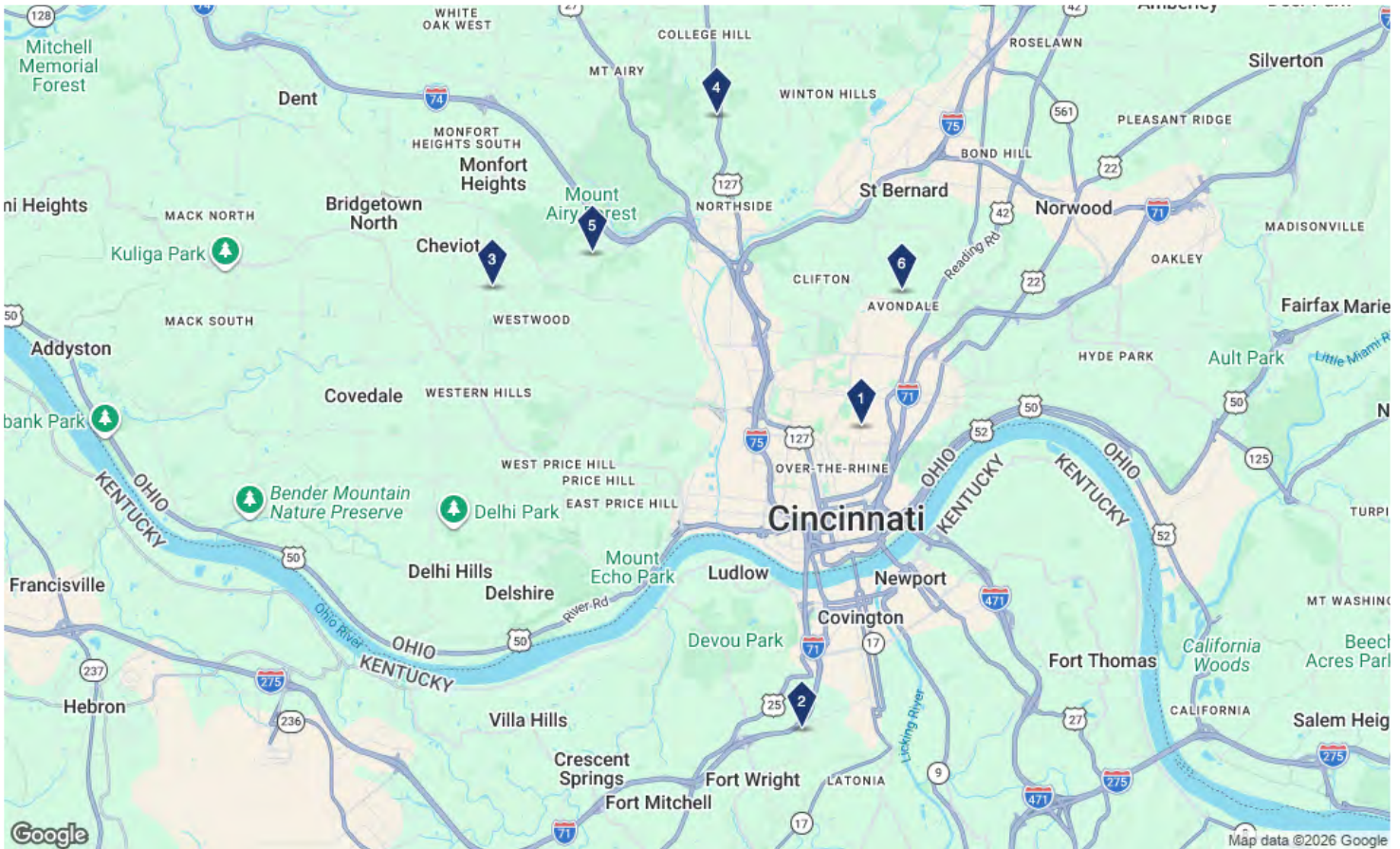
Ag Real Estate Group, Inc.

3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394

www.agrealestategroup.com / info@agrealestategroup.com



Map with One Line Comp Info Report

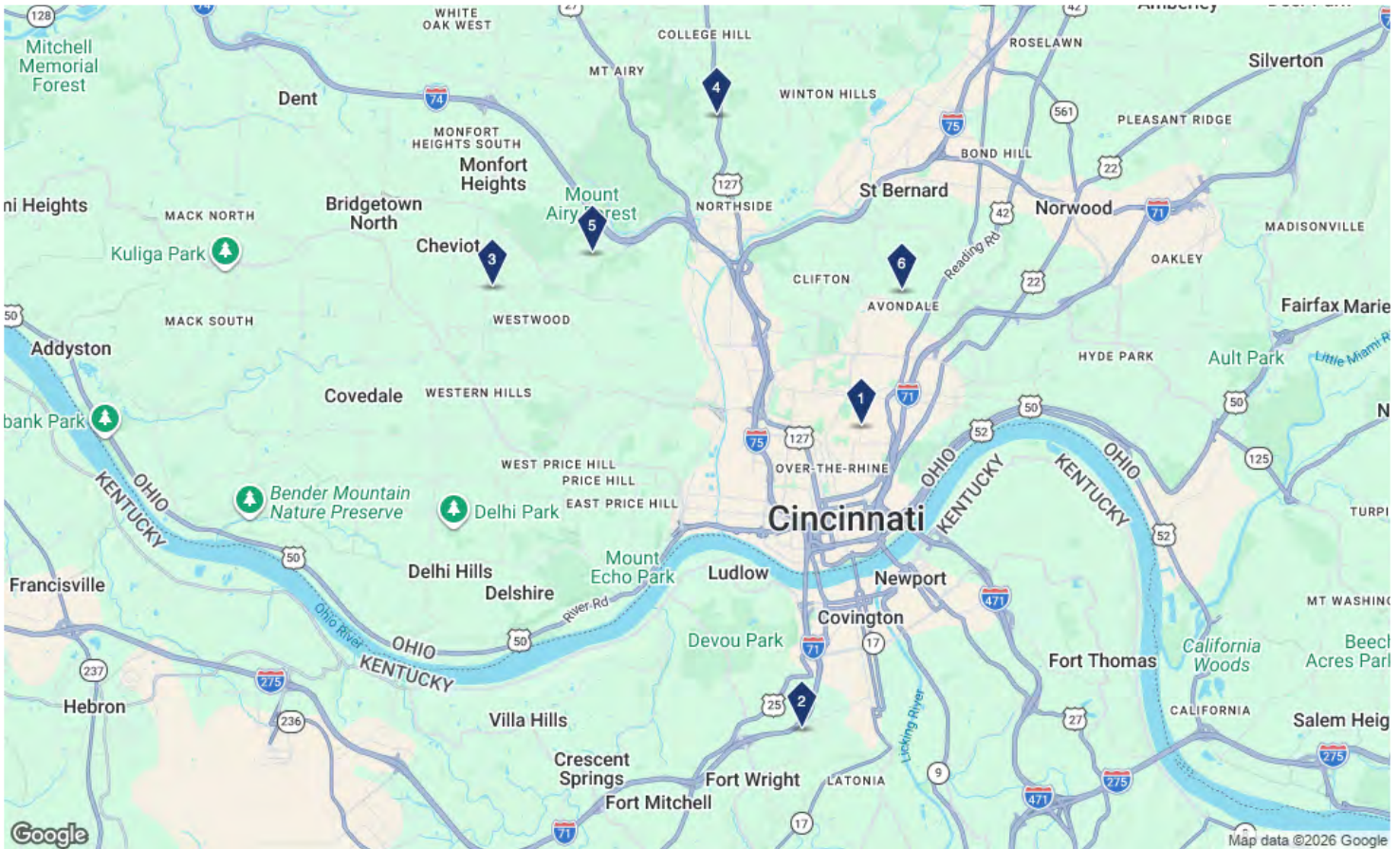


Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	2058 Auburn Ave 2058 Auburn Ave	Cincinnati	Apartments ★★★★☆	27,520 SF	Sold: \$2,475,220 (\$63,467.18/Unit)
2	Highland Manor 918-922 Highland Ave	Covington	Apartments ★★★★☆	19,212 SF	Sold: \$2,200,000 (\$66,666.67/Unit)
3	Stathem Apartments 3340-3348 Stathem Ave	Cincinnati	Apartments ★★★★☆	19,356 SF	Sold: \$2,200,000 (\$66,666.67/Unit)
4	Hickory Woods 4931 Hamilton Ave	Cincinnati	Apartments ★★★★☆	50,000 SF	Sold: \$2,085,000 (\$44,361.70/Unit)
5	Rolling Ridge Townhomes 3986 Yearling Ct	Cincinnati	Apartments ★★★★☆	55,088 SF	Sold: \$2,080,000 (\$41,600.00/Unit)
6	Harvey Avenue Apartments 3543-3549 Harvey Ave	Cincinnati	Apartments ★★★★☆	38,930 SF	Sold: \$1,720,444 (\$52,134.67/Unit)



Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,720,444	\$2,126,777	\$2,142,500	\$2,475,220
Sale Price Per Unit	\$41,600	\$54,301	\$57,801	\$66,666
Cap Rate	9.2%	9.5%	9.5%	9.7%
Land Price Per AC	\$167,683	\$422,597	\$1,027,689	\$3,808,031
Property Attributes	Low	Average	Median	High
Units	33	39	36	50
Year Built	1919	1959	1961	2007
Stories	2	3	2	4
Vacancy At Sale	3.0%	25.1%	7.0%	69.7%
Star Rating	★★★★☆ 2	★★★★☆ 2	★★★★☆ 2	★★★★☆ 2

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Vacant)	Sale Date	Price	Cap Rate
1	2058 Auburn Ave 2058 Auburn Ave Cincinnati, OH 45219	Apartments ★★★★☆	1930	39 Units	1/19/2026	\$2,475,220 (\$63,467.18/Unit)	-
2	Highland Manor 918-922 Highland Ave Covington, KY 41011	Apartments ★★★★☆	1958	33 Units	2/27/2026	\$2,200,000 (\$66,666.67/Unit)	-
3	Stathem Apartments 3340-3348 Stathem Ave Cincinnati, OH 45211	Apartments ★★★★☆	1964	33 Units	12/27/2024	\$2,200,000 (\$66,666.67/Unit)	9.24% Actual
4	Hickory Woods 4931 Hamilton Ave Cincinnati, OH 45223	Apartments ★★★★☆	2007	47 Units	3/20/2025	\$2,085,000 (\$44,361.70/Unit)	-
5	Rolling Ridge Townhomes 3986 Yearling Ct Cincinnati, OH 45211	Apartments ★★★★☆	1977	50 Units	3/20/2025	\$2,080,000 (\$41,600.00/Unit)	-
6	Harvey Avenue Apartments 3543-3549 Harvey Ave Cincinnati, OH 45229	Apartments ★★★★☆	1919	33 Units	12/15/2025	\$1,720,444 (\$52,134.67/Unit)	9.67% Actual



2058 Auburn Ave - 2058 Auburn Ave

Cincinnati, OH 45219 (Hamilton County) - Mount Auburn Submarket



Apartments

Sold	1/19/2026	Built	1930
Sale Price	\$2,475,220 (\$63,467/Unit)	Land Area	0.65 AC/28,314 SF
Units	39	Sale Comp Status	Research Complete
GBA (% Vacant)	27,520 SF (58.97%)	Sale Comp ID	7506370
Price per SF	\$89.94/SF	Parcel Numbers	088-0007-0034 +2
Price Status	Confirmed		



Type	Name	Location	Phone
Recorded Buyer	R&J At Auburn LLC	-	-
True Buyer	Leisha Gutzeit	Cincinnati, OH 45230	(513) 509-5928
Recorded Seller	Shabbat Shalom Llc	Cincinnati, OH 45219	-
True Seller	Vision & Beyond Investments	Cincinnati, OH 45219	(513) 996-4002



918-922 Highland Ave - Highland Manor

Covington, KY 41011 (Kenton County) - Kenton County Submarket



Apartments

Sold	2/27/2026	Built	1958
Sale Price	\$2,200,000 (\$66,667/Unit)	Land Area	1.42 AC/61,855 SF
Units	33	Sale Comp Status	Research Complete
GBA (% Vacant)	19,212 SF (9.09%)	Sale Comp ID	7575158
Price per SF	\$114.51/SF	Parcel Numbers	055-21-02-097.08
Price Status	Confirmed		



Type	Name	Location	Phone
Recorded Buyer	Jhto Investments Llc	Florence, KY 41042	-
True Buyer	Realiant Northern Kentucky Llc	Florence, KY 41042	(606) 224-0474
Recorded Seller	918 Highland LLC	-	-
True Seller	Ritt Real Estate, LLC	Cincinnati, OH 45208	(810) 623-2011



3340-3348 Stathem Ave - Stathem Apartments

Cincinnati, OH 45211 (Hamilton County) - Westwood Submarket



Apartments

Sold	12/27/2024	Built	1964
Sale Price	\$2,200,000 (\$66,667/Unit)	Land Area	13.12 AC/571,507 SF
Units	33	Actual Cap Rate	9.24%
GBA (% Vacant)	19,356 SF (72.73%)	Sale Comp Status	Research Complete
Price per SF	\$113.66/SF	Sale Comp ID	7010989
Price Status	Confirmed	Parcel Numbers	210-0073-0040 +1



Type	Name	Location	Phone
True Buyer	Pisati Enterprises, Ltd	Cincinnati, OH 45211	(513) 325-7026
Recorded Seller	Stathem Cove LLC	-	-



Type	Name	Location	Phone
True Seller	Roma Jean Lamey	Novato, CA 94945	(415) 250-0513

4 4931 Hamilton Ave - Hickory Woods

Cincinnati, OH 45223 (Hamilton County) - College Hill Submarket

★★★★☆ Apartments

Sold	3/20/2025	Built	2007
Sale Price	\$2,085,000 (\$44,362/Unit)	Land Area	10.30 AC/448,485 SF
Units	47	Sale Comp Status	Research Complete
GBA (% Vacant)	50,000 SF (4.26%)	Sale Comp ID	7135900
Price per SF	\$41.70/SF	Parcel Numbers	230-0005-0009 +1



Type	Name	Location	Phone
Recorded Buyer	Hickory Woods Townhomes LLC	-	-
Recorded Seller	Buckeye Community Fifteen Ltd	Columbus, OH 43231	-
True Seller	RLJ Management Co., Inc.	Columbus, OH 43231	(614) 942-2020

5 3986 Yearling Ct - Rolling Ridge Townhomes

Cincinnati, OH 45211 (Hamilton County) - Westwood Submarket

★★★★☆ Apartments

Sold	3/20/2025	Built	1977
Sale Price	\$2,080,000 (\$41,600/Unit)	Land Area	4.11 AC/179,032 SF
Units	50	Sale Comp Status	Research Complete
GBA (% Vacant)	55,088 SF (4%)	Sale Comp ID	7135885
Price per SF	\$37.76/SF	Parcel Numbers	209-0005-0267 +1
Price Status	Full Value		



Type	Name	Location	Phone
Recorded Buyer	Rolling Ridge Townhomes LLC	-	-
True Buyer	Downtown Property Management, Inc.	Cincinnati, OH 45202	(513) 665-4376
Recorded Seller	Buckeye Community Sixteen	Granville, OH 43023	-
True Seller	RLJ Management Co., Inc.	Columbus, OH 43231	(614) 942-2020

6 3543-3549 Harvey Ave - Harvey Avenue Apartments

Cincinnati, OH 45229 (Hamilton County) - Avondale Submarket

★★★★☆ Apartments

Sold	12/15/2025	Built	1919
Sale Price	\$1,720,444 (\$52,135/Unit)	Land Area	0.60 AC/26,136 SF
Units	33	Actual Cap Rate	9.67%
GBA (% Vacant)	38,930 SF (9.09%)	Sale Comp Status	Research Complete
Price per SF	\$44.19/SF	Sale Comp ID	7453086
Price Status	Full Value	Parcel Numbers	113-0002-0030



Type	Name	Location	Phone
Recorded Buyer	Harvey 3547 Llc	-	-
True Buyer	Teresa M Constantino	Cincinnati, OH 45229	-

Type	Name	Location	Phone
Recorded Seller	ME OMEK LLC	-	-
Recorded Seller	David H Nisenbaum	-	-
True Seller	ME Real Estate	Cincinnati, OH 45211	(513) 376-0669

529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

Selected Rent Comparables



Rent Comparables

529 Elberon Ave

Elberon Gardens Apartments

66 Unit Apartment Building

Cincinnati, Ohio - East Price Hill Neighborhood

PREPARED BY



Eric M. Silver
President and Broker

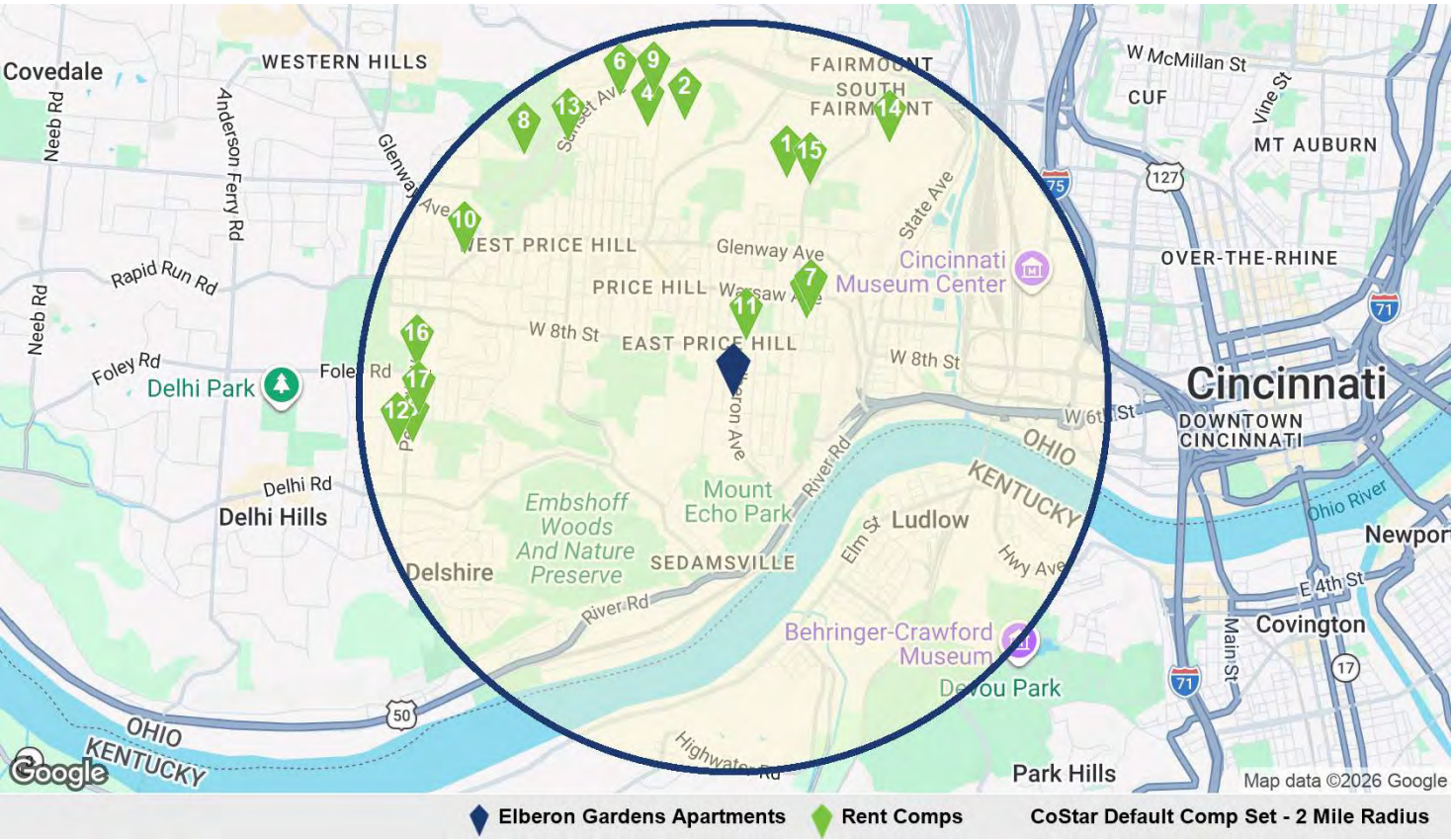


Rent Comparables Summary

529 Elberon Ave - Elberon Gardens Apartments

No. Rent Comps	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
17	\$925	\$1.25	13.5%

RENT COMP LOCATIONS



RENT COMPS SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	33	54	48	96
Studio Units	0	0	0	1
One Bedroom Units	0	26	31	56
Two Bedroom Units	0	25	7	82
Three Bedroom Units	0	3	0	54
Property Attributes	Low	Average	Median	High
Year Built	1957	1969	1968	1994
Number of Floors	2	2	3	4
Average Unit Size SF	399	741	712	1,315
Vacancy Rate	0.0%	13.5%	6.2%	43.8%
Star Rating	★★★★★	★★★★★ 2.2	★★★★★	★★★★★

Rent Comparables Summary

529 Elberon Ave - Elberon Gardens Apartments

Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
			Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
1 3050 Mickey Ave	★★★★★	1963	47	399	-	\$648	\$828	\$991	\$1.82
2 Dover Heights 3775 Westmont Dr	★★★★★	1972	72	506	-	\$800	\$960	-	\$1.74
3 Incline Ridge Apartments 932-938 Chateau Ave	★★★★★	1972	48	700	-	\$972	-	-	\$1.39
4 Wyoming Crossing 1905 Wyoming Ave	★★★★★	1967	96	830	-	\$977	\$1,140	-	\$1.34
5 Woodbrooke 466-474 Pedretti Ave	★★★★★	1971	60	820	-	-	\$1,101	-	\$1.34
6 Eagle Watch Apartments 1868 Sunset Ave	★★★★★	1970	96	831	-	\$912	\$1,115	-	\$1.30
7 Summit Villa 944 Chateau Ave	★★★★★	1971	36	700	-	\$895	-	-	\$1.28
Elberon Gardens Apartm... 529 Elberon Ave	★★★★★	1958	66	768	\$811	\$912	\$1,115	-	\$1.26
8 West Pointe Townhomes 4402 Clevesdale Dr	★★★★★	1994	54	1,315	-	-	-	\$1,617	\$1.23
9 The Woods of Wyoming 2291 Wyoming Ave	★★★★★	1977	36	724	-	\$799	\$1,363	-	\$1.21
10 Rapid Run Terrace 4656-4666 Rapid Run Rd	★★★★★	1967	72	825	-	\$874	\$1,002	-	\$1.20
11 Renaissance Village 800-808 Elberon Ave	★★★★★	1959	33	538	-	\$641	\$801	-	\$1.20
12 463-467 Pedretti Ave	★★★★★	1961	38	600	-	\$683	-	-	\$1.14
13 Sunset Ridge 1751-1759 Gilsey Ave	★★★★★	1965	57	672	\$695	\$750	-	-	\$1.11
14 Selim Manor 2138-2142 Selim Ave	★★★★★	1975	44	557	-	\$501	\$556	-	\$0.97
15 Grand Woods 1788 Grand Ave	★★★★★	1968	47	789	-	\$645	\$755	-	\$0.92
16 Crystal Apartments 4480 Foley Rd	★★★★★	1964	48	742	-	\$538	\$953	-	\$0.81
17 4462 Fehr Rd	★★★★★	1957	36	-	-	\$850	-	-	-

Rent Comparables Summary

529 Elberon Ave - Elberon Gardens Apartments

Property Name/Address	Total Units	Vacancy		Availability		Asking Rent		Effective Rent		Concessions
		Units	%	Units	%	Per Unit	Per SF	Per Unit	Per SF	
1 3050 Mickey Ave	47	3	6.4%	0	0.0%	\$727	\$1.82	\$722	\$1.81	0.8%
2 Dover Heights 3775 Westmont Dr	72	3	4.2%	2	2.8%	\$880	\$1.74	\$880	\$1.74	0.0%
3 Incline Ridge Apartments 932-938 Chateau Ave	48	3	6.3%	1	2.1%	\$972	\$1.39	\$965	\$1.38	0.7%
4 Wyoming Crossing 1905 Wyoming Ave	96	42	43.8%	6	6.3%	\$1,116	\$1.34	\$1,023	\$1.23	8.3%
5 Woodbrooke 466-474 Pedretti Ave	60	4	6.7%	0	0.0%	\$1,101	\$1.34	\$1,101	\$1.34	0.0%
6 Eagle Watch Apartments 1868 Sunset Ave	96	40	41.7%	8	8.3%	\$1,081	\$1.30	\$1,069	\$1.29	1.2%
7 Summit Villa 944 Chateau Ave	36	2	5.6%	1	2.8%	\$895	\$1.28	\$889	\$1.27	0.7%
Elberon Gardens Apartm... 529 Elberon Ave	66	2	3.0%	0	0.0%	\$968	\$1.26	\$963	\$1.25	0.5%
8 West Pointe Townhomes 4402 Clevesdale Dr	54	0	0.0%	0	0.0%	\$1,617	\$1.23	\$1,617	\$1.23	0.0%
9 The Woods of Wyoming 2291 Wyoming Ave	36	11	30.6%	3	8.3%	\$877	\$1.21	\$869	\$1.20	1.0%
10 Rapid Run Terrace 4656-4666 Rapid Run Rd	72	1	1.4%	0	0.0%	\$992	\$1.20	\$989	\$1.20	0.3%
11 Renaissance Village 800-808 Elberon Ave	33	3	9.1%	0	0.0%	\$646	\$1.20	\$641	\$1.19	0.8%
12 463-467 Pedretti Ave	38	4	10.5%	1	2.6%	\$683	\$1.14	\$676	\$1.13	1.0%
13 Sunset Ridge 1751-1759 Gilsey Ave	57	3	5.3%	13	22.8%	\$749	\$1.11	\$744	\$1.11	0.6%
14 Selim Manor 2138-2142 Selim Ave	44	0	0.0%	0	0.0%	\$540	\$0.97	\$538	\$0.97	0.3%
15 Grand Woods 1788 Grand Ave	47	0	0.0%	0	0.0%	\$729	\$0.92	\$727	\$0.92	0.3%
16 Crystal Apartments 4480 Foley Rd	48	7	14.6%	1	2.1%	\$598	\$0.81	\$592	\$0.80	1.0%
17 4462 Fehr Rd	36	0	0.0%	1	2.8%	\$850	-	\$848	-	-

Rent Comparables Photo Comparison

529 Elberon Ave



1



3050 Mickey Ave
47 Units / 3 Stories
Rent/SF \$1.82, Vacancy 6.4%
Owner: Smith Andrew J
★★★★★



2

Dover Heights



3775 Westmont Dr
72 Units / 3 Stories
Rent/SF \$1.74, Vacancy 4.2%
Owner: 5 West Group
★★★★★



3

Incline Ridge Apartments



932-938 Chateau Ave
48 Units / 3 Stories
Rent/SF \$1.39, Vacancy 6.3%
Owner: QWS Leamington LLC
★★★★★



4

Wyoming Crossing



1905 Wyoming Ave
96 Units / 3 Stories
Rent/SF \$1.34, Vacancy 43.8%
Owner: Venture Real Estate Co.
★★★★★



5

Woodbrooke



466-474 Pedretti Ave
60 Units / 3 Stories
Rent/SF \$1.34, Vacancy 6.7%
Owner: Kristin & John Lenhart
★★★★★



6

Eagle Watch Apartments



1868 Sunset Ave
96 Units / 3 Stories
Rent/SF \$1.30, Vacancy 41.7%
Owner: Venture Real Estate Co.
★★★★★



7

Summit Villa



944 Chateau Ave
36 Units / 3 Stories
Rent/SF \$1.28, Vacancy 5.6%
Owner: QWS Leamington LLC
★★★★★



8

Elberon Gardens Apartments



529 Elberon Ave
66 Units / 2 Stories
Rent/SF \$1.26, Vacancy 3.0%
Owner: Mendel Steiner
★★★★★



8

West Pointe Townhomes



4402 Clevesdale Dr
54 Units / 2 Stories
Rent/SF \$1.23, Vacancy 0%
Owner: KCP Real Estate
★★★★★

Rent Comparables Photo Comparison

529 Elberon Ave



9 The Woods of Wyoming

2291 Wyoming Ave
36 Units / 3 Stories
Rent/SF \$1.21, Vacancy 30.6%
Owner: Kenneth E Bohannon

★★★★★



10 Rapid Run Terrace

4656-4666 Rapid Run Rd
72 Units / 2 Stories
Rent/SF \$1.20, Vacancy 1.4%
Owner: Mariann Hock

★★★★★



11 Renaissance Village

800-808 Elberon Ave
33 Units / 3 Stories
Rent/SF \$1.20, Vacancy 9.1%
Owner: Herron Brian

★★★★★



12 463-467 Pedretti Ave

38 Units / 2 Stories
Rent/SF \$1.14, Vacancy 10.5%
Owner: Newman & Meeks Co., LPA

★★★★★



13 Sunset Ridge

1751-1759 Gilsey Ave
57 Units / 4 Stories
Rent/SF \$1.11, Vacancy 5.3%
Owner: Meridian Real Estate Partner...

★★★★★



14 Selim Manor

2138-2142 Selim Ave
44 Units / 4 Stories
Rent/SF \$0.97, Vacancy 0%
Owner: Gaston Teran

★★★★★



15 Grand Woods

1788 Grand Ave
47 Units / 3 Stories
Rent/SF \$0.92, Vacancy 0%
Owner: Dewhirst Peter A

★★★★★



16 Crystal Apartments

4480 Foley Rd
48 Units / 3 Stories
Rent/SF \$0.81, Vacancy 14.6%
Owner: Historic Limited Liability Com...

★★★★★



17 4462 Fehr Rd

36 Units / 3 Stories
Rent/SF -, Vacancy 0%
Owner: -

★★★★★

Rent Comparables by Bedroom

529 Elberon Ave - Elberon Gardens Apartments

Studio Comps

\$695

Subject

\$811

One Bed Comps

\$766

Subject

\$912

Two Bed Comps

\$1,005

Subject

\$1,115

Three Bed Comps

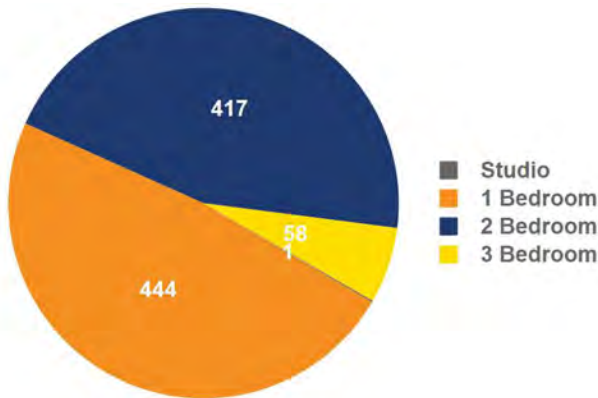
\$1,574

Subject

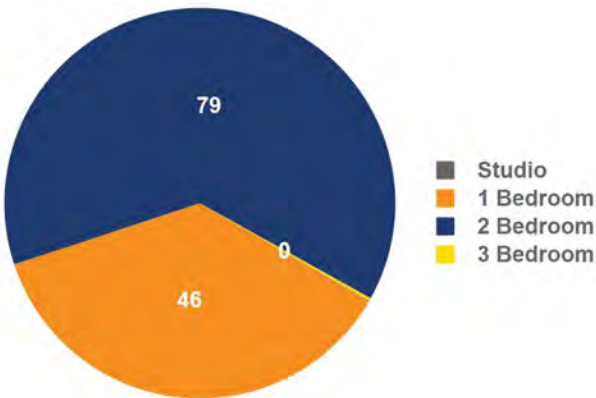
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Current Conditions in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Number of Units	1	444	417	58
Vacancy Rate	5.2%	10.3%	18.9%	0.5%
Asking Rent Per Unit	\$695	\$766	\$1,005	\$1,574
Asking Rent Per SF	\$1.39	\$1.25	\$1.25	\$1.24
Effective Rents Per Unit	\$690	\$756	\$985	\$1,573
Effective Rents Per SF	\$1.38	\$1.23	\$1.23	\$1.24
Concessions	0.7%	1.3%	2.0%	0.0%
Changes Past Year in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Year-Over-Year Effective Rent Growth	-4.8%	-4.2%	3.3%	0.1%
Year-Over-Year Vacancy Rate Change	-0.1%	1.6%	3.6%	0.0%
12 Month Absorption in Units	0	-14	-20	0

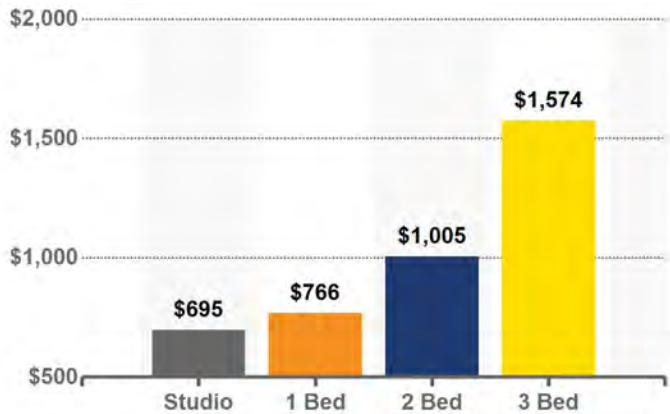
EXISTING UNITS



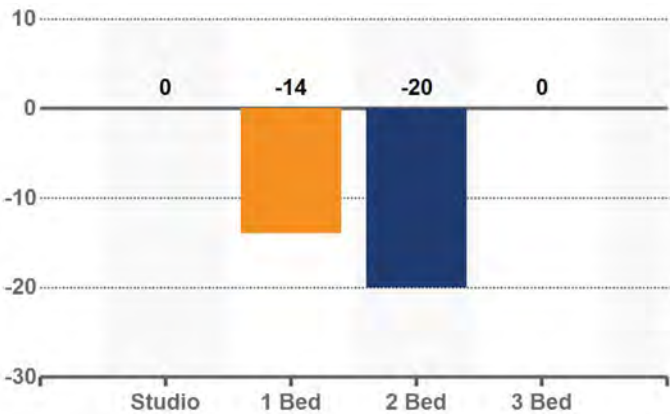
VACANT UNITS



ASKING RENT PER UNIT PER MONTH



12 MONTH ABSORPTION IN UNITS



Studio Rent Comparables

529 Elberon Ave - Elberon Gardens Apartments

							Change in Rent		
Property Name/Address	Rating	Studio Rent Per Unit					Rent/SF	Quarter	Year
Elberon Gardens Apartments 529 Elberon Ave	★ ★ ★ ★ ★	\$811					\$1.64	0.3%	1.3%
Sunset Ridge 1751-1759 Gilsey Ave	★ ★ ★ ★ ★	\$695					\$1.39	0.0%	-4.1%
		\$200	\$450	\$700	\$950	\$1,200			

One Bedroom Rent Comparables

529 Elberon Ave - Elberon Gardens Apartments

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
Wyoming Crossing 1905 Wyoming Ave	★★★★★	\$977	\$1.36	1.3%	2.1%
Incline Ridge Apartments 932-938 Chateau Ave	★★★★★	\$972	\$1.39	14.4%	9.3%
Elberon Gardens Apartments 529 Elberon Ave	★★★★★	\$912	\$1.32	0.3%	1.4%
Eagle Watch Apartments 1868 Sunset Ave	★★★★★	\$912	\$1.67	1.0%	1.5%
Summit Villa 944 Chateau Ave	★★★★★	\$895	\$1.28	0.0%	-30.9%
Rapid Run Terrace 4656-4666 Rapid Run Rd	★★★★★	\$874	\$1.59	0.3%	1.4%
4462 Fehr Rd	★★★★★	\$850	-	0.0%	0.0%
Dover Heights 3775 Westmont Dr	★★★★★	\$800	\$1.83	0.0%	0.0%
The Woods of Wyoming 2291 Wyoming Ave	★★★★★	\$799	\$1.18	-0.1%	-11.1%
Sunset Ridge 1751-1759 Gilsey Ave	★★★★★	\$750	\$1.11	0.0%	-2.1%
463-467 Pedretti Ave	★★★★★	\$683	\$1.14	0.3%	1.3%
3050 Mickey Ave	★★★★★	\$648	\$1.85	0.1%	0.8%
Grand Woods 1788 Grand Ave	★★★★★	\$645 \$628 \$658	\$1.32	0.1%	0.8%
Renaissance Village 800-808 Elberon Ave	★★★★★	\$641	\$1.22	0.7%	2.5%
Crystal Apartments 4480 Foley Rd	★★★★★	\$538 \$536 \$538	\$0.73	0.3%	1.3%
Selim Manor 2138-2142 Selim Ave	★★★★★	\$501	\$1.10	0.1%	0.8%

\$0 \$350 \$700 \$1,050 \$1,400

Two Bedroom Rent Comparables

529 Elberon Ave - Elberon Gardens Apartments

Property Name/Address	Rating	Two Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
The Woods of Wyoming 2291 Wyoming Ave	★★★★★	\$1,363	\$1.36	0.3%	0.9%
Wyoming Crossing 1905 Wyoming Ave	★★★★★	\$1,140 \$1,102 \$1,151	\$1.34	10.8%	9.6%
Eagle Watch Apartments 1868 Sunset Ave	★★★★★	\$1,115	\$1.26	3.6%	6.8%
Elberon Gardens Apartments 529 Elberon Ave	★★★★★	\$1,115	\$1.13	0.3%	1.4%
Woodbrooke 466-474 Pedretti Ave	★★★★★	\$1,101	\$1.34	1.1%	6.2%
Rapid Run Terrace 4656-4666 Rapid Run Rd	★★★★★	\$1,002	\$1.18	0.3%	1.3%
Dover Heights 3775 Westmont Dr	★★★★★	\$960	\$1.67	0.0%	0.0%
Crystal Apartments 4480 Foley Rd	★★★★★	\$953	\$1.27	0.3%	1.0%
3050 Mickey Ave	★★★★★	\$828	\$1.84	0.1%	0.8%
Renaissance Village 800-808 Elberon Ave	★★★★★	\$801	\$0.84	0.8%	2.4%
Grand Woods 1788 Grand Ave	★★★★★	\$755	\$0.86	0.1%	0.8%
Selim Manor 2138-2142 Selim Ave	★★★★★	\$556	\$0.93	0.1%	0.8%

\$200 \$600 \$1,000 \$1,400 \$1,800



Construction Survey

529 Elberon Ave

Elberon Gardens Apartments

66 Unit Apartment Building

Cincinnati, Ohio - East Price Hill Neighborhood

PREPARED BY



Eric M. Silver
President and Broker

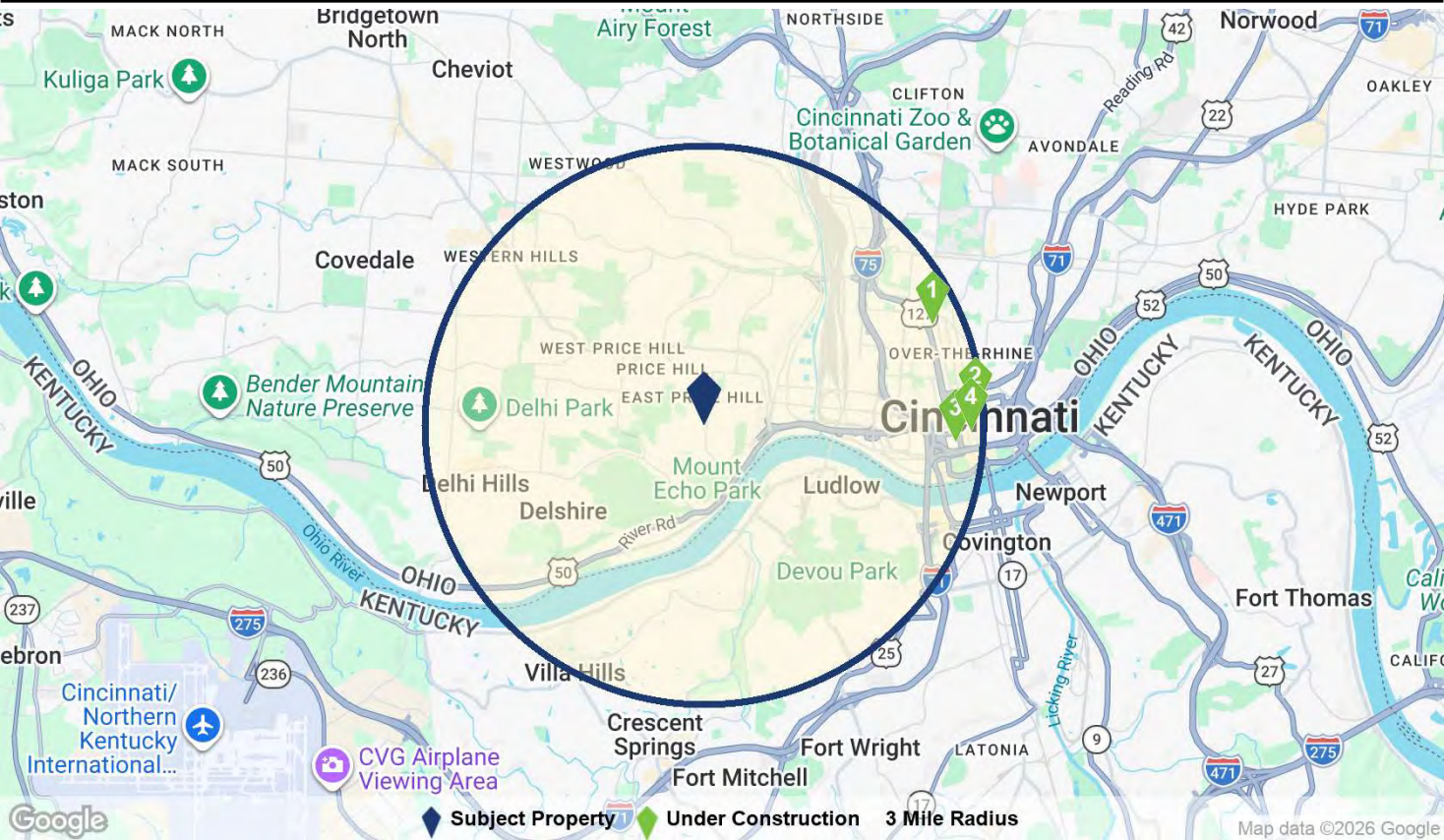


Under Construction Properties

529 Elberon Ave - Elberon Gardens Apartments

Properties	Units	Percent of Inventory	Avg. No. Units
4	682	2.7%	170

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
Property Size in Units	44	170	126	385
Number of Stories	4	18	9	49
Average Unit Size SF	806	806	806	806
Star Rating	★★★★★	★★★★★ 3.2	★★★★★	★★★★★
Delivery Date	Oct 2026	Sep 2027	Aug 2027	Jan 2029
Months to Delivery	1	12	11	28
Construction Period in Months	15	29	25	51

Under Construction Properties

529 Elberon Ave - Elberon Gardens Apartments

COMPLETIONS WITHIN NEXT 3 MONTHS

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 Gloria's Place 2000 Dunlap St	★ ★ ★ ★ ★	44	4	Dec 2024	Oct 2026	Over The Rhine Community Housing Over The Rhine Community Housing
2 Avant 36 E 7th St	★ ★ ★ ★ ★	162	14	Aug 2025	Nov 2026 (Estimated)	CIG Communities -

COMPLETIONS MORE THAN 6 MONTHS AWAY

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
3 Reid Flats 219 W 4th St	★ ★ ★ ★ ★	91	5	Jan 2026	May 2028 (Estimated)	Model Group -
4 Carew Tower Apartments 441 Vine St	★ ★ ★ ★ ★	385	49	Oct 2024	Jan 2029 (Estimated)	Victrix Investments LLC Gordon Property Group LLC

Ag Real Estate Group, Inc.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



We are pleased you have selected Ag Real Estate Group, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate Ag Real Estate Group, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Ag Real Estate Group, Inc.

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Ag Real Estate Group, Inc. and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Ag Real Estate Group, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Ag Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Ag Real Estate Group, Inc. has listed. In that instance Ag Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When Ag Real Estate Group, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ag Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Ag Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Ag Real Estate Group, Inc. will be representing your interests. When acting as a buyer's agent, Ag Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date

REGISTRATION

529- 553 Elberon Avenue & 546 Woodlawn Avenue
Cincinnati, OH

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as The Ag Real Estate Group, Inc.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 90 days after the later date below, after which time the registration becomes null and void.**

CIRCLE ONE CHOICE: *I am* / **am not** represented by a broker or agent.

Buyer (print and sign)	Phone #	Date
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Buyer's Agent - Name and Phone #	Date
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Ag Real Estate Group, Inc. _____ Date _____
By: Eric M. Silver, President and Broker

529-553 Elberon Ave & 546 Woodlawn Ave - Cincinnati, OH

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the size, dimensions, details, quality, condition, suitability, and potential value of the property.

THE BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION.