OFFERING MEMORANDUM

VINE STREET REDEVELOPMENT

CINCINNATI, OH

FOR SALE OR JOINT VENTURE

NAI Bergman

Michael Bergman
Vice President
mbergman@bergman-group.com
OH# BRKM 2020007859
Direct +1 513 322 6309

Matt Hiudt
Sales Associate
mhiudt@bergman-group.com
OH#SAL.2018002042
Direct +1 513 322 6309

TABLE OF CONTENTS

4 Section 1 – Property Summary
5 Vine Street Property Highlights

6 Section 2 – Property Overview
7-9 Property Overview
10-11 Zoning & Historical Information
11-24 Parcel Overviews

25 Section 3 – Market Overview
26-29 Market Overview – Cincinnati

30 Section 4 – Demographics
31-32 Demographic Map & Information

Terms & Conditions

NAI BERGMAN ("BROKER") HAS BEEN RETAINED BY THE SELLER OF VINE ST DEVELOPMENT IN CINCINNATI, OHIO ("PROPERTY") AS THE EXCLUSIVE BROKER FOR THIS OPPORTUNITY. THIS OFFERING MEMORANDUM HAS BEEN PREPARED BY BROKER FOR USE BY THE RECIPIENT. ALTHOUGH THE INFORMATION CONTAINED HEREIN IS BASED UPON SOURCES BELIEVED TO BE REASONABLY RELIABLE, OWNER AND BROKER, ON THEIR OWN BEHALF, AND ON BEHALF OF THEIR RESPECTIVE OFFICERS, EMPLOYEES, SHAREHOLDERS, PARTNERS, DIRECTORS, MEMBERS AND AFFILIATES, DISCLAIM ANY RESPONSIBILITY OR LIABILITY FOR INACCURACIES, REPRESENTATIONS AND WARRANTIES (EXPRESSED OR IMPLIED) CONTAINED IN, OR OMITTED FROM, THE OFFERING MEMORANDUM OR ANY OTHER WRITTEN OR ORAL COMMUNICATION OR INFORMATION TRANSMITTED OR MADE AVAILABLE TO THE RECIPIENT.

SECTION 1

Property Highlights

VINE STREET PORTFOLIO HIGHLIGHTS

1.024 ACRE ASSEMBLAGE FOR SALE OR JOINT VENTURE

- Multi Parcel Assemblage Located In Cincinnati, Ohio
- Located In Over The Rhine.
- Including Three Historic Buildings
- Commercial Community & Residential Multi-Family Zoning.
- Strong Demographics and Dense Population.
- In Close Proximity to Findlay Market, Washington Park, University of Cincinnati, Central Business District, and more.
- **OWNERSHIP WILLING TO EXPLORE JOINT VENTURE/PARTNERSHIP OPPORTUNITY.**

330,678
Estimated Population within 5 miles

$72,724
Average Household Income within 5 miles

Drive Time Source: Google Maps
Demographics Source: Sites USA

SECTION 2

Property Overview

PROPERTY OVERVIEW
ASSEMBLAGE MAP

PROPERTY OVERVIEW
SUBMARKET MAP

*Area Has Changed Since Photo Was Taken

PROPERTY OVERVIEW
REGIONAL MAP

*Area Has Changed Since Photo Was Taken

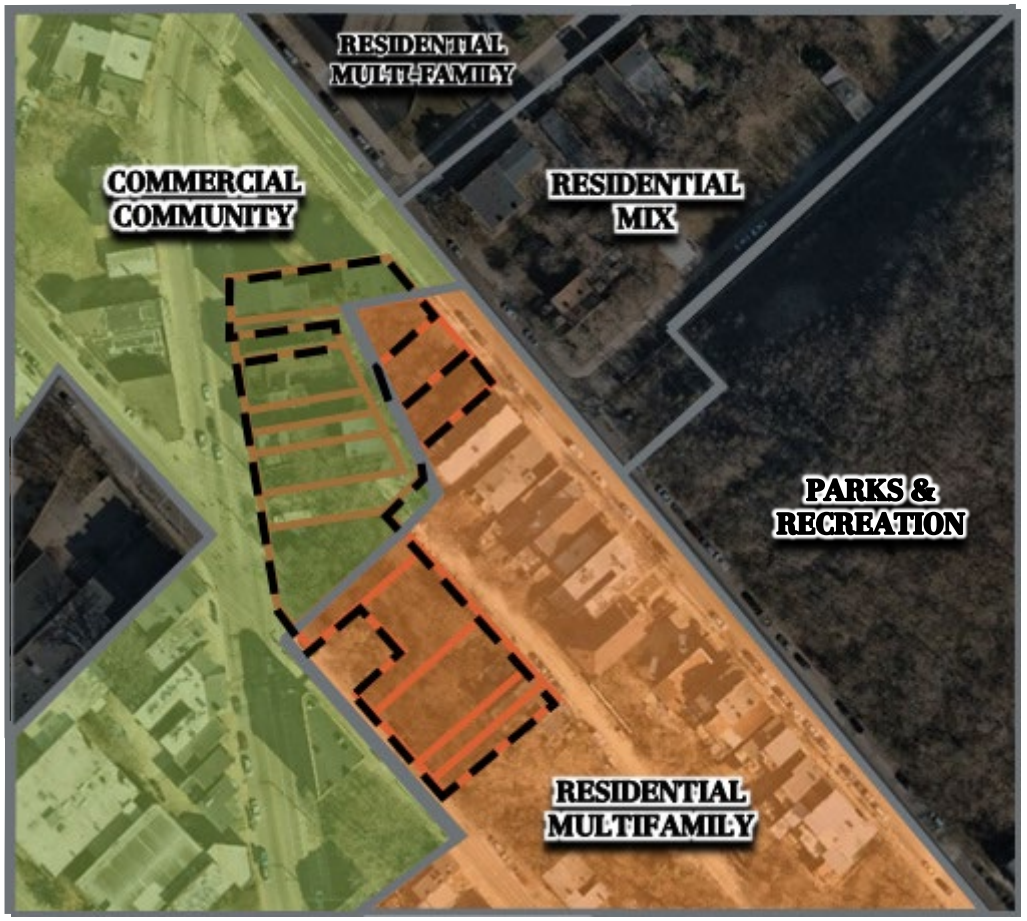
PROPERTY OVERVIEW
ZONING DESCRIPTION & AERIAL

Zoning Descriptions:
A portion of the assemblage is zoned **(CC-P) or Commercial Community Pedestrian.**

"Commercial Community - To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Although these centers may reflect elements of both pedestrian- and auto-oriented development, they typically accommodate larger-scale retail and commercial service uses, such as auto-related businesses and recreation and entertainment, as well as a variety of public and semi-public uses. Future development must reflect a complementary and compatible mix of uses, and may include residential uses."

The rest of the assemblage is zoned **(RM-0.7) or Residential Multi-Family.**

"This sub district is the most intense residential district and it will normally consist of tall multi-family or condominium structures. The character is intended to be urban and should be used where high intensity residential is needed to provide a residential base for important commercial areas. The minimum land area for every dwelling unit is 700 square feet."



Commercial Community *Residential Multifamily*

Residential Mix

Source: City of Cincinnati Municode Library – Chapter 1409 Commercial Districts
https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TIXIZOCOCI_CH1409CODI_S1409-17BUPLREDI

HISTORICAL DISTRICT INFORMATION
PARCEL ARIAL

OTR Historic Regulations:
All of the parcels within this assemblage are located within the Over The Rhine Historic District and are subject to additional regulations and guidelines.

The buildings highlighted in the photo to the right are historic contributing structures, meaning they cannot be torn down.

For more information on the Over The Rhine Historic District see the websites linked below.

Over The Rhine Links	
OTR Foundation	Click Here
OTR Community Council	Click Here
OTR Building Guidelines 2018	Click Here

Source: OTR Foundation
OTR Community Council
OTR Guidelines 2018

PARCEL OVERVIEW

PARCEL #: 09400040155

PROPERTY DESCRIPTION	
Zoning	Commercial Community Pedestrian
Address	2022 Vine Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Cincinnati Portfolio Holdings, LLC
Acreage	0.113

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400040164

PROPERTY DESCRIPTION	
Zoning	Commercial Community Pedestrian
Address	2016 Vine Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Cincinnati Portfolio Holdings, LLC
Acreage	0.068

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400040165

PROPERTY DESCRIPTION	
Zoning	Commercial Community Pedestrian
Address	2014 Vine Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Cincinnati Portfolio Holdings, LLC
Acreage	0.039

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400040166

PROPERTY DESCRIPTION	
Zoning	Commercial Community Pedestrian
Address	2012 Vine Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Cincinnati Portfolio Holdings, LLC
Acreage	0.037

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400040167

PROPERTY DESCRIPTION	
Zoning	Commercial Community Pedestrian
Address	2010 Vine Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Cincinnati Portfolio Holdings, LLC
Acreage	0.083

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400050094

PROPERTY DESCRIPTION	
Zoning	Commercial Community Pedestrian
Address	1932 Vine Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	C50 Holdings, LLC
Acreage	0.117

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400050096

PROPERTY DESCRIPTION	
Zoning	Residential Multifamily
Address	4 Clifton Ave
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	C50 Holdings, LLC
Acreage	0.050

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400050097

PROPERTY DESCRIPTION	
Zoning	Residential Multifamily
Address	19 Peete Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	19 Peete, LLC
Acreage	0.124

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400050100

PROPERTY DESCRIPTION	
Zoning	Residential Multifamily
Address	14 Clifton Ave
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	14 Clifton, LLC
Acreage	0.166

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400050102

PROPERTY DESCRIPTION	
Zoning	Residential Multifamily
Address	29 Peete Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Vine Street Legends VNB II, LLC
Acreage	0.041

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400050103

PROPERTY DESCRIPTION	
Zoning	Residential Multifamily
Address	31 Peete Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Vine Street Legends VNB II, LLC
Acreage	0.042

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400050104

PROPERTY DESCRIPTION	
Zoning	Residential Multifamily
Address	33 Peete Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Vine Street Legends VNB II, LLC
Acreage	0.085

Source: Hamilton County Auditor

PARCEL OVERVIEW

PARCEL #: 09400040157

PROPERTY DESCRIPTION	
Zoning	Residential Multifamily
Address	21 Mulberry Street
City, State, Zip	Cincinnati, Ohio 45202
Link To Auditor	Click Here
LLC	Cincinnati Portfolio Holdings, LLC
Acreage	0.059

Source: Hamilton County Auditor

SECTION 3

Market Overview

MARKET OVERVIEW – CINCINNATI

Cincinnati, or the "Queen City," was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15 county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Procter & Gamble, The Kroger Company, Macy's Inc., Great American Insurance Company, Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation's manufacturing establishments and 57% of the nation's value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions. The accessibility combined with Cincinnati's top-ranked business climate has made it a choice location for businesses small and large.

Sources: www.realwealthnetwork.com
www.areavibes.com;
www.city-data.com,
www.enacedemic.com,
www. worldpopulationreview.com

MARKET OVERVIEW – CINCINNATI

FORTUNE 1000 COMPANIES LOCATED IN GREATER CINCINNATI

- CINTAS
- CINCINNATI FINANCIAL CORPORATION
- FIFTH THIRD BANK
- P&G
- AMERICAN FINANCIAL GROUP, INC
- W&S
- AK Steel
- GE
- Kroger

MARKET OVERVIEW – CINCINNATI

BUSINESS CLIMATE

#1
Largest Economy in Ohio
The $152 Billion Economy
And 5th Largest in Midwest in 2020

30th
Largest U.S. Metro
2,259,935 Population
2020 Census

7th
Best City for Tech Professionals
-DataFox, 2016

9th
Best City in Nation for Jobs
-Glassdoor, 2020

Cincinnati, has numerous Fortune 500 Companies, and is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems and having one of the lowest costs to do business has ranked Cincinnati 6th in the nation for attracting new and expanding companies.

Rank	Largest Public Employers	Employees
1	Kroger	18,000
2	Cincinnati Children's Hospital Medical Center	16,478
3	TriHealth, Inc.	12,000
4	St. Elizabeth Healthcare	10,282
5	University of Cincinnati	10,196
6	UC Health	10,112
7	Proctor & Gamble Co.	10,000
8	GE Aviation	9,000
9	Bon Secours Mercy Health	7,700
10	Fifth Third Bancorp	7,521

MARKET OVERVIEW - CINCINNATI

EDUCATION RESOURCES

There are Fourteen major colleges / universities within 100 miles of Cincinnati, Ohio. They have a combined undergraduate enrollment of over 200,000 students.

University of CINCINNATI

TOP 20
Cooperative Education, 2018

NKU NORTHERN KENTUCKY UNIVERSITY

33rd
Best Public School in USA, 2019

78th
Best College for Accounting and Finance In USA

MIAMI UNIVERSITY
OXFORD, OH • EST. 1809

3rd
Best in Undergraduate Teaching, 2018

SECTION 4

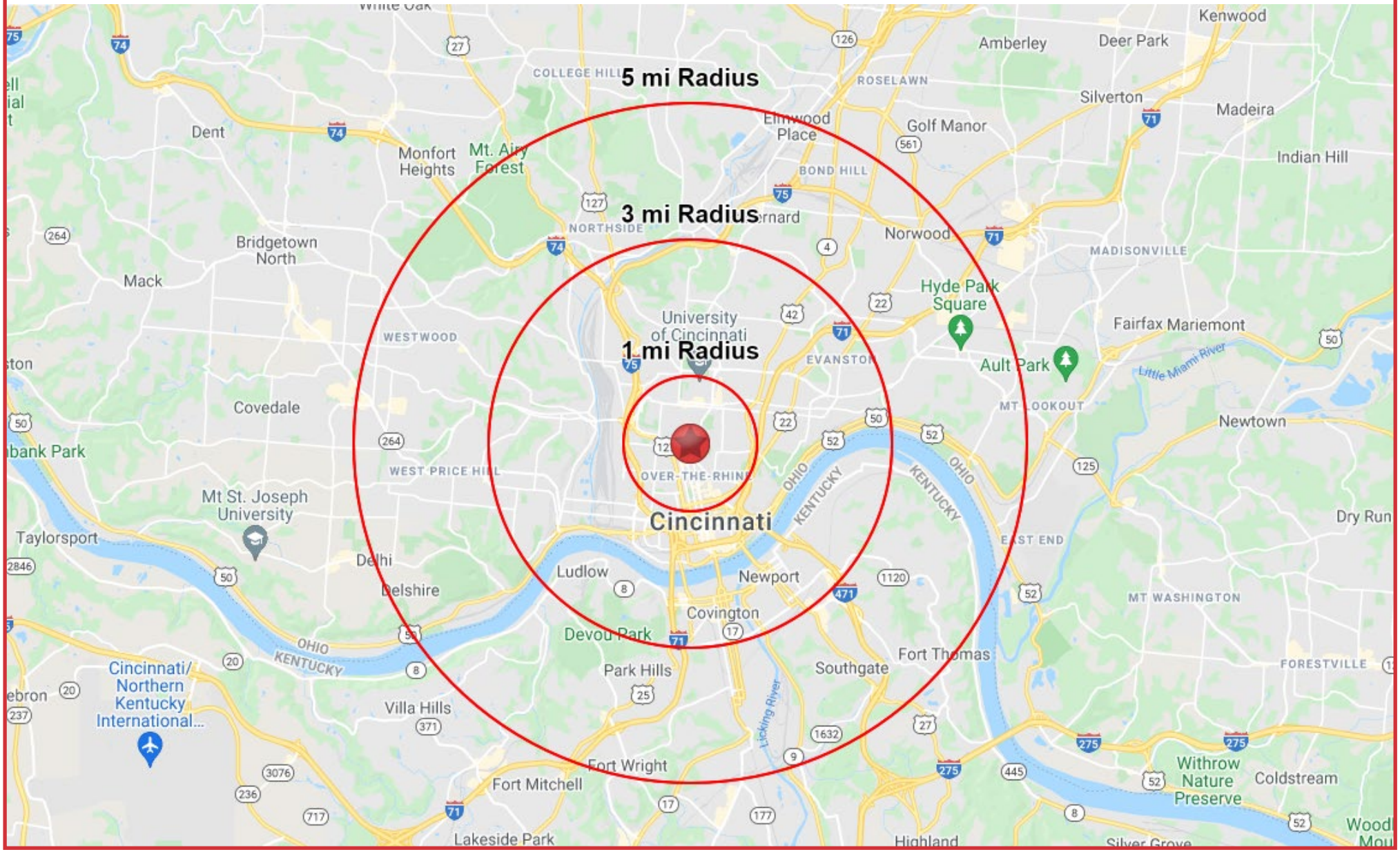
Demographics

2021 DEMOGRAPHICS

DEMOGRAHPICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
Estimated Population (2021)	39,053	148,311	330,678
Projected Population (2026)	39,428	147,393	327,905
Census Population (2010)	32,193	137,970	317,678
Census Population (2000)	34,269	156,955	351,155
Projected Annual Growth (2021-2026)	0.2%	-0.1%	-0.2%
HOUSEHOLDS			
Estimated Households (2021)	14,372	65,393	143,820
Projected Households (2026)	14,579	65,510	143,308
Projected Annual Growth (2021-2026)	0.3%	-	-
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2021)	$52,718	$65,127	$72,724
BUSINESS			
2021 Estimated Total Businesses	1,769	8,370	13,319
2021 Estimated Total Employees	25,860	135,228	198,160
2019 Estimated Employee Population per Business	14.6	16.1	14.8

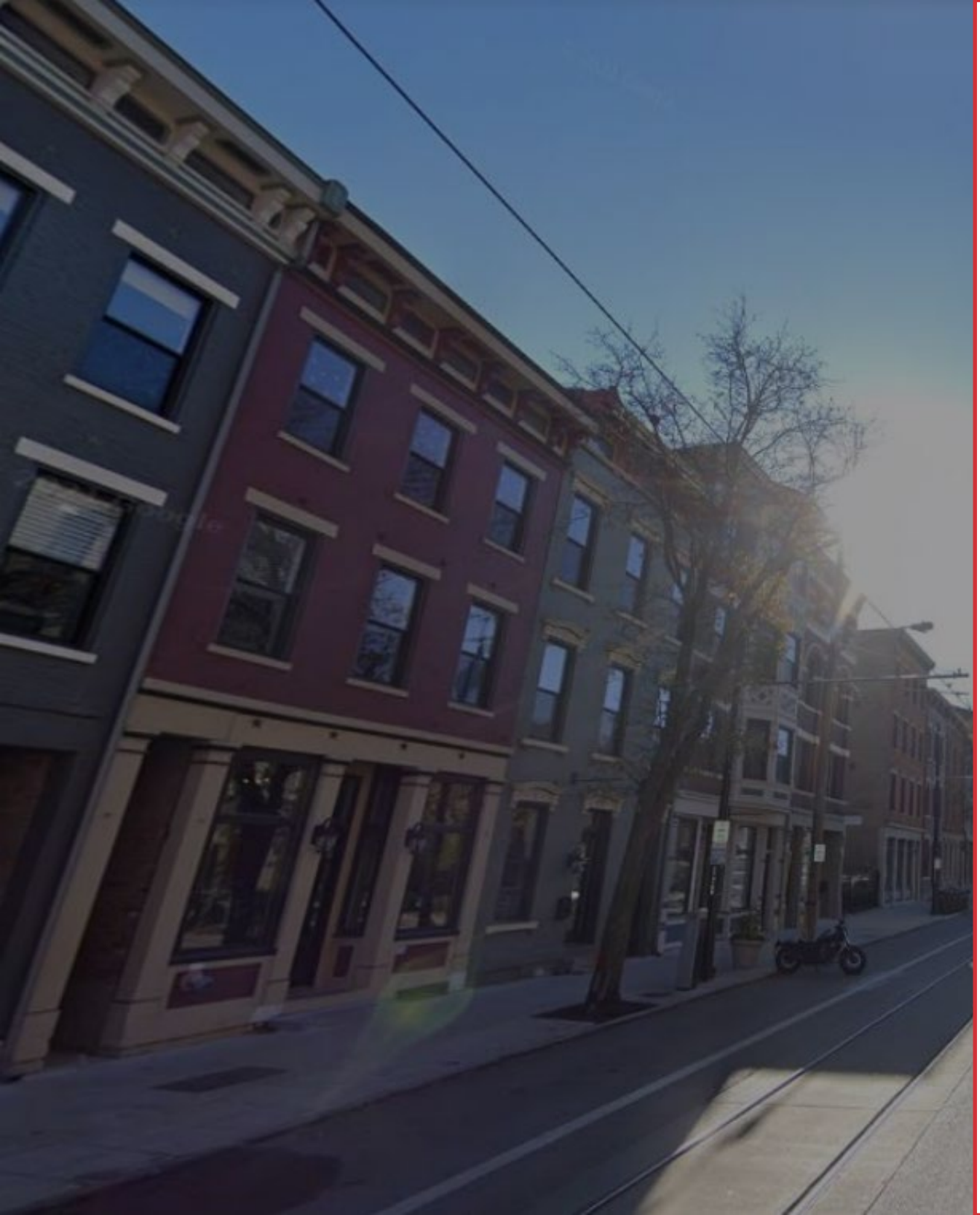
MARKET OVERVIEW - CINCINNATI

REGIONAL DEMOGRAPHIC MAP



CONFIDENTIALITY

All materials and information received or derived from Bergman Group, Inc. , DBA NAI Bergman ("NAI Bergman") its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither NAI Bergman its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NAI Bergman will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NAI Bergman makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NAI Bergman does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided by a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI Bergman in compliance with all applicable fair housing and equal opportunity laws.



NAI BERGMAN CONTACTS:

Michael Bergman
Sales Associate
OH# BRKM 2020007859
GA# 279045
mbergman@bergmancommercial.com
Direct +1 513 322 6309
Cell +1 678 595 5954
Main +1 513 769 1700 x 109

Matt Hiudt
Sales Associate
OH# SAL.2018002042
mhiudt@bergmancommercial.com
Direct +1 513 322 6310
Cell +1 513 479 2050
Main +1 513 769 1700 x 110

NAI Bergman
4695 Lake Forest Drive, Suite 100
Cincinnati, Ohio 45242
+1 513 769 1700
BergmanCommercial.com

©2022 NAI Bergman
The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of NAI Bergman, is strictly prohibited.