GREATER CINCINNATI | 4TH QUARTER 2025

MULTIFAMILY DEVELOPMENT PIPELINE REPORT

50+ UNIT PROJECTS



CUSHMAN & WAKEFIELD



Contrast Apartments
Buckingham Companies
306 Units
OTR

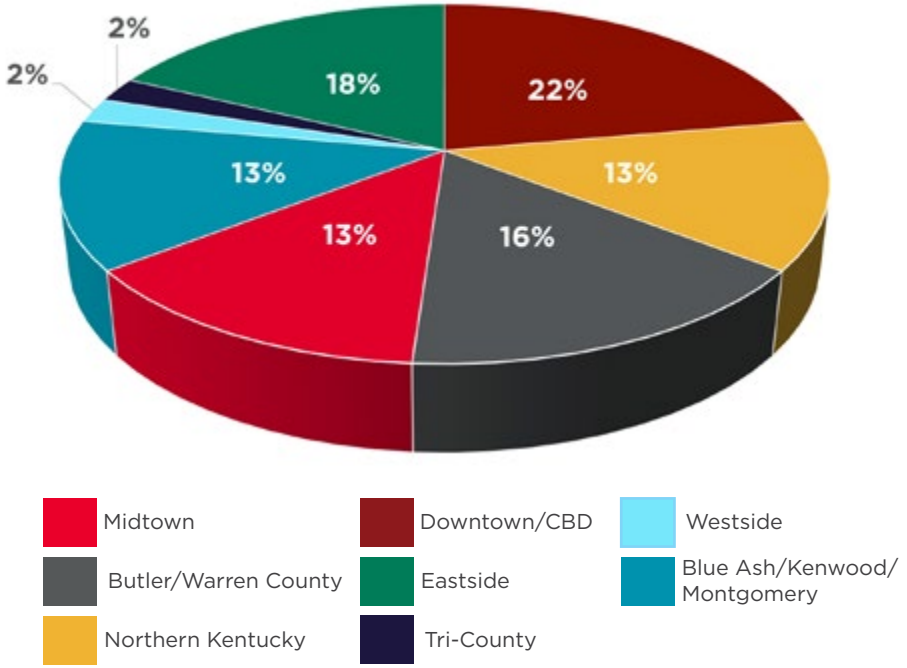


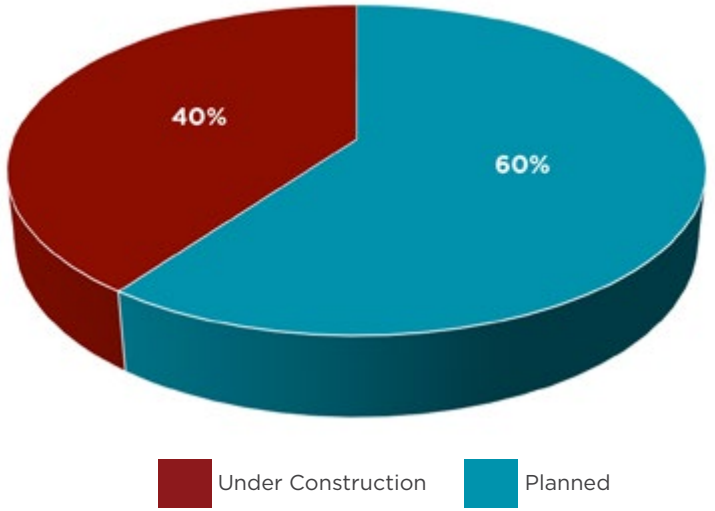
River Creek Lofts
Vcarve Construction
460 Units
South Lebanon



Relay 129
Hills Properties
402 Units
Liberty Township

PROJECT SUMMARY





Projects By Area

AREA	TOTAL # OF PROJECTS	% OF PROJECTS	TOTAL # OF UNITS
Downtown/CBD	10	22%	1,244
Northern Kentucky	6	13%	1,245
Butler/Warren County	7	16%	2,473
Midtown	6	13%	1,292
Blue Ash/Kenwood/Montgomery	6	13%	1,452
Westside	1	2%	196
Tri-County	1	2%	306
Eastside	8	18%	2,184
Total	**45**	**100%**	**10,392**

Projects By Status

STATUS	TOTAL # OF PROJECTS	% OF PROJECTS	TOTAL # OF UNITS
Planned or Proposed	27	60%	6,142
Under Construction	18	40%	4,250
Total	**45**	**100%**	**10,392**

27 Projects Planned
6,142 Units Planned

18 Projects Under Construction
4,250 Under Construction

PROJECT SUMMARY

Projects By Developer (Under Construction or Planned)

DEVELOPER	TOTAL # OF PROJECTS	TOTAL # OF UNITS
ABC Realty Advisors & Saul Urban LLC	1	122
Acendion	1	273
Ashley Construction	1	52
Bernstein Construction	1	102
BRG	1	216
CIG Communities	4	788
Circle Development	1	248
CRG Residential	1	242
Hallmark Communities	1	244
Hearth Home Communities	1	300
Hills Properties	5	1,780
Hills Properties / Neyer Properties	1	239
Kingsley & Co	1	240
Madden Development Group	1	196
Mayerson Co.	1	225
Merus / Urban Sites	1	125
Milhaus	2	529

DEVELOPER	TOTAL # OF PROJECTS	TOTAL # OF UNITS
Model Group & Acabay	1	200
Model Group / Loring Group	1	107
Neyer Properties / CASTO Communities	1	393
North American Properties	1	TBD
NorthPointe Group	1	322
OK Management	1	518
PLK Communities	2	323
Silverman & Co.	2	525
Spire Development	1	76
Stough Development Corp	1	150
Towne Properties	3	230
Uptown Rental Properties LLC	1	205
Urban Sites	1	126
Vcarve Constructions	1	460
Victrix Investments	1	385
Vision Development	1	451
TOTAL	**45**	**10,392**

CUSHMAN & WAKEFIELD

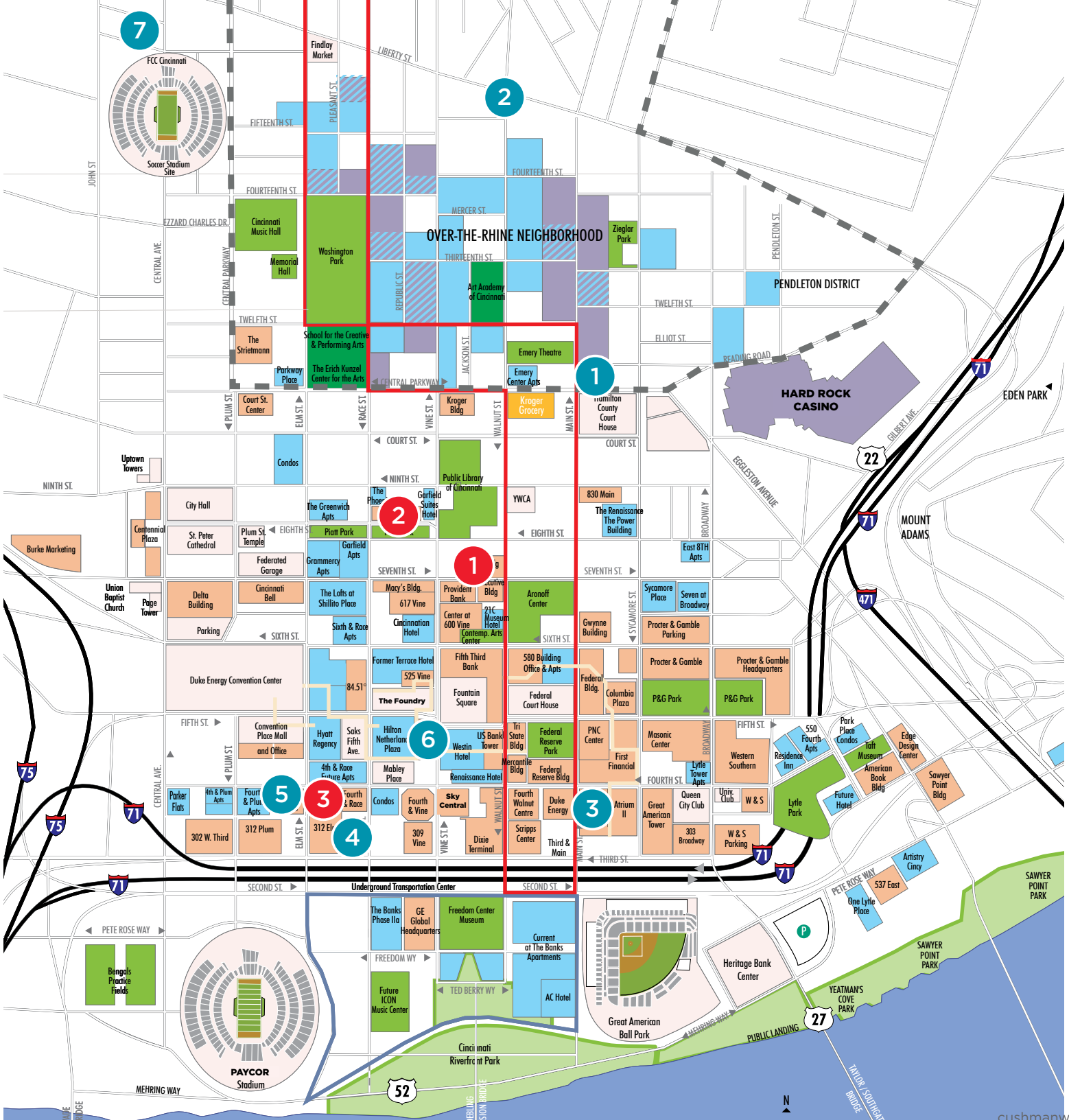
DOWNTOWN MULTIFAMILY PIPELINE

Under Construction

	Location	Project Name	Developer	# of Units
1	CBD	Avant	CIG Communities	TBD
2	CBD	19 Garfield	Ashley Construction	52
3	Cincinnati	Hooper Building	Bernstein Construction	102
		Total Units Planned or Proposed		**154**

Planned or Proposed

	Location	Project Name	Developer	# of Units
1	OTR	The Lockard	Urban Sites	126
2	OTR	Alms & Doepke Building	Stough Development Corp	150
3	CBD	Atrium One Conversion	Model Group & Acabay	200
4	CBD	H&S Pogue Department Store Conversion	ABC Realty Advisors & Saul Urban LLC	122
5	CBD & OTR	Reid Flats	Model Group / Loring Group	107
6	CBD	Carew Tower	Victrix Investments	385
7	West End	FC Cincinnati Project	North American Properties	TBD
		Total Units Planned or Proposed		**1,090**


OVER-THE-RHINE NEIGHBORHOOD
PENDLETON DISTRICT
HARD ROCK CASINO
MOUNT ADAMS
EDEN PARK
Findlay Market
FCC Cincinnati
Soccer Stadium Site
Cincinnati Music Hall
Memorial Hall
Washington Park
Zieglar Park
Art Academy of Cincinnati
School for the Creative & Performing Arts
The Erich Kunzel Center for the Arts
The Strietmann
Parkway Place
Emery Theatre
Emery Center Apts
Court St. Center
Kroger Bldg
Kroger Grocery
Hamilton County Court House
Condos
Uptown Towers
Public Library of Cincinnati
YWCA
830 Main
The Renaissance The Power Building
The Greenwich Apts
Garfield Suites Hotel
City Hall
St. Peter Cathedral
Centennial Plaza
Plum St. Temple
Piatt Park
Garfield Apts
Grammercy Apts
Federated Garage
Burke Marketing
Union Baptist Church
Page Tower
Delta Building
Parking
Cincinnati Bell
The Lofts at Shillito Place
Sixth & Race Apts
Macy's Bldg.
617 Vine
Cincinnation Hotel
Center at 600 Vine
21C Museum Hotel
Contemp. Arts Center
Aronoff Center
Gwynne Building
East 8TH Apts
Sycamore Place
Seven at Broadway
Procter & Gamble Parking
Duke Energy Convention Center
Former Terrace Hotel
525 Vine
The Foundry
Fifth Third Bank
Fountain Square
580 Building Office & Apts
Federal Court House
Federal Bldg.
Columbia Plaza
Procter & Gamble
Procter & Gamble Headquarters
P&G Park
Convention Place Mall and Office
Hyatt Regency
Saks Fifth Ave.
Hilton Netherland Plaza
Westin Hotel
US Bank Tower
Renaissance Hotel
Tri State Bldg
Federal Reserve Park
Mercantile Bldg
Federal Reserve Bldg
PNC Center
First Financial
Masonic Center
Lyle Tower Apts
Western Southern
Univ. Club
W & S
Park Place Condos
550 Fourth Apts
Residence Inn
Taft Museum
American Book Bldg
Edge Design Center
Sawyer Point Bldg
Lyle Park
Future Hotel
Parker Flats
4th & Plum Apts
302 W. Third
312 Plum
Mabley Place
Condos
Fourth & Vine
309 Vine
Sky Central
Dixie Terminal
Fourth Walnut Centre
Duke Energy
Scripps Center
Third & Main
Atrium II
Great American Tower
Queen City Club
303 Broadway
W & S Parking
Underground Transportation Center
The Banks Phase IIa
GE Global Headquarters
Freedom Center Museum
Current at The Banks Apartments
Future ICON Music Center
AC Hotel
Bengals Practice Fields
PAYCOR Stadium
Great American Ball Park
Heritage Bank Center
Artistry Cincy
537 East
One Lyte Place
SAWYER POINT PARK
YEATMAN'S COVE PARK
Cincinnati Riverfront Park
PUBLIC LANDING
MEHRING WAY
PETE ROSE WAY
FREEDOM WY
TED BERRY WY
LIBERTY ST.
FIFTEENTH ST.
FOURTEENTH ST.
THIRTEENTH ST.
TWELFTH ST.
ELLIOT ST.
MERCER ST.
EZZARD CHARLES DR.
CENTRAL PARKWAY
READING ROAD
GILBERT AVE.
EGGLESTON AVENUE
BROADWAY
COURT ST.
NINTH ST.
EIGHTH ST.
SEVENTH ST.
SIXTH ST.
FIFTH ST.
FOURTH ST.
THIRD ST.
SECOND ST.
PLEASANT ST.
REPUBLIC ST.
JACKSON ST.
PENDLETON ST.
JOHN ST.
CENTRAL AVE.
PLUM ST.
ELM ST.
RACE ST.
VINE ST.
WALNUT ST.
MAIN ST.
SYCAMORE ST.
1
2
3
4
5
6
7
71
75
471
22
27
52

SUBURBAN MULTIFAMILY PIPELINE

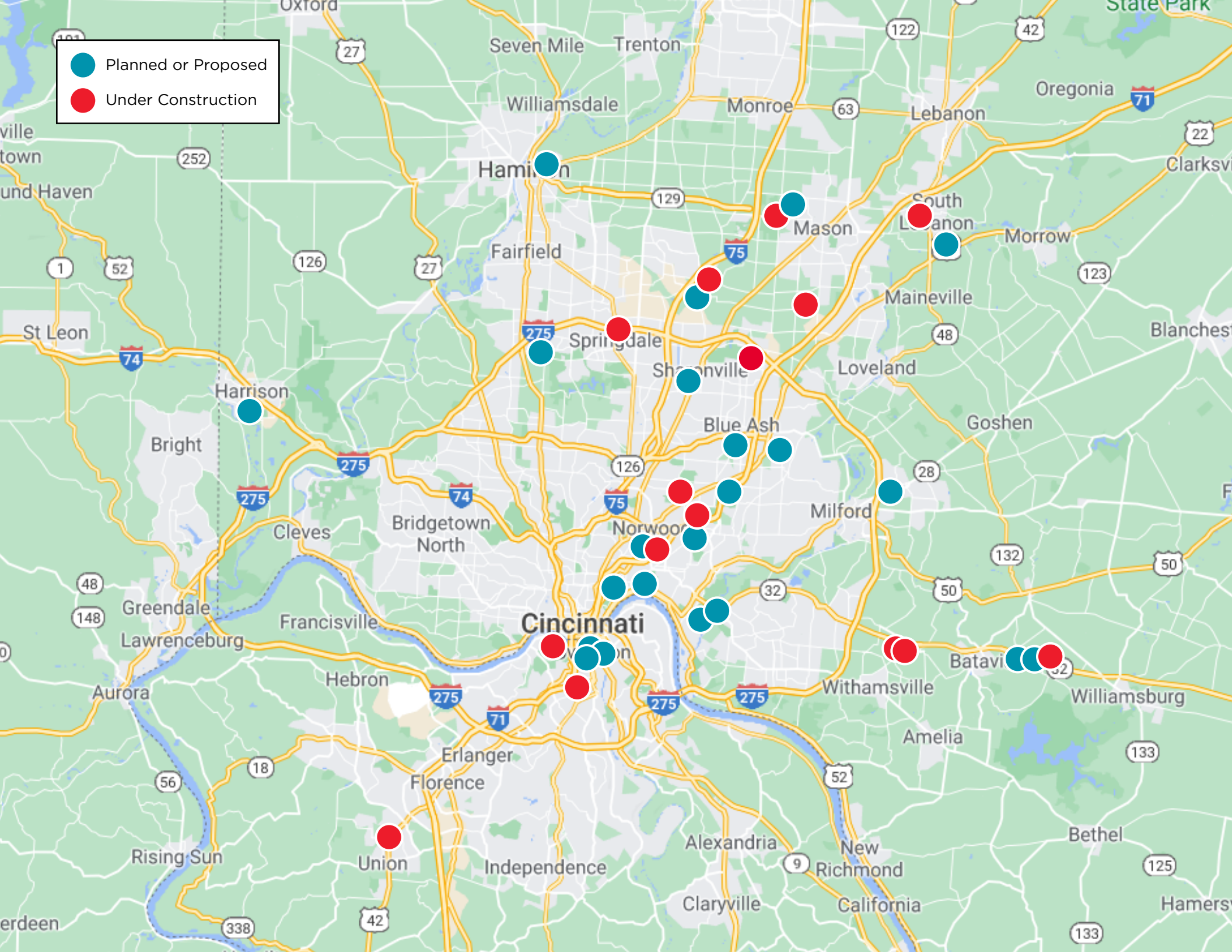
Under Construction

Location	Project Name	Developer	# of Units
South Lebanon	River Creek Lofts	Vcarve Constructions	460
Norwood	TrailHouse	Uptown Rental Properties LLC	205
Batavia, OH	Harvest Meadows Apartments	BRG	216
Springdale	Slate	Milhaus	306
Union Township	The Slate	CRG Residential	242
Covington, KY	Wrights Point II	Towne Properties	72
Ludlow, KY	Cityview Station Apartments	Acendion	273
Sycamore Township	Paragon Ranch	CIG Communities	392
Deerfield Township	Pimlico Pointe	Silverman & Co.	245
West Chester	Noble	NorthPointe Group	322
Liberty Township	Relay 129	Hills Properties	402
Union Township	VC Lane	Vision Development	451
Norwood	Factory 52 (Phase II)	PLK Communities	128
Pleasant Ridge	The Ridge	Towne Properties	82
Union, KY	Union Promenade	Hearth Home Communities	300
	Total Units Under Construction		**4,096**
	Total Projects Under Construction		**15**

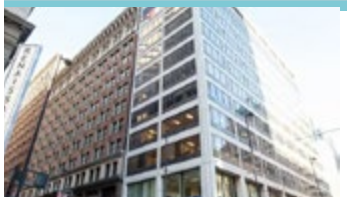
SUBURBAN MULTIFAMILY PIPELINE

Planned or Proposed

Location	Project Name	Developer	# of Units
Hamilton Township	Tribute Hamilton Township	Hills Properties	320
Sharonville	Sharonville Downtown Loop Revitalization	Mayerson Co.	225
Harrison, OH	Harrison Ave Corridor Project	Madden Development Group	196
Mason	Kings Mills Rd	Milhaus	223
Blue Ash	The Blue	Circle Development	248
9260 Montgomery Rd	Montgomery Quarter (Phase II)	Hills Properties / Neyer Properties	239
Kenwood	Aspire Kenwood (Phase II)	CIG Communities	125
West Chester	Village North	Hills Properties	392
West Chester	The Gateway, Ellington at Union Centre	Hills Properties	332
Miami Township	Ember	Hills Properties	334
Linwood	The Jasper	CIG Communities	271
Batavia	River Pointe Apartments	OK Management	518
Oakley	Three Oaks	Neyer Properties / CASTO Communities	393
Evanston	The Mingo	Kingsley & Co	240
Walnut Hills	Park Avenue Square	Hallmark Communities	244
Covington	Covington Central Riverfront Project	Silverman & Co.	280
Columbia Tusculum	Local Post Project	Towne Properties	76
Batavia	The Meadows	Spire Development	76
Newport	Former Newport Steel Co. Project	PLK Communities	195
Covington	The Bavarian	Merus / Urban Sites	125
	Total Units Planned or Proposed		**5,052**
	Total Projects Planned or Proposed		**20**


Planned or Proposed
Under Construction
Cincinnati
Hamilton
Fairfield
Springdale
Mason
Loveland
Blue Ash
Norwood
Milford
Goshen
Maineville
Morrow
Lebanon
Oregonia
Monroe
Williamsdale
Seven Mile
Trenton
Harrison
Bright
St Leon
Cleves
Bridgetown North
Greendale
Lawrenceburg
Francisville
Aurora
Hebron
Erlanger
Florence
Union
Rising Sun
Independence
Alexandria
Claryville
New Richmond
California
Withamsville
Amelia
Williamsburg
Bethel
Batavia
Clarksville
Blanchester
Hamersville
Oxford
State Park

2025 DELIVERED PROJECTS

	Location	Project Name	Developer	# of Units
	CBD	Mercantile Library Building	Model Group	175
	CBD	7 West 7th (Former Macy's Building)	Victrix Investments	338
	CBD	Sky Central	Stanley Dickson	281
	Union Township	Union Commons	Elmington Capital	388
	Anderson Township	Vantage at ATC	Hills Properties	224
	OTR	Contrast OTR	Buckingham Companies	283

2025 DELIVERED PROJECTS

	Location	Project Name	Developer	# of Units
	Walnut Hills	Paramount Launch	Model Group	56
	Hamilton, OH	Remington Lake	PLK Communities	272
	Boone County	Altair	Hills Properties	160
	Florence, KY	Florence Hall	Uptown Rental Properties LLC	155
	Hebron	Hebron Station	BRG	256
	Erlanger, KY	Velo Circle Port	Arlington Properties	233
		Total		**2,886**



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