

Cincinnati, OH

Cincinnati is located in SW Ohio near the convergence of Kentucky & Indiana. The region comprises 5 counties in Ohio, as well as 3 counties in SE Indiana and 7 counties in Northern Kentucky. Sources indicate that as Cincinnati grows north through Butler & Warren Counties, the MSA will eventually merge with Greater Dayton. Some experts believe this could happen as early as 2013 as results from the 2010 Census are completed. Others believe it could take much longer. The new Cincinnati-Dayton metroplex would be the 15th largest market in the US with a population of approximately 3 million spanning 19 counties. The new metroplex could attract a variety of new businesses given the size of the area, being 1 of only 4 metropolitan areas with access to 2 top-100 airports, and having good access to highway and additional transportation. Local market indicators are presented below – (Property data based on 2Q '11 market figures with changes from prior MarketPulse).

Population

Cincinnati MSA – 2.192 Million

▲ From Census 2010 of
2.177 Million

Source: 2011 Claritas

Unemployment Rate

Cincinnati MSA:	9.2%	▲
United States:	9.3%	▲
Ohio:	9.2%	▲

Source: Ohio Jobs & Family Services – 06/11

Avg. Household Income

Cincinnati MSA:	\$67,977
United States:	\$67,529
Ohio:	\$60,231

Source: 2011 Claritas

For more information contact:

Gary S. Wright, MAI
Managing Director

Integra Realty Resources – Cinti/Dayton

8241 Cornell Road, Suite 210

Cincinnati, OH 45249

P: 513-561-2305 F: 513-561-2881

Email: gwright@irr.com

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Metro Area Vital Signs



Inventory Since Last Qtr.	Up	↑
Vacancy Rate	20.3%	↑
Rental Rate Per SF	\$14.70 Gross	↓
Absorption Since Last Qtr.	Up	↑
Average Op. Expense/SF	\$7.00	↔
Cap Rate – Class A	9.15%	↓
Cap Rate – Class B	10.00%	↓

Inventory Since Last Qtr.	Minimal Change	↔
Vacancy Rate	6.2%	↓
Average Monthly Rent	\$682	↑
Absorption Since Last Qtr.	Up	↑
Operating Expense	46%	↔
Cap Rate – Class A	7.75%	↓
Cap Rate – Class B	8.75%	↓



Inventory Since Last Qtr.	Up	↑
Vacancy Rate	14.8%	↓
Avg. Rental Rate Per SF	\$10.85 Net	↑
Absorption Since Last Qtr.	Down	↓
Average Op. Expense/SF	\$3.75	↔
Cap Rate – Class A	8.95%	↓
Cap Rate – Class B	9.95%	↓

Inventory Since Last Qtr.	Up	↑
Vacancy Rate	9.0%	↑
Rental Rate Per SF	\$3.55 Net	↑
Absorption Since Last Qtr.	Down	↓
Cap Rate – Class A	8.75%	↔
Cap Rate – Class B	9.75%	↔



Demographics

Office

Multi-Family

Retail

Industrial