

THE
DISTRICT AT

CLIFTON HEIGHTS

· CINCINNATI ·

\$475 Million
TOTAL INVESTMENT



3,200
RESIDENTS



\$9.8 Million
ANNUAL REAL ESTATE
TAX INCREMENT



815
PERMANENT JOBS



1,200
CONSTRUCTION
JOBS



\$900,000
ANNUAL HOTEL
TAX REVENUES



\$40 Million
INFRASTRUCTURE
IMPROVEMENTS



\$1.1 Million
ANNUAL SALES AND
EARNINGS TAX



1.7 Million
TOTAL SQUARE FEET



WELCOME TO THE DISTRICT AT CLIFTON HEIGHTS

Located at the high point of Cincinnati, The District at Clifton Heights is a dynamic, mixed-use development connecting campus and community. The District totals five acres in size along both sides of Straight Street, an ideal location that provides premium views in an active, pedestrian-oriented neighborhood. The urban development blends the fast-growing University of Cincinnati community with Cincy locals, bringing together a diverse mix of neighbors, students, employees and visitors by creating a destination to get away from it all, in the heart of it all.

As the largest private real estate investment in the history of Cincinnati, a development of this scale doesn't come to life without a strong sense of community. With Trinitas' proven expertise in university-centric development, and Crawford Hoying's ongoing success in retail, hospitality and multifamily uses, The District at Clifton Heights will be home to an exciting blend of businesses, restaurants, housing options and more in a key area in the heart of Clifton Heights.



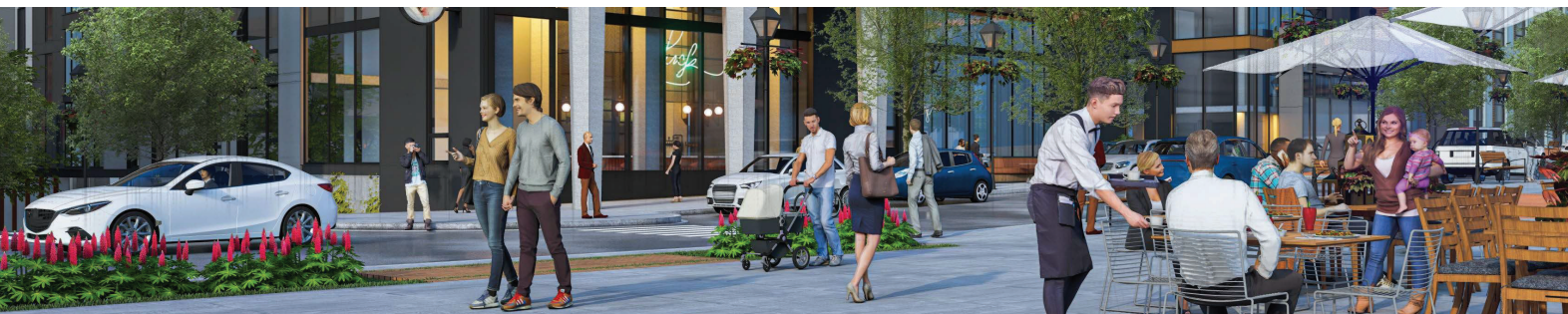
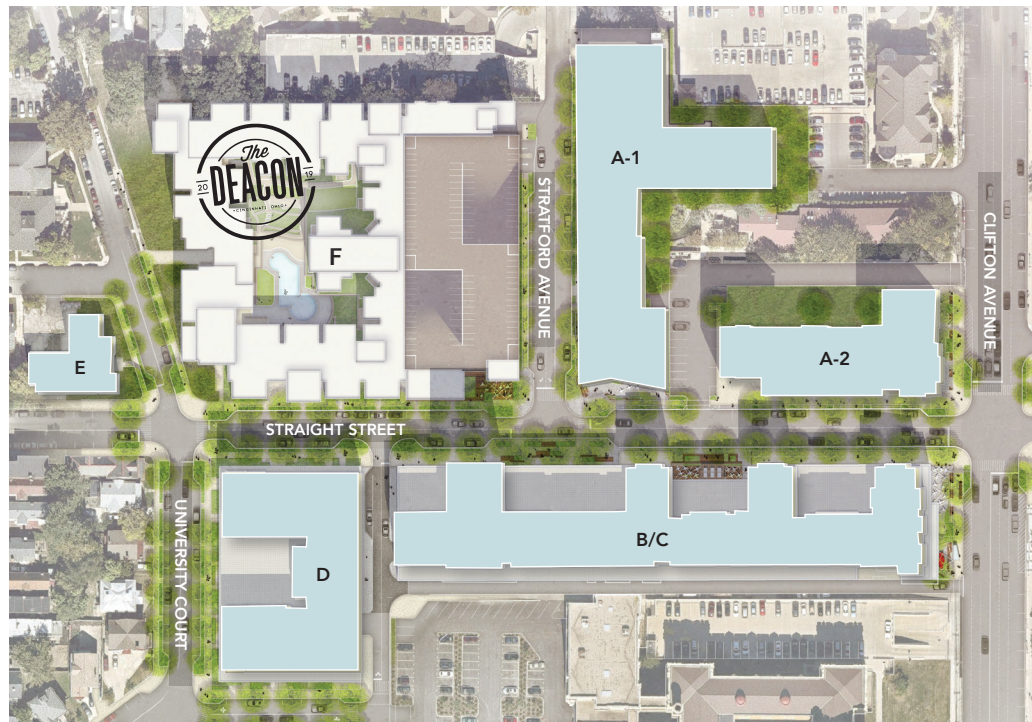
TRINITAS



CRAWFORD HOYING

AT THE INTERSECTION OF CAMPUS + COMMUNITY

BLOCK A-1: STUDENT HOUSING	
Student Housing	382 units
Commercial	2,300 SF
Public Parking Garage	171 spaces
BLOCK A-2: HOSPITALITY	
Hotel	170 keys
Commercial	20,000 SF
BLOCK B/C: MULTIFAMILY / COMMERCIAL	
Multifamily	350 units
Commercial	45,000 SF
Public Parking Garage	400 spaces
BLOCK D: MULTIFAMILY	
Multifamily	170 units
Parking Garage	170 spaces
BLOCK E: MULTIFAMILY	
Tri Delta Sorority House	17 bedrooms
BLOCK F: THE DEACON	
Multifamily	351 units
Parking Garage	800 spaces



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