

Emerging developer turns blighted Covington block into 21 new apartments: PHOTOS



Carnegie Flats

BRIAN PLANALP | CBC



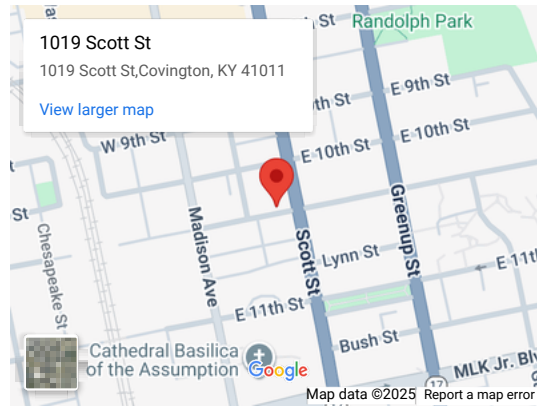
By [Brian Planalp](#) – Staff reporter, Cincinnati Business Courier
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Story Highlights

- A.M. Titan completed Carnegie Flats, renovating three vacant buildings into 21 apartments.
- The \$4 million project in Covington was fully leased before opening.
- Anthony Bradford aims to double A.M. Titan's portfolio within 18 months.

A growing real estate development firm has completed its largest project yet, delivering nearly two dozen new apartments that were fully leased before the first resident moved in.

A.M. Titan, helmed by Anthony Bradford, hosted an Oct. 30 ribbon cutting for Carnegie Flats.



The firm renovated a block of previously vacant buildings occupying the northwest corner of Scott and East Robbins streets, across from the Carnegie theater and art gallery in Covington’s Eastside neighborhood.

Three buildings were renovated in total: a two-story building with a third-floor garret at 22 E. Robbins St.; the adjacent two-story building immediately to the east; and the three-story corner building at 1019 Scott St.

For a look inside Carnegie Flats, flip through the gallery below.



The corner building at Carnegie Flats
DAVID STEPHEN FOR ACBJ



A.M. Titan acquired the eight parcels underlying the buildings at the end of 2023. The project cost nearly \$4 million.

It received Kentucky Historic Rehabilitation Tax Credits, but it did not benefit from development incentives or a property tax abatement from the city.

The three buildings house 21 apartments, a mix of one-bedroom and two-bedroom units. The starting monthly rent for a one-bedroom is \$1,095.

The first resident moved in Oct. 31. The buildings are 100% leased, according to Bradford.

A.M. Titan, a vertically integrated development firm founded in 2015, self-performed general contracting and design for the project.

“What was once a blighted, vacant block in the heart of the community has received this several-million-dollar investment, and now we have 21 apartments where folks will live,” Bradford said at the ribbon cutting. “These are homes for people that want to be in Covington, that want to experience what Covington has to offer and who will add to the city’s momentum.”



An aerial photo of the Carnegie Flats project site showing the buildings prior to the renovation project.

A.M. TITAN

With A.M. Titan now a decade old, Bradford is turning heads in the development community. He will be honored Nov. 5 at the Covington Business Council’s Annual Dinner with the Ascent Award for a leading young professional making an immediate economic impact on the city.

- [MORE: Cincinnati's next generation of real estate developers](#)

Carnegie Flats, though Bradford’s largest project to date in terms of unit count, remains firmly in his wheelhouse of restoring neglected and blighted properties in the urban core to productive use, mostly residential.

A.M. Titan is a long-term holder of its completed projects and generally offers apartments at workforce rents.

Its portfolio consists of just under 100 units, all of which are located in Northern Kentucky and around 60 of which are located in Covington.

The firm’s largest prior project was Mildred Flats, a two-building renovation at the corner of Eighth and Greenup streets across from Randolph Park. The project, which also received Kentucky Historic Rehabilitation Tax Credits, yielded 19 units.

"Throughout my tenure as mayor," Covington Mayor Ron Washington said at the ribbon cutting, "Anthony is someone who has raised his hand early and often. Seeing the products he has put in our city, it's wonderful, taking these old homes and bringing them back to life. It's a big part of our city's success."

Bradford wants to double the size of the firm's portfolio within the next 18 months.

He also hopes to get more into infill development. His first infill project, Mainstrasse Flats, just began construction.