

3963 Cleveland Avenue
Columbus, OH 43224

INVESTMENT
SALE



1st Floor Retail with 2nd Floor Residential

Sales Price: \$799,000

Cap Rate: 8.43%

8,208 SF on 0.319 acres

4,000 RSF commercial 1st Floor
3 Tenants

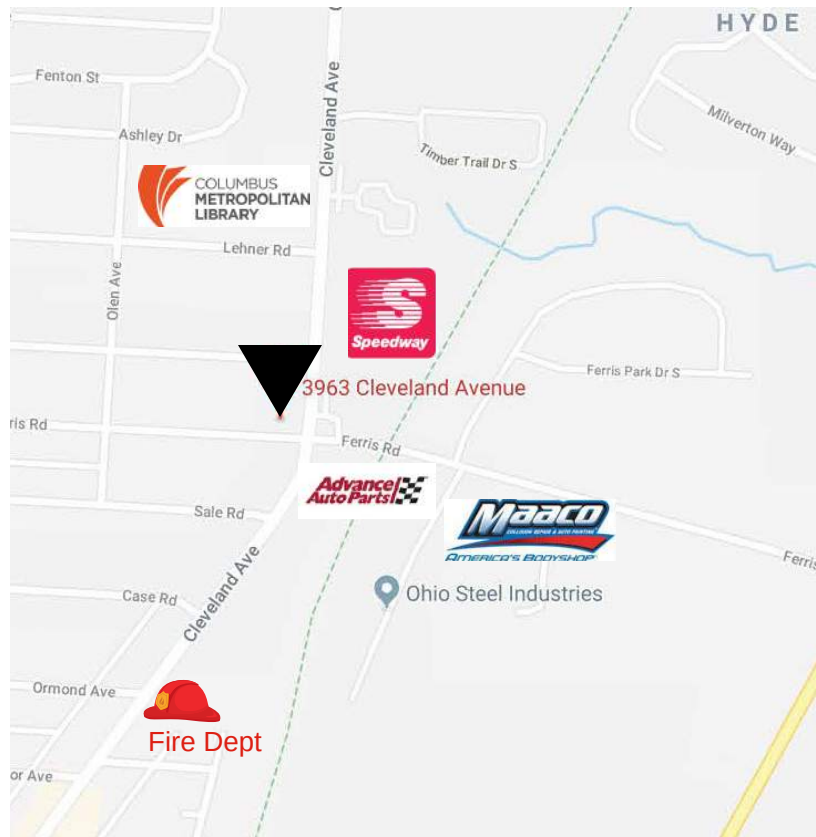
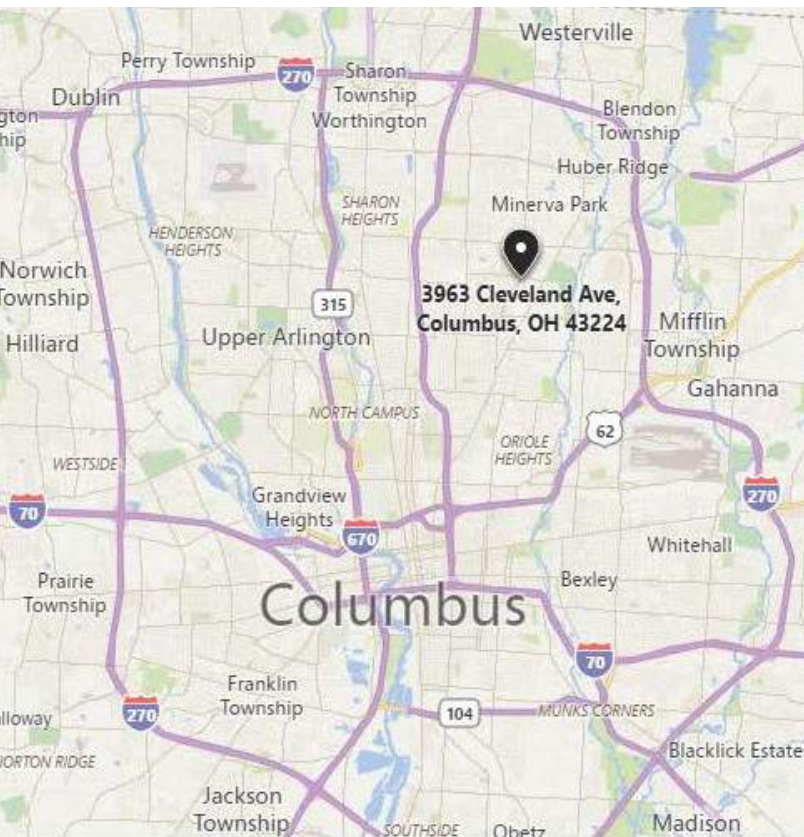
4,000 RSF residential 2nd Floor
4 Apartments

- Located at hard corner with traffic light
 - AADT of 21,615+ on Cleveland Ave & AADT of 8,029+ on Ferris Rd
 - 2 access points to property
 - Built 1968
 - 100% leased; upside rent potential
- Current NOI projected \$67,335
2020 NOI potential \$80,642

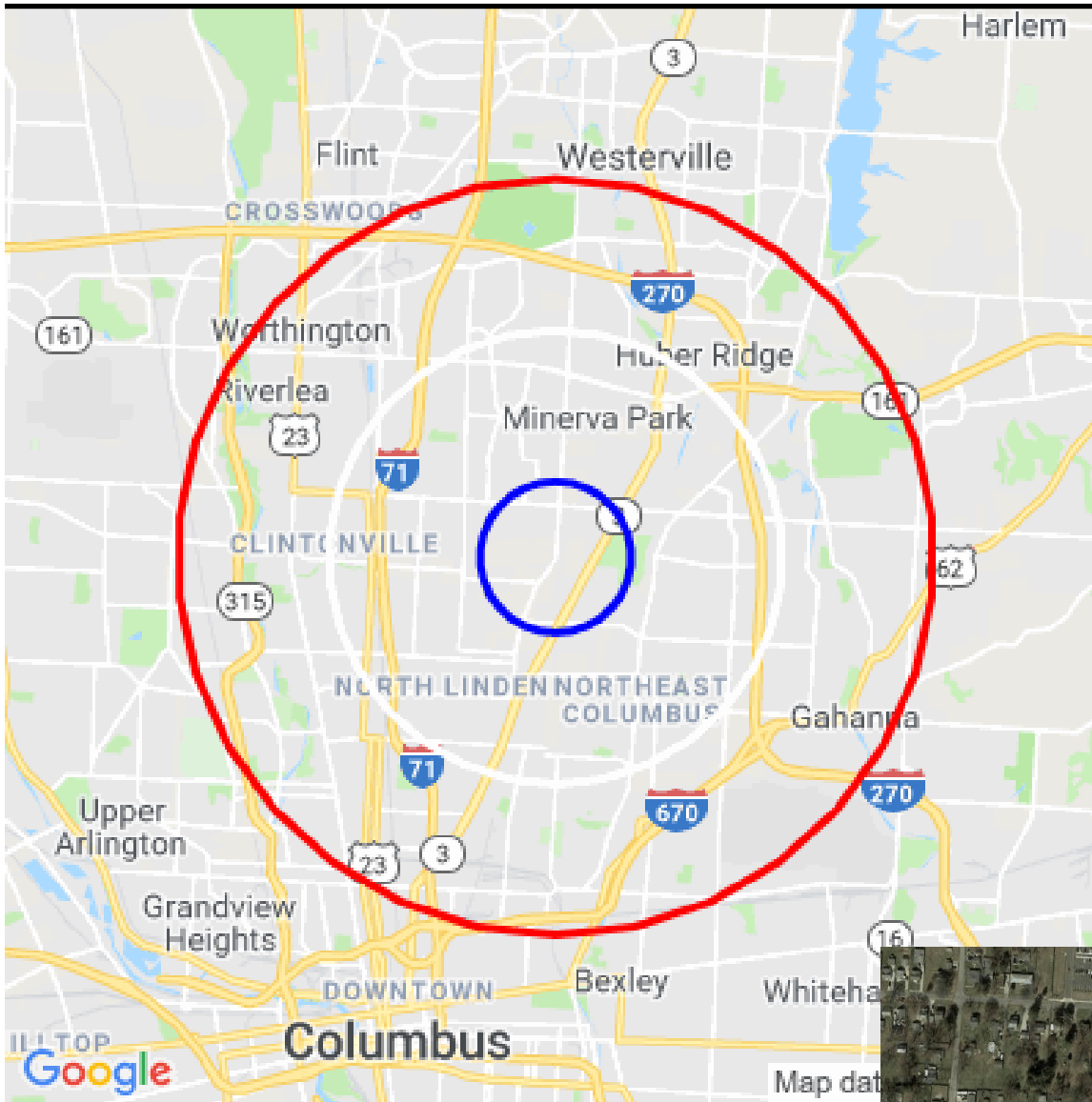


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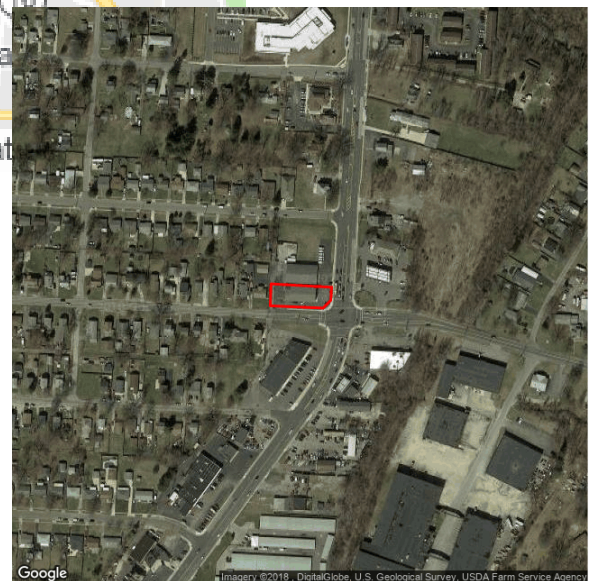
Demographic Report



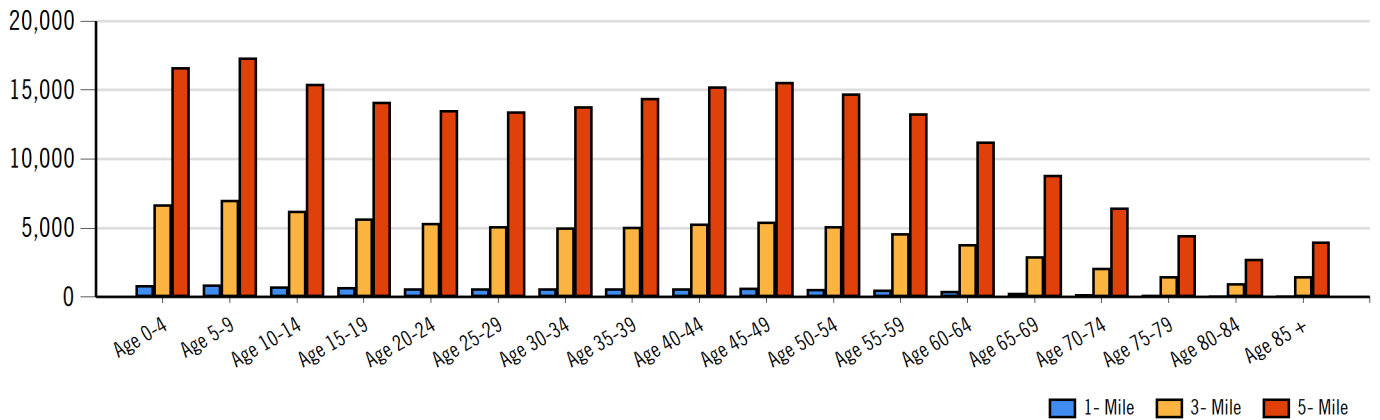
3963 Cleveland Ave

Population

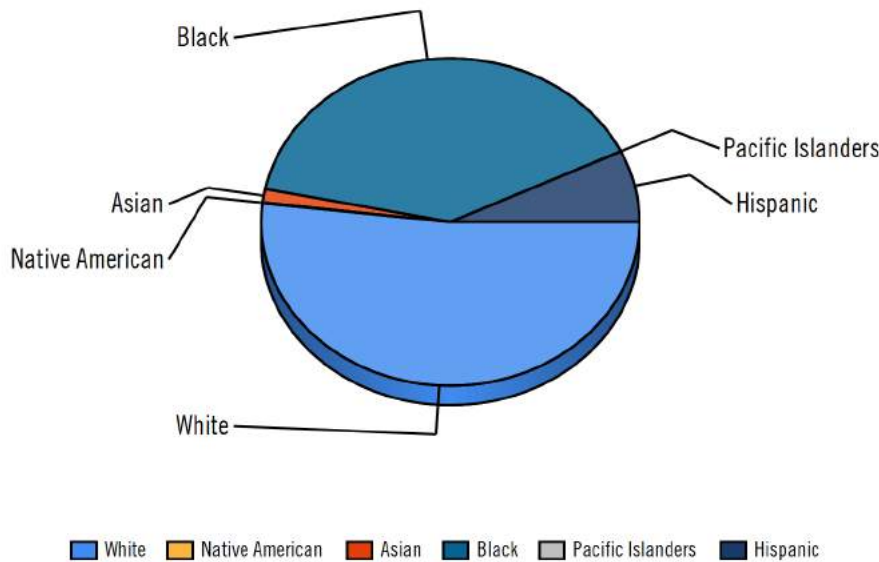
| Distance | Male | Female | Total |
|----------|---------|---------|---------|
| 1- Mile | 4,681 | 4,849 | 9,529 |
| 3- Mile | 38,526 | 41,213 | 79,739 |
| 5- Mile | 104,032 | 111,436 | 215,468 |



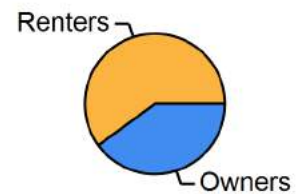
Population by Distance and Age (2015)



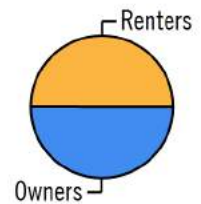
Ethnicity within 5 miles



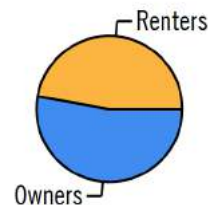
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

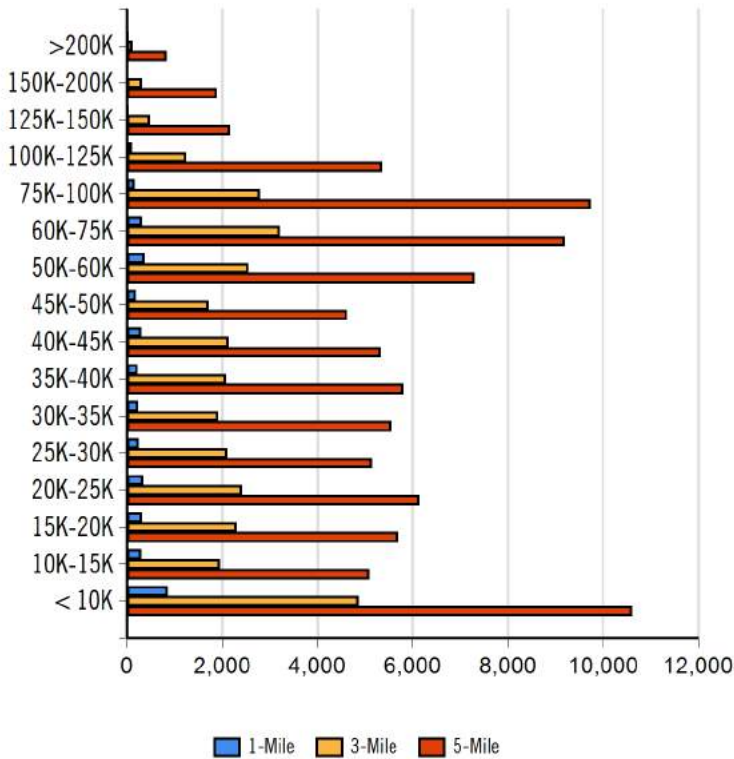
| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile | 4,423 | 564 | 7.50 % |
| 3-Mile | 38,368 | 3,690 | 9.26 % |
| 5-Mile | 111,480 | 8,647 | 8.19 % |



Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportaion | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|---------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 30 | 0 | 258 | 439 | 133 | 533 | 322 | 278 | 552 | 967 | 505 | 95 | 314 |
| 3-Mile | 46 | 0 | 1,928 | 3,047 | 1,061 | 5,078 | 2,161 | 1,154 | 4,471 | 8,890 | 3,528 | 1,834 | 2,495 |
| 5-Mile | 146 | 12 | 4,769 | 8,071 | 3,117 | 14,470 | 5,055 | 3,029 | 14,216 | 28,042 | 9,889 | 5,357 | 7,384 |

Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$31,248.20 |
| 3-Mile | \$37,657.88 |
| 5-Mile | \$44,563.46 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$38,373.40 |
| 3-Mile | \$43,628.75 |
| 5-Mile | \$50,966.20 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$139,711,634.72 |
| 3-Mile | \$1,403,333,590.07 |
| 5-Mile | \$4,645,335,970.58 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|---------|
| Pop > 25 | 5,745 | 49,350 | 140,029 |
| High School Grad | 2,164 | 16,228 | 39,837 |
| Some College | 1,200 | 11,474 | 32,511 |
| Associates | 281 | 2,828 | 7,924 |
| Bachelors | 499 | 6,984 | 26,743 |
| Masters | 109 | 1,686 | 7,977 |
| Prof. Degree | 67 | 493 | 2,341 |
| Doctorate | 9 | 236 | 1,674 |

Tapestry

| | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent | 79 % | 90 % | 87 % |
| Teen's | 63 % | 90 % | 88 % |
| Expensive Homes | 44 % | 16 % | 14 % |
| Mobile Homes | 12 % | 9 % | 7 % |
| New Homes | 3 % | 33 % | 30 % |
| New Households | 78 % | 100 % | 100 % |
| Military Households | 0 % | 3 % | 6 % |
| Households with 4+ Cars | 41 % | 60 % | 59 % |
| Public Transportation Users | 37 % | 69 % | 92 % |
| Young Wealthy Households | 0 % | 9 % | 31 % |

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

