



INVESTMENT OFFERING

19 UNIT
RESIDENTIAL
PROPERTY
PORTFOLIO
COLUMBUS, OH



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OFFERING OVERVIEW

INVESTMENT SUMMARY

Number of Units	19
Number of Buildings	17
Number of Parcels	17
Ownership Type	Fee Simple

PROPERTY OVERVIEW

Total Bedrooms	53
Total Square Feet	19,932
Average Unit SF	1,050
# of Vacant Units	2

	<u>Current</u>	<u>Potential</u>
Gross Rent/month	\$16,376	\$18,444
Average Current Rent/Mo.	\$963.29	excludes vacants

PRICING OVERVIEW

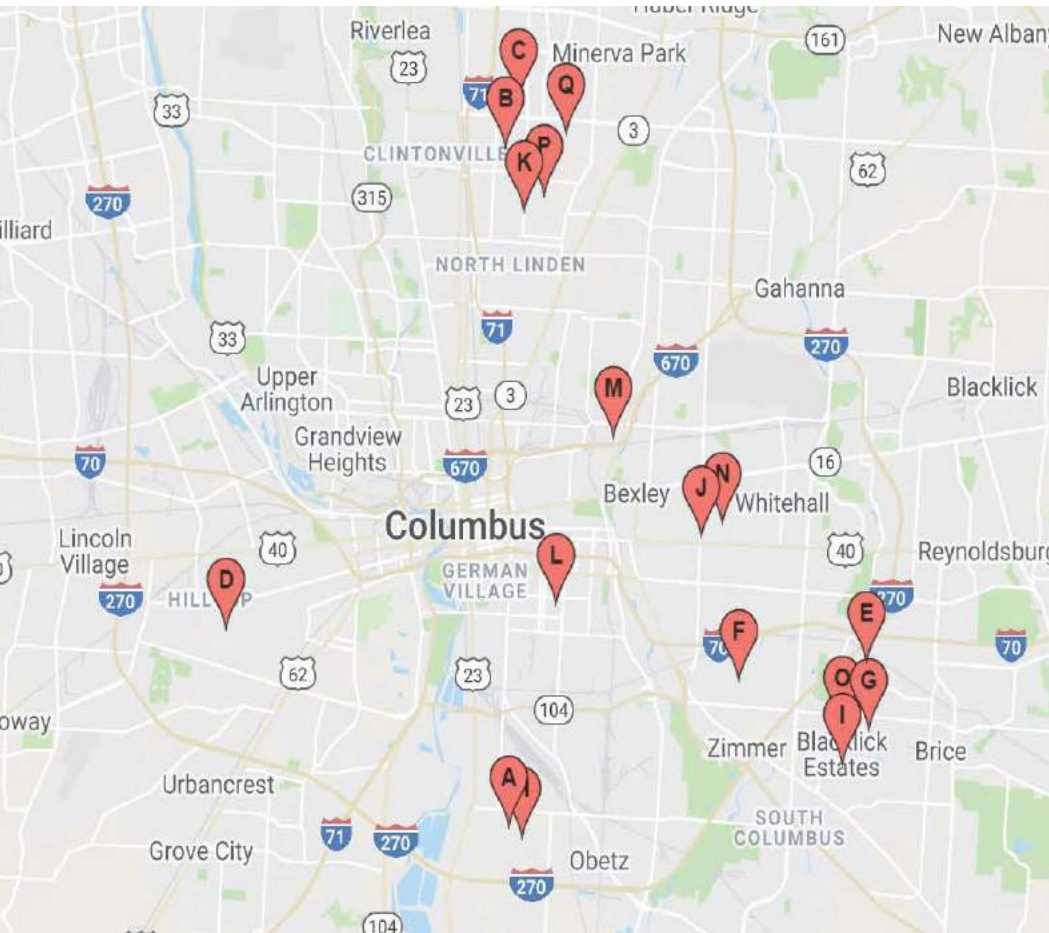
Purchase Price	\$1,800,000
Price per Unit	\$94,737
Price per Square Foot	\$90.31
NOI Potential	\$154,704
Cap Rate Potential	8.6%

INVESTMENT HIGHLIGHTS

- Primarily Single Family Homes for easy rent up or divestment if desired
- Excellent Unit Mix:
 - 69% Three Bedroom Units (13 units)
 - 26% Two Bedroom Units (10 units)
 - 5% Four Bedroom Units (1 unit)
- Significant upside through rental rate increases and filling vacancies
- Strong Columbus, OH market fundamentals
 - 5th hottest U.S. real estate market (as of 6/2019 stats)
 - Demand continues to outpace supply



PROPERTY LOCATIONS



- A 3697 Abney Rd, Columbus, OH 43207
- B 4256 Blythe Rd, Columbus, OH 43224
- C 4791 Bourke Rd, Columbus, OH 43229
- D 922 Brinker Ave, Columbus, OH 43204
- E 5114 Carbondale Dr, Columbus, OH 43232
- F 3411 Clarkston Ave, Columbus, OH 43232
- G 5422 Everson Rd N, Columbus, OH 43232
- H 3853 Fergus Rd, Columbus, OH 43207
- I 5211 Harbor Blvd, Columbus, OH 43232
- J 664 James Rd, Columbus, OH 43213
- K 3476 Karl Rd, Columbus, OH 43224
- L 1196-1200 Linwood Ave, Columbus, OH 43214 (3 units)
- M 665 Malvern Ave, Columbus, OH 43219
- N 2553 Napoleon Ave, Columbus, OH 43231
- O 3200 Noe Bixby Rd, Columbus, OH 43232
- P 1666 Northridge Rd, Columbus, OH 43224
- Q 4309 Walford St, Columbus, OH 43224

3 BEDROOM PROPERTIES

4256 Blythe Road



3697 Abney Road



922 Brinker Avenue



4791 Bourke Road



5422 Everson Road N



5114 Carbondale Drive



3 BEDROOM PROPERTIES



3411 Clarkston Avenue



3853 Fergus Road



5211 Harbor Blvd



1666 Northridge Road



853 Napoleon Avenue



3200 Noe Bixby Road



4309 Walford Street

2 BEDROOM PROPERTIES

3476 Karl Road



1196-1200 Linwood Ave & garages



665 Malvern Avenue

4 BEDROOM PROPERTY

644 James Road



Investment Analysis

 Residential Property Portfolio
 Columbus, OH

 19,932 Total SF
 19 Number of Units

For the Years Ending	ACTUAL RENT	MARKET RENT	2020	2021	2022	2023	2024									
POTENTIAL NET RENTS																
19 Total Units	\$196,512	\$221,328	\$227,968	\$234,807	\$241,851	\$249,107	\$256,580									
Gross Rental Revenue	\$196,512	\$221,328	\$227,968	\$234,807	\$241,851	\$249,107	\$256,580									
EFFECTIVE GROSS REVENUE	\$196,512	\$221,328	\$227,968	\$234,807	\$241,851	\$249,107	\$256,580									
OPERATING EXPENSES	(\$66,624)	(\$66,624)	(\$68,623)	(\$70,681)	(\$72,802)	(\$74,986)	(\$77,235)									
NET OPERATING INCOME	\$129,888	\$154,704	\$159,345	\$164,125	\$169,049	\$174,121	\$179,344									
DEBT SERVICE																
Interest Payments	\$70,235	\$70,235	\$67,270	\$65,667	\$63,978	\$62,198	\$60,322									
Principal Payments	\$26,843	\$26,843	\$29,808	\$31,411	\$33,100	\$34,881	\$36,757									
TOTAL DEBT SERVICE & FEES	(\$97,078)	(\$97,078)	(\$97,078)	(\$97,078)	(\$97,078)	(\$97,078)	(\$97,078)									
CASH FLOW AFTER DEBT SERVICE	\$32,810	\$57,626	\$62,267	\$67,047	\$71,971	\$77,043	\$82,266									
NET CASH FLOW	\$32,810	\$57,626	\$62,267	\$67,047	\$71,971	\$77,043	\$82,266									
Return From Cash Flow	\$32,810	7%	\$57,626	13%	\$62,267	14%	\$67,047	15%	\$71,971	16%	\$77,043	17%	\$82,266	18%		
Return From Debt Reduction	\$26,843	6%	\$26,843	6%	\$29,808	7%	\$31,411	7%	\$33,100	7%	\$34,881	8%	\$36,757	8%		
Return from Tax Deductions	\$45,392	10%	\$44,829	10%	\$44,235	10%	\$43,610	10%	\$42,951	10%	\$42,257	9%	\$41,525	9%		
Return from Annual Appreciation	\$54,000	12%	\$54,000	12%	\$54,000	12%	\$54,000	12%	\$54,000	12%	\$54,000	12%	\$54,000	12%		
Total Annual Return	\$159,045	35%	\$183,297	41%	\$190,310	42%	\$196,069	44%	\$202,023	45%	\$208,180	46%	\$214,548	48%		
Total Cumulative Return	\$159,045	35%	\$342,342	76%	\$532,652	118%	\$728,721	162%	\$930,744	207%	\$1,138,924	253%	\$1,353,472	301%		
Purchase Price	\$1,800,000	\$94,737	\$ Per Unit	5.25% Interest Rate												
Initial Investment	\$450,000	25% Down Payment		25 Year Loan Amortization												
Cap Rate	7.22%	8.59%	8.85%	9.12%	9.39%	9.67%	9.96%									

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