

459 Clinton St  
Columbus, OH 43202

INVESTMENT  
SALE



## The Ohio State University campus area residential duplex

Sales Price: \$179,000

Cap Rate: 6.4%

1,596 SF on 0.03 acres

Sold "AS-IS"

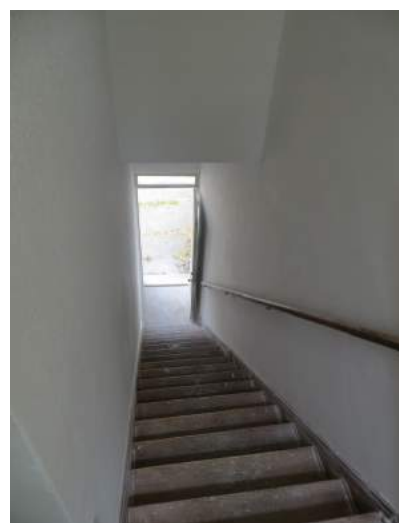
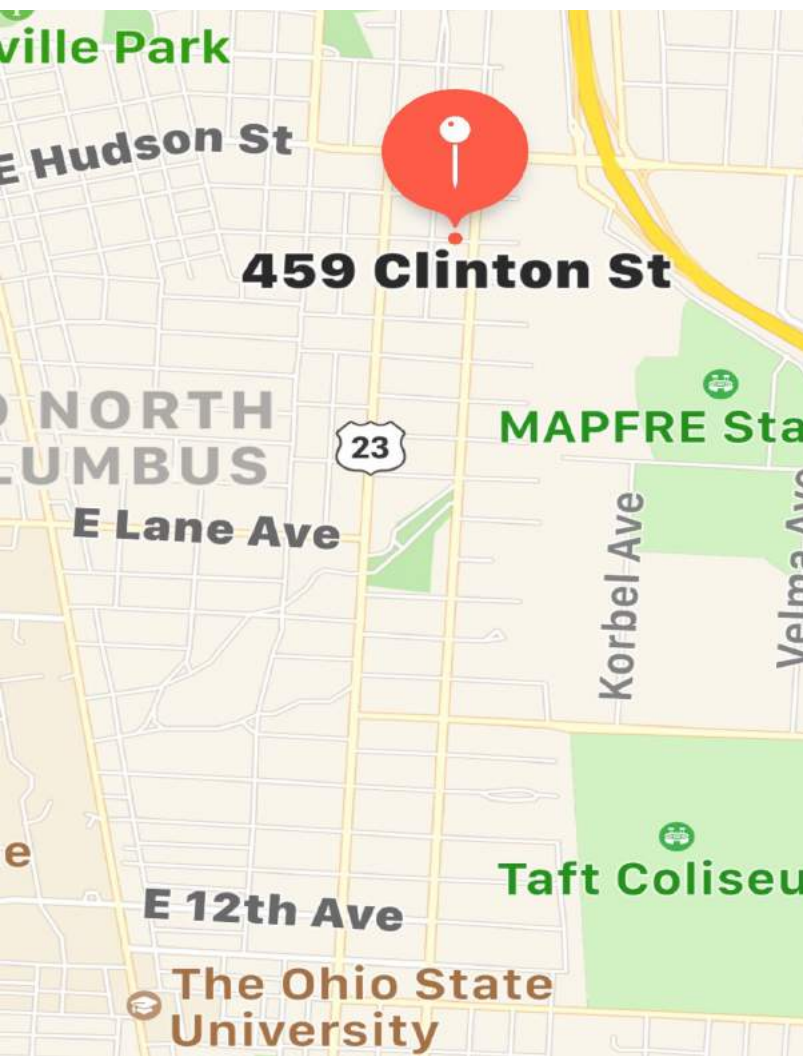
- Offering a one of a kind duplex located in the growing, vibrant, SoHud neighborhood in Columbus, Ohio. Near trailblazing businesses like Rumba Cafe, Evolved, Used Kid's Records, Baba's, Wild Goose Creative, and Capital City Scooters
- This unique, well-priced, property is close to the C.A.B.S. and COTA bus routes and the protected bike lanes on Summit Street. Within walking distance to the communities of Glen Echo, Clintonville and The Ohio State University
- Unit details:  
Creative artist's 1st floor, open studio space, with one bedroom, one bath, curved walls and a high, pressed tin ceiling. Original claw foot tub  
2 bedrooms, 1 bath on the 2nd floor with private entrance and hard wood flooring

Please do not disturb tenants



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## Investment Analysis

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For the Years Ending	2019	Per Unit Per Mth
<b><u>POTENTIAL NET RENTS</u></b>		
Upper Level	\$6,900	\$575.00
Lower Level	\$7,800	\$650.00
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$14,700</b>	
OPERATING EXPENSES	(\$3,187)	
<b>NET OPERATING INCOME</b>	<b>\$11,513</b>	

**Purchase Price** \$179,900

**Cap Rate** **6.40%**



All of the contained information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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