



INVESTMENT OFFERING

6 UNIT
RESIDENTIAL
PROPERTY
PORTFOLIO
COLUMBUS, OH



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OFFERING OVERVIEW

PROPERTY SUMMARY

Total Bedrooms	18
Total Square Feet	9,617
Average Unit SF	1,603
# of Vacant Units	0

	<u>Current</u>	<u>Potential</u>
Gross Rent/month	\$ 7,341	\$ 9,540

PRICING OVERVIEW

Purchase Price	\$1,304,000
Price per Square Foot	\$135.59
NOI Potential	\$85,410
Cap Rate Potential	6.5%

Properties may be individually purchased
See prices on property photos page

INVESTMENT HIGHLIGHTS

- Primarily Single Family Homes located in highly desirable neighborhoods for easy rent up or divestment
- Excellent Unit Mix, all with garages:
 - 4 units - Three Bedrooms
 - 1 unit - Two Bedrooms
 - 1 unit - Four Bedrooms
- Significant upside through rental rate increases
- 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 420 Denwood Dr N, Gahanna, OH 43230
- B 52 Leland Ave, Columbus, OH 43214
- C 1666 Northridge Rd, Columbus, OH 43224
- D 2576 Minerva Lake Rd, Columbus, OH 43231
- E 853 Ridenour Rd, Gahanna, OH 43230
- F 326 Wyndham Park, Westerville, OH 43082 (condo)
located in Delaware County, others in Franklin County

PROPERTIES & INDIVIDUAL PRICING

420 Denwood Drive N - \$199,950



52 Leland Avenue - \$209,950



1666 Northridge Road - \$104,950



42576 Minerva Lake Road - \$249,950



853 Ridenour Road - \$209,950



326 Wyndham Park - \$329,950



Residential Investment Portfolio

Type	Street #	Address	Size SF	# BR	# BA	Garage	Basement	Central A/C	Asking Price	Annual Taxes	Annual Insurance	Market Rent Monthly	Actual Rent Monthly	Lease Expiration Date
Single	420	Denwood Drive N, Gahanna, OH 43230	1,486	4	1.5	Attached 1 car garage	Yes - finished 420 sqft	Yes	\$199,950	\$3,765	\$843	\$1,500	\$1,014	03/31/20
Single	52	Leland Avenue, Columbus, OH 43214	1,164	2	1	Attached garage, detached garage, 1 space 396 sqft	Yes	Window Acs	\$209,950	\$3,239	\$783	\$1,395	\$1,050	MTM
Single	1666	Northridge Road, Columbus, OH 43224	1,105	3	1	Detached 1 Car Garage - 1 space	Yes	Yes	\$104,950	\$1,854	\$539	\$1,100	\$860	03/31/21
Single	2576	Minerva Lake Road, Columbus, OH 43231	2,500	3	2	Attached w/2 spaces	Yes	Yes	\$249,950	\$4,472	\$1,024	\$1,695	\$1,365	MTM
Single	853	Ridenour Road, Gahanna, OH 43230	1,022	3	1.5	Attached w/2 spaces	Yes	Yes	\$209,950	\$3,039	\$693	\$1,500	\$1,140	MTM
Single	326	Wyndham Park, Westerville, OH 43082	2,340	3	2.5	Attached w/2 spaces	Yes	Yes	\$329,950	\$6,392	\$1,609	\$2,350	\$1,912	04/30/20
			9,617									\$9,540	\$7,341	Total Monthly Rent