

5900 Innovation Drive  
Dublin, OH 43016

Investment Offering



## CHILD DAYCARE PROPERTY - 10 YEAR NNN LEASE

**Sales Price: \$1,650,000**

**Cap Rate 7%**

7,693 SF on 1.07 acres

Franklin County Parcel No:  
273-009605-00

- 10 year NNN lease 12/31/30 to Balanced Family Academy.
- Tenant/Operator has numerous central Ohio locations
- Zoned to allow Daycare-Preschool in Technology Flex zoning district of Dublin, OH
- 1 story property built out as daycare with portico for drop off/pick up and large outdoor play area; built in 1998; 28 parking spaces; Seller to install or credit new roof
- Affluent Dublin Ohio location
- Less than 1 mile to SR 33/Avery Rd interchange

All of the above 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 and admissions. Buyer is responsible for verifying 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.



Jackson N. Pulliam  
614.545.4097  
jpulliam@AlterraRE.com

Bradford L. Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com



5900 Innovation Drive  
Dublin, OH 43016

Investment Offering



Jackson N. Pulliam  
614.545.4097  
jpulliam@AlterraRE.com

Bradford L. Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com



5900 Innovation Drive  
Dublin, OH 43016

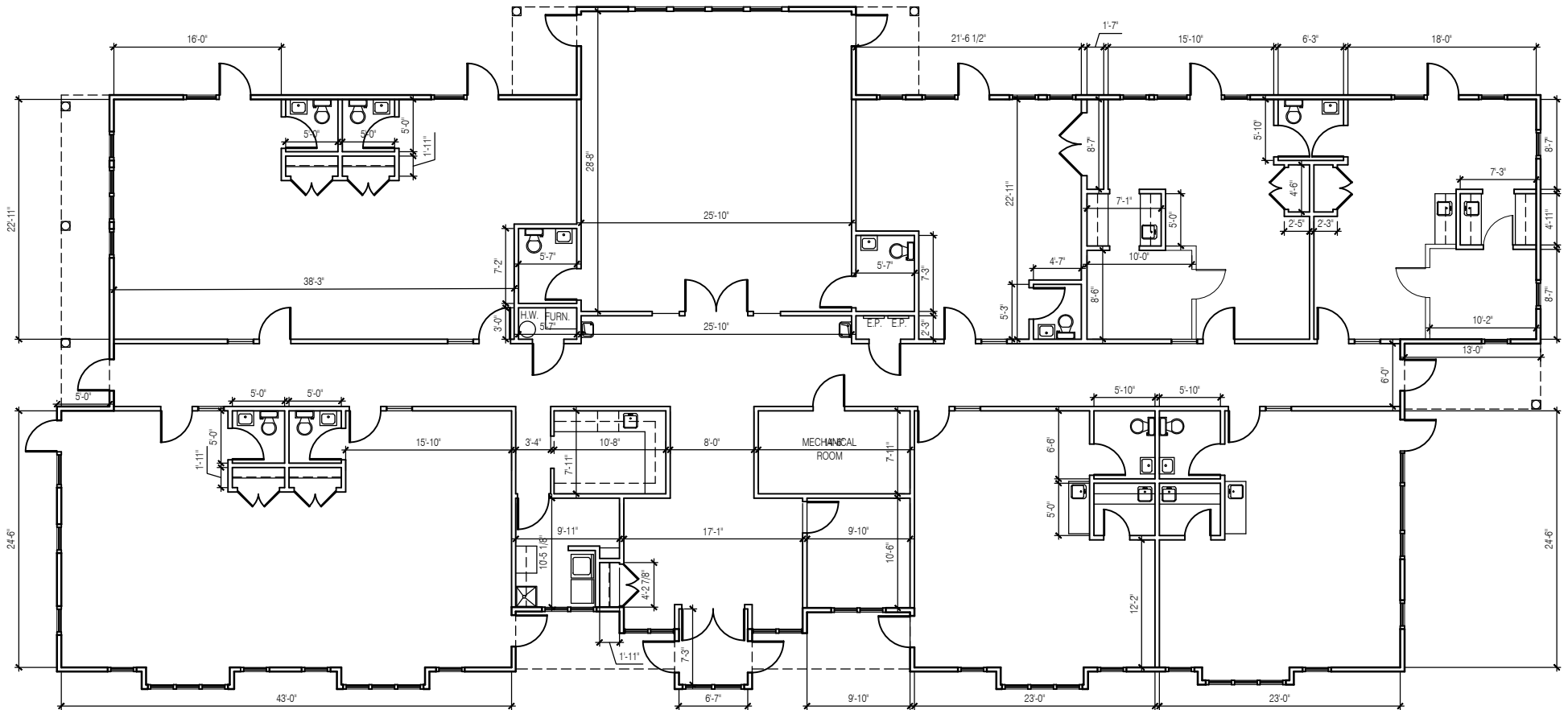
Investment Offering



Jackson N. Pulliam  
614.545.4097  
jpulliam@AlterraRE.com

Bradford L. Kitchen  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com



# 5900 Innovation Drive

First Floor

N.T.S.

**Investment Analysis**

5900 Innovation Drive



	Lease Expiration	Size SF	Year 1 2021	PSF	Year 2 2022	PSF	Year 3 2023	PSF	Year 4 2024	PSF	Year 5 2025	PSF	Year 6 2026	PSF	Year 7 2027	PSF	Year 8 2028	PSF
<b>NET RENTS</b>																		
Balanced Family Academy	12/31/2030	7,693	\$115,395	\$15.00	\$118,318	\$15.38	\$121,315	\$15.77	\$124,388	\$16.17	\$127,539	\$16.58	\$130,769	\$17.00	\$134,082	\$17.43	\$137,478	\$17.87
Expense Reimbursement Revenue			\$0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>EFFECTIVE GROSS REVENUE</b>			<b>\$115,395</b>	<b>\$15.00</b>	<b>\$118,318</b>	<b>\$15.38</b>	<b>\$121,315</b>	<b>\$15.77</b>	<b>\$124,388</b>	<b>\$16.17</b>	<b>\$127,539</b>	<b>\$16.58</b>	<b>\$130,769</b>	<b>\$17.00</b>	<b>\$134,082</b>	<b>\$17.43</b>	<b>\$137,478</b>	<b>\$17.87</b>
<b>OPERATING EXPENSES</b>			NNN	NA	NNN	NA	NNN	NA	NNN	NA	NNN	NA	NNN	NA	NNN	NA	NNN	NA
<b>NET OPERATING INCOME</b>			<b>\$115,395</b>	<b>\$15.00</b>	<b>\$118,318</b>	<b>\$15.38</b>	<b>\$121,315</b>	<b>\$15.77</b>	<b>\$124,388</b>	<b>\$16.17</b>	<b>\$127,539</b>	<b>\$16.58</b>	<b>\$130,769</b>	<b>\$17.00</b>	<b>\$134,082</b>	<b>\$17.43</b>	<b>\$137,478</b>	<b>\$17.87</b>
<i>Interest Payments</i>			\$39,108		\$38,012		\$36,884		\$35,819		\$34,624		\$33,392		\$32,123		\$30,705	
<i>Principal Payments</i>			\$36,007		\$37,103		\$38,231		\$39,394		\$40,592		\$41,827		\$43,099		\$44,410	
<b>TOTAL DEBT SERVICE &amp; FEES</b>			(\$75,115)	(\$9.76)	(\$75,115)	(\$9.76)	(\$75,115)	(\$9.76)	(\$75,115)	(\$9.76)	(\$75,115)	(\$9.76)	(\$75,115)	(\$9.76)	(\$75,115)	(\$9.76)	(\$75,115)	(\$9.76)
<b>NET CASH FLOW</b>			<b>\$40,280</b>		<b>\$43,203</b>		<b>\$46,200</b>		<b>\$49,273</b>		<b>\$52,424</b>		<b>\$55,654</b>		<b>\$58,966</b>		<b>\$62,363</b>	
<b>Return From Cash Flow</b>			\$40,280	12%	\$43,203	13%	\$46,200	14%	\$49,273	15%	\$52,424	16%	\$55,654	17%	\$58,966	18%	\$62,363	19%
<b>Return from Debt Reduction</b>			\$37,103	11%	\$37,103	11%	\$38,231	12%	\$39,394	12%	\$40,592	12%	\$41,827	13%	\$43,099	13%	\$44,410	13%
<b>Return from Tax Deductions</b>			\$28,752	9%	\$28,752	9%	\$28,752	8%	\$28,752	8%	\$28,752	8%	\$28,752	8%	\$28,752	8%	\$28,752	8%
<b>Return from Annual Appreciation</b>			\$49,500	15%	\$49,500	15%	\$49,500	15%	\$49,500	15%	\$49,500	15%	\$49,500	15%	\$49,500	15%	\$49,500	15%
<b>Total Annual Return</b>			<b>\$155,635</b>	<b>47%</b>	<b>\$158,558</b>	<b>48%</b>	<b>\$162,683</b>	<b>49%</b>	<b>\$166,919</b>	<b>50%</b>	<b>\$171,268</b>	<b>51%</b>	<b>\$175,733</b>	<b>53%</b>	<b>\$180,318</b>	<b>54%</b>	<b>\$185,025</b>	<b>55%</b>
<b>Total Cumulative Return</b>			\$155,635	47%	\$314,192	95%	\$476,875	144%	\$643,794	194%	\$815,062	246%	\$990,795	298%	\$1,171,112	352%	\$1,356,137	407%

<b>Purchase Price</b>	\$1,650,000	\$214.48 PSF	3.00% Interest Rate	Prepared By: Jackson Pulliam			
<b>Initial Investment</b>	\$330,000	20% Down Payment	25 Year Loan Amortization	Alterra Real Estate Advisors			
<b>Cap Rate</b>	7.0%	7.2%	7.4%	7.5%	7.7%	7.9%	614-365-9000

Disclaimer: All of the above 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 and omissions. Buyer is responsible to verify the information contained herein and Alterra Real Estate Advisors, LLC shall have no responsibility as to the accuracy hereof.

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5900 Innovation Dr, Dublin, OH 43016

## CITY, STATE

**Dublin, OH**

## POPULATION

**69,741**

## AVG. HHSIZE

**2.57**

## MEDIAN HH INCOME

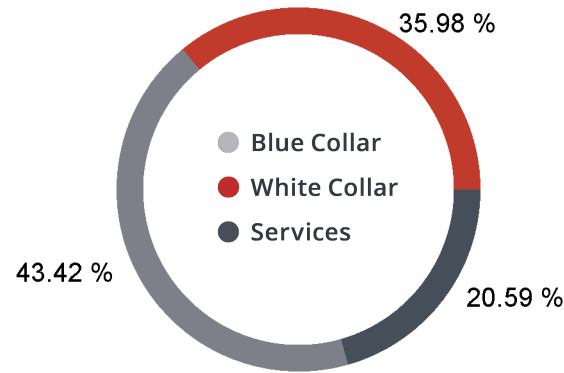
**\$88,788**

## HOME OWNERSHIP

Renters: **10,288**

Owners: **17,460**

## EMPLOYMENT

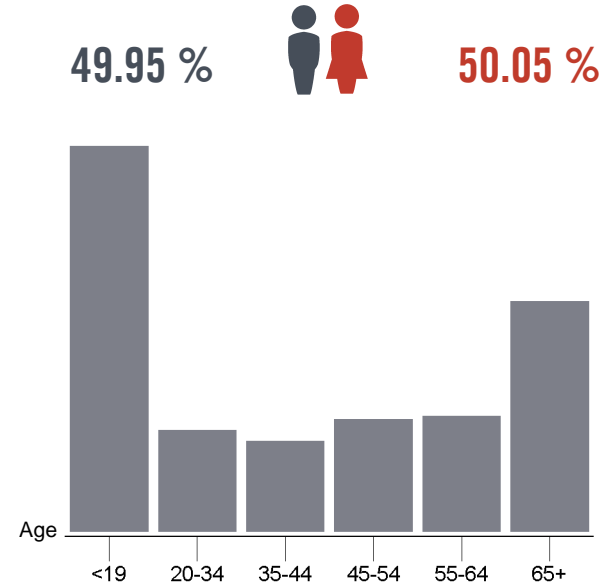


**55.68 %** Employed  
**1.01 %** Unemployed

## EDUCATION

High School Grad: **16.87 %**  
Some College: **17.58 %**  
Associates: **5.83 %**  
Bachelors: **63.34 %**

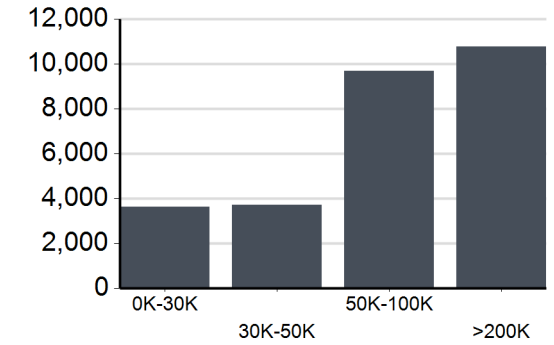
## GENDER & AGE



## RACE & ETHNICITY

White: **72.51 %**  
Asian: **21.84 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **1.24 %**  
Hispanic: **2.20 %**  
Two or More Races: **2.21 %**

## INCOME BY HOUSEHOLD



## HH SPENDING

