



INVESTMENT OFFERING

4100 Horizons Drive
Columbus, Ohio 43220

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3 Easton Oval, STE 120
Columbus, OH 43219



All of the included 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 and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

OFFERING

Property Description: 4100 Horizons Drive, Columbus, OH 43220
Multi-tenant professional office/medical building
31,512 Gross SF; 30,676 Rentable SF on 2.0 acres

Sales Price: \$5,599,000

Current Occupancy: 100%

Cap Rate 9%

	2024		2025	
Projected Net Operating Income:	\$505,568		\$532,584	
Projected Returns:				
Annual Cash Flow	\$159,253	14%	\$186,270	17%
Annual Debt Reduction	\$ 84,649	8%	\$ 89,870	8%
Tax Deduction	\$144,279	13%	\$142,242	13%
Annual Appreciation	\$167,970	15%	\$167,970	15%
Total Annual Return	\$556,151	50%	\$586,352	52%

OFFERING

Investment Highlights:

- Dynamic medical and office property
- Strong mix of office, medical, financial service tenants
- New late 2017 office build outs and leases: Central Ohio Primary Care Physicians occupies 25.5% of building on 10 year lease through 11/31/2027, NCS Pearson, Inc. testing center occupies 11.7% through 11/30/2025 and Meyers Wealth Management occupies 13.1% through 1/31/2026

Property Description:

- Attractive, well maintained property - common areas updated 12/2017
- Franklin County parcel # 075-000012-00
- 31,512 Gross SF building on 2.0 acres
- Two story office building completed in 2001
- 153 parking spaces
- Highly visible monument and building signage
- Zoning is Office and Research District in the City of Upper Arlington

Area Description:

- The property is located in the City of Upper Arlington, Ohio www.uaho.net. Upper Arlington is an affluent suburb in the Columbus Metropolitan Area.
- Well located between Downtown Columbus and Dublin with easy access to SR 161, I-270 and SR 315
- The property is within a dynamic mix of office properties

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



Franklin County Parcel No.
075-0000120-00

Horizons Drive

AREA OVERVIEW



TENANT PROFILES



<https://copc.com/>

Central Ohio Primary Care is the largest physician-owned primary care medical group in the United States with over over 349 providers and 68 practice locations throughout central Ohio. This busy medical office recently opened at 4100 Horizons occupying 7,705 SF (25.5%) on the first floor.



<https://www.home.pearsonvue.com/>
<https://www.pearson.com/>

Pearson Vue is part of Pearson, the world's largest learning company with 35,000 employees across 70 countries worldwide. This location is a computer based testing center occupying 3,524 SF (11.7%) through 11/30/2025

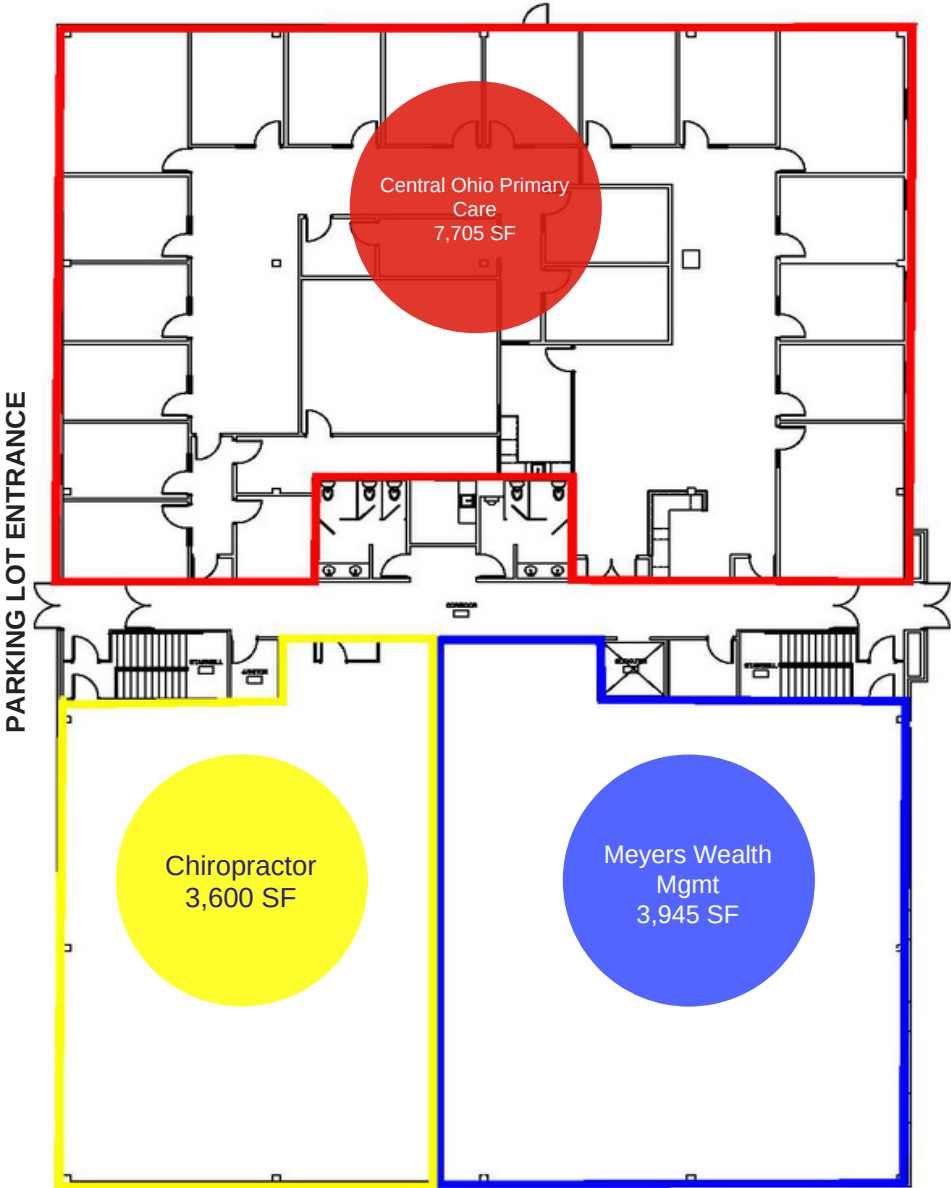


<https://www.meyerswealthmgmt.com/>

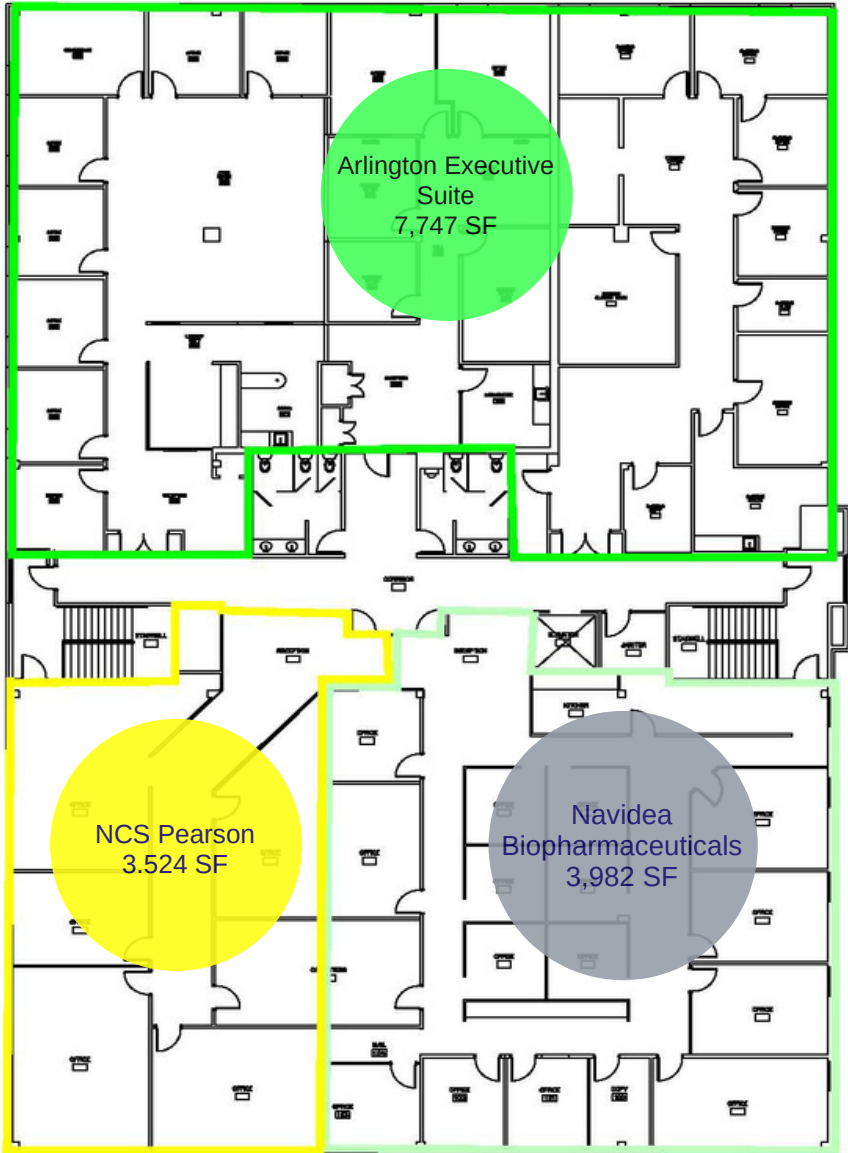
Meyers Wealth Management, LLC is a financial advisory firm headquartered in Columbus, OH. They manage \$682,500,000 in 548 accounts and serve the financial needs of clients across 3 states.

PROPERTY FLOORPLANS

1st Floor

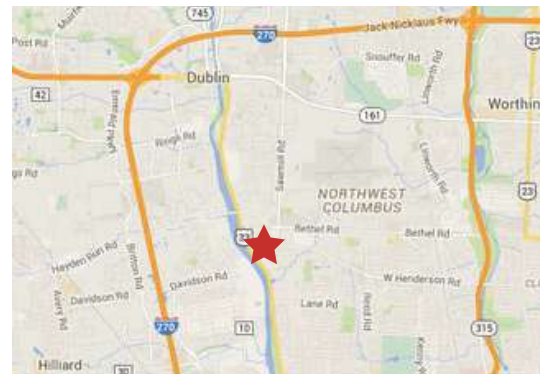


2nd Floor

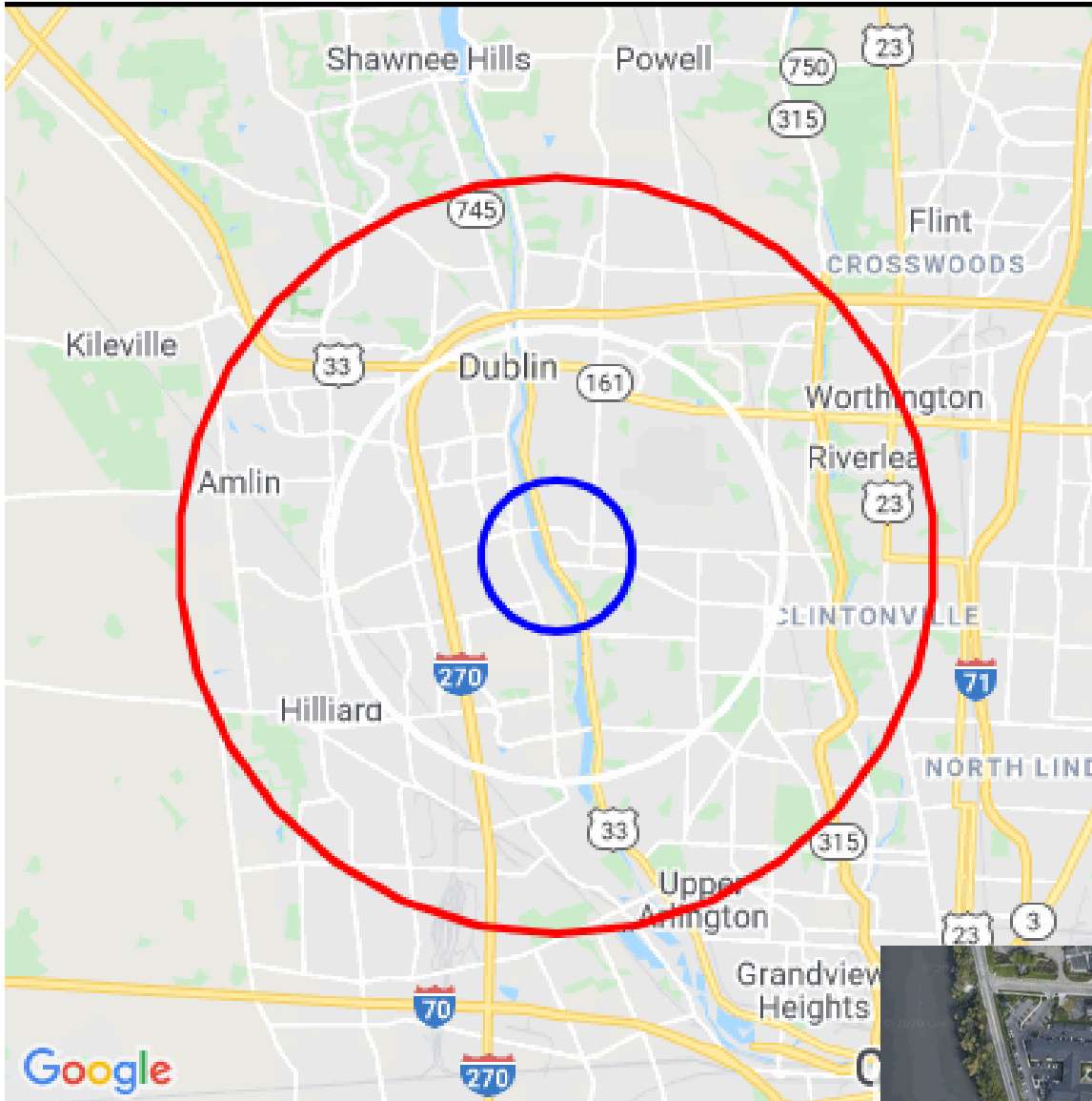


Floor plans may not represent tenant space build outs as of 12/1/17

DEMOGRAPHICS



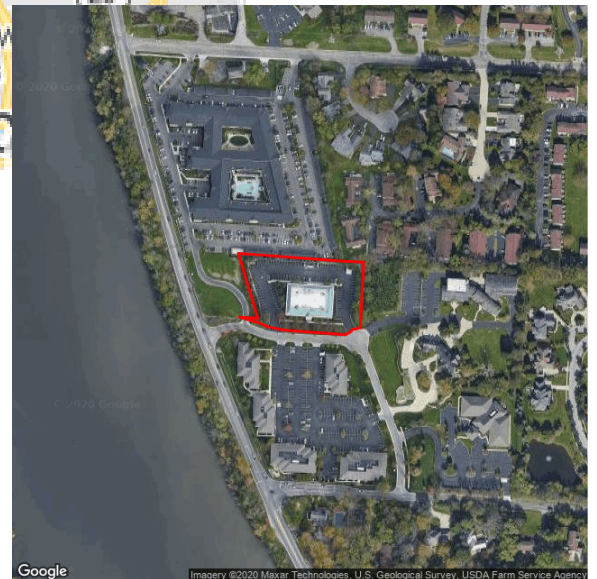
Demographic Report



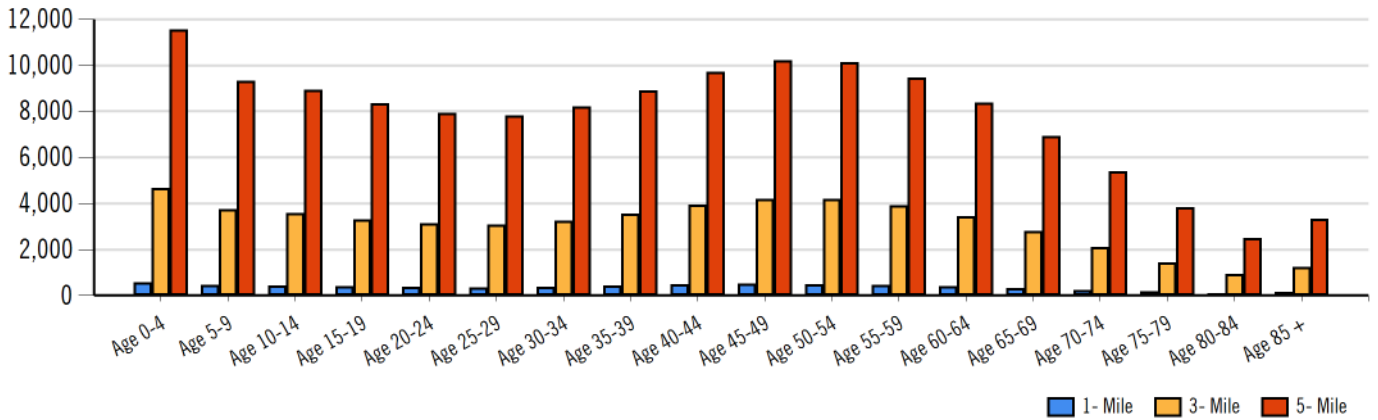
4100 Horizons Dr

Population

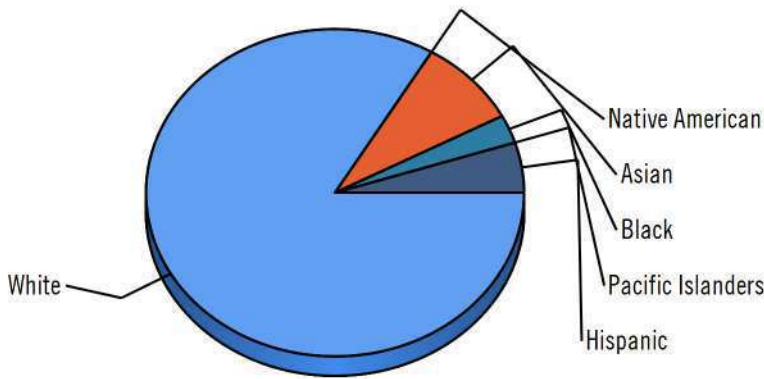
Distance	Male	Female	Total
1- Mile	3,302	3,419	6,721
3- Mile	27,657	28,765	56,422
5- Mile	69,075	71,786	140,861



Population by Distance and Age (2018)

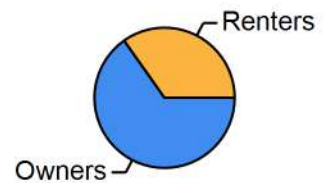


Ethnicity within 5 miles

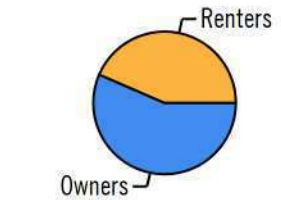


■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

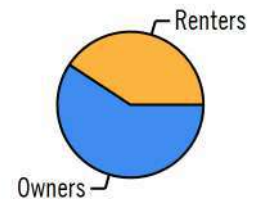
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

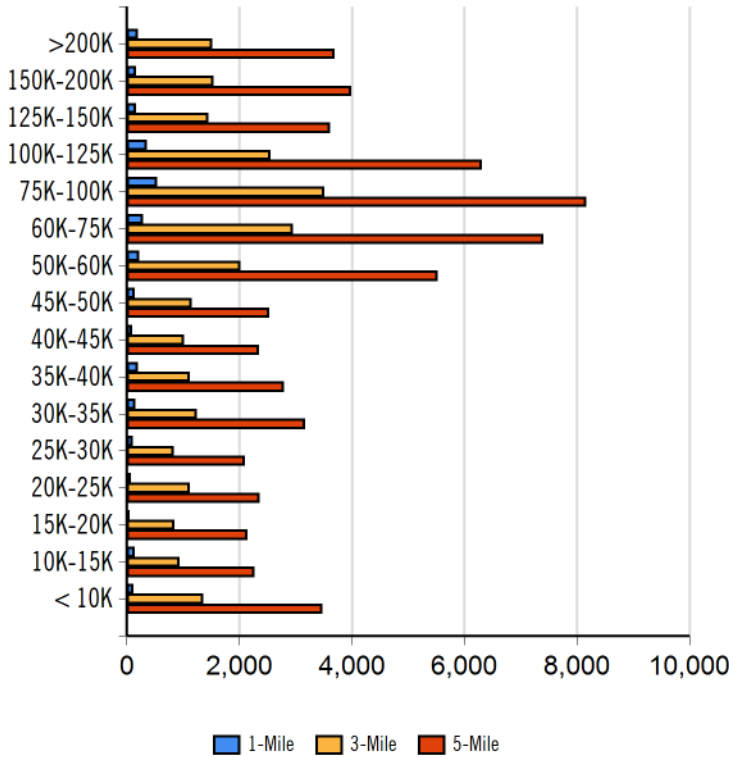
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,694	85	0.86 %
3-Mile	30,703	766	1.97 %
5-Mile	77,214	1,674	1.87 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	0	43	206	128	526	75	128	475	863	290	209	318
3-Mile	37	24	955	2,314	851	4,019	790	875	4,246	7,908	2,558	1,215	2,125
5-Mile	97	66	2,432	5,742	2,560	8,802	2,223	2,630	10,672	19,497	6,635	3,085	5,357

Household Income



Radius	Median Household Income
1-Mile	\$80,661.11
3-Mile	\$76,856.84
5-Mile	\$76,595.29

Radius	Average Household Income
1-Mile	\$93,866.89
3-Mile	\$87,450.91
5-Mile	\$86,336.25

Radius	Aggregate Household Income
1-Mile	\$239,979,525.41
3-Mile	\$1,985,624,040.35
5-Mile	\$4,902,023,806.96

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,467	38,007	94,800
High School Grad	774	5,493	15,493
Some College	783	7,395	18,528
Associates	246	2,183	5,383
Bachelors	1,657	13,717	32,699
Masters	439	4,634	11,092
Prof. Degree	216	1,740	4,097
Doctorate	147	739	1,803

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	29 %	39 %	47 %
Teen's	34 %	72 %	75 %
Expensive Homes	69 %	57 %	48 %
Mobile Homes	0 %	1 %	3 %
New Homes	9 %	30 %	45 %
New Households	44 %	88 %	94 %
Military Households	0 %	16 %	17 %
Households with 4+ Cars	31 %	59 %	59 %
Public Transportation Users	6 %	12 %	18 %
Young Wealthy Households	40 %	122 %	79 %

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.

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	151,465,396		1,290,472,807		3,184,044,038	
Average annual household	56,404		54,903		54,388	
Food	7,238	12.83 %	7,072	12.88 %	7,009	12.89 %
Food at home	4,554		4,462		4,434	
Cereals and bakery products	647		634		630	
Cereals and cereal products	230		226		224	
Bakery products	417		408		406	
Meats poultry fish and eggs	899		886		881	
Beef	209		206		205	
Pork	157		155		154	
Poultry	169		167		166	
Fish and seafood	150		147		146	
Eggs	72		71		70	
Dairy products	470		458		455	
Fruits and vegetables	929		910		904	
Fresh fruits	136		134		133	
Processed vegetables	173		170		169	
Sugar and other sweets	166		162		161	
Fats and oils	144		141		140	
Miscellaneous foods	858		838		832	
Nonalcoholic beverages	378		370		369	
Food away from home	2,683		2,610		2,575	
Alcoholic beverages	428		413		409	
Housing	19,698	34.92 %	19,276	35.11 %	19,128	35.17 %
Shelter	11,981		11,720		11,619	
Owned dwellings	7,468		7,223		7,145	
Mortgage interest and charges	3,845		3,695		3,649	
Property taxes	2,533		2,445		2,418	
Maintenance repairs	1,089		1,083		1,077	
Rented dwellings	3,390		3,412		3,406	
Other lodging	1,121		1,084		1,068	
Utilities fuels	4,388		4,315		4,298	
Natural gas	425		415		412	
Electricity	1,710		1,692		1,688	
Fuel oil	176		172		172	
Telephone services	1,369		1,344		1,338	
Water and other public services	705		691		687	
Household operations	1,416	2.51 %	1,376	2.51 %	1,363	2.51 %
Personal services	436		419		415	
Other household expenses	979		956		948	
Housekeeping supplies	671		656		651	
Laundry and cleaning supplies	176		171		170	
Other household products	396		385		382	
Postage and stationery	99		98		97	
Household furnishings	1,242		1,207		1,195	
Household textiles	93		91		90	
Furniture	303		292		288	
Floor coverings	34		34		33	
Major appliances	138		136		136	
Small appliances	104		102		101	
Miscellaneous	568		550		545	
Apparel and services	1,548	2.74 %	1,511	2.75 %	1,497	2.75 %
Men and boys	318		302		299	
Men 16 and over	267		251		249	
Boys 2 to 15	51		50		50	
Women and girls	544		538		533	

Women 16 and over	471	465	460
Girls 2 to 15	73	72	72
Children under 2	99	97	97







Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	151,465,396		1,290,472,807		3,184,044,038	
Average annual household	56,404		54,903		54,388	
Transportation	7,591	13.46 %	7,397	13.47 %	7,333	13.48 %
Vehicle purchases	1,885		1,815		1,794	
Cars and trucks new	985		952		935	
Cars and trucks used	852		819		816	
Gasoline and motor oil	2,280		2,235		2,222	
Other vehicle expenses	2,813		2,747		2,728	
Vehicle finance charges	194		187		186	
Maintenance and repairs	1,000		978		969	
Vehicle insurance	1,240		1,214		1,211	
Vehicle rental leases	377		366		361	
Public transportation	612		599		588	
Health care	4,141	7.34 %	4,048	7.37 %	4,023	7.40 %
Health insurance	2,682		2,628		2,615	
Medical services	903		875		867	
Drugs	416		408		404	
Medical supplies	139		136		135	
Entertainment	3,314	5.88 %	3,221	5.87 %	3,194	5.87 %
Fees and admissions	721		694		682	
Television radios	1,092		1,070		1,066	
Pets toys	1,209		1,180		1,171	
Personal care products	734		713		706	
Reading	63		62		62	
Education	1,724		1,674		1,647	
Tobacco products	389		389		389	
Miscellaneous	917	1.63 %	893	1.63 %	882	1.62 %
Cash contributions	1,458		1,406		1,398	
Personal insurance	7,153		6,823		6,705	
Life and other personal insurance	193		187		186	
Pensions and Social Security	6,960		6,635		6,518	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	7,393	6,799	7.42 %	2,294	4,373	4,848	2,545	1,164
3-Mile	2020	32,098	29,075	8.94 %	11,190	17,889	18,243	13,855	3,877
5-Mile	2020	74,852	68,103	8.00 %	23,711	44,083	46,238	28,614	9,439
1-Mile	2023	7,876	6,799	13.90 %	2,445	4,650	5,115	2,761	904
3-Mile	2023	34,066	29,075	15.42 %	11,871	18,970	19,321	14,745	3,156
5-Mile	2023	79,278	68,103	14.26 %	25,116	46,646	48,764	30,514	7,973

SALES COMPARABLES



1	2900 Easton Square Pl - Abbott Laboratories at Easton	SOLD
Columbus, OH 43219	Franklin County	
Sale Date: 03/17/2020	Bldg Type: Class A Office	
Sale Price: \$65,723,600 - Confirmed	Year Built/Age: Built 2017 Age: 3	
Price/SF: \$305.69	RBA: 215,000 SF	
Pro Forma Cap -	Parcel No: 010-294813	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5107645		
Research Status: Confirmed		
2	6670 Perimeter Dr - Avery Place	SOLD
Dublin, OH 43016	Franklin County	
Sale Date: 12/30/2020	Bldg Type: Class B OfficeMedical	
Sale Price: \$14,500,000 - Full Value	Year Built/Age: Built 2006 Age: 14	
Price/SF: \$288.63	RBA: 50,238 SF	
Pro Forma Cap -	Parcel No: 273-012055	
Actual Cap Rate: -	Sale Conditions: Debt Assumption	
Comp ID: 5364840		
Research Status: Full Value		
3	6670 Perimeter Dr - Avery Place	SOLD
Dublin, OH 43016	Franklin County	
Sale Date: 07/29/2019 (175 days on mkt)	Bldg Type: Class B OfficeMedical	
Sale Price: \$12,000,000 - Confirmed	Year Built/Age: Built 2006 Age: 13	
Price/SF: \$238.86	RBA: 50,238 SF	
Pro Forma Cap -	Parcel No: 273-012055	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 4856588		
Research Status: Confirmed		
4	465 N Cleveland Ave - Westar Crossing	SOLD
Westerville, OH 43082	Delaware County	
Sale Date: 02/25/2020	Bldg Type: Class B OfficeMedical	
Sale Price: \$10,682,900 - Confirmed	Year Built/Age: Built 2003 Age: 17	
Price/SF: \$232.54	RBA: 45,940 SF	
Pro Forma Cap 6.10%	Parcel No: 318-444-01-003-006	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5113062		
Research Status: Confirmed		
5	360 Westar Blvd	SOLD
Westerville, OH 43082	Delaware County	
Sale Date: 01/30/2020	Bldg Type: Class A Office	
Sale Price: \$33,060,000 - Confirmed	Year Built/Age: Built 2019	
Price/SF: \$228.00	RBA: 145,000 SF	
Pro Forma Cap -	Parcel No: 317-333-01-003-014	
Actual Cap Rate: -	Sale Conditions: Sale Leaseback	
Comp ID: 5082920		
Research Status: Confirmed		
6	3000 Corporate Exchange Dr - Offices at Corporate Exchange (Part of Portfolio)	SOLD
Columbus, OH 43231	Franklin County	
Sale Date: 08/29/2019	Bldg Type: Class A Office	
Sale Price: \$28,952,431 - Full Value	Year Built/Age: Built 1998 Age: 20	
Price/SF: \$179.16	RBA: 161,598 SF	
Pro Forma Cap -	Parcel No:	
Actual Cap Rate: -	Sale Conditions: Bulk/Portfolio Sale	
Comp ID: 4884390		
Research Status: Full Value		

THE STATE OF OHIO



60%

OF THE POPULATIONS OF U.S. & CANADA WITHIN A ONE-DAY DRIVE

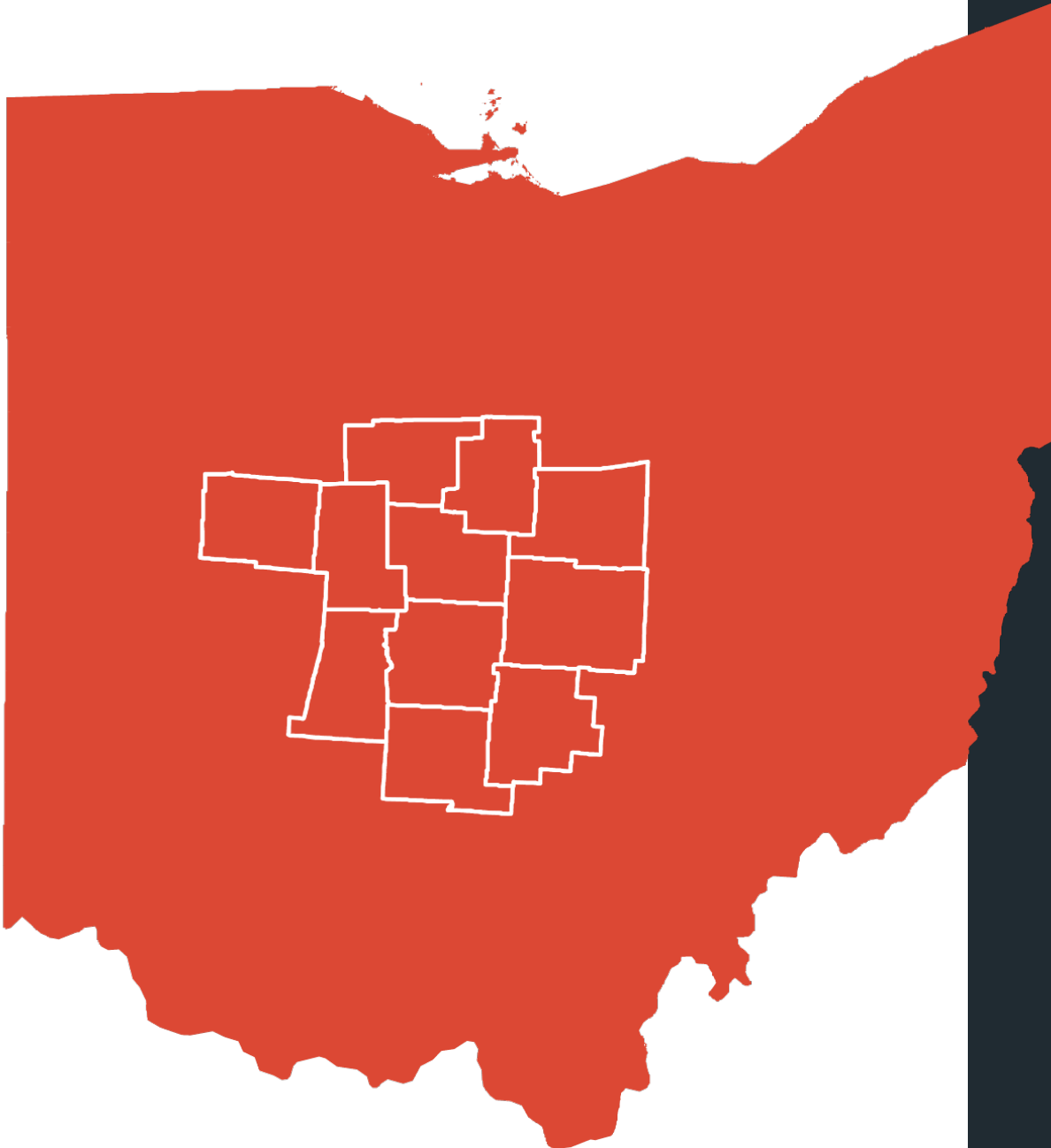
No. 2

STATE FOR LOWEST COST OF DOING BUSINESS

0%

STATE TAX ON CORPORATE INCOME, R&D INVESTMENTS, AND GOODS & PRODUCTS SOLD OUT OF STATE

THE 11-COUNTY COLUMBUS REGION



#1

IN THE MIDWEST FOR
POPULATION, JOB,
GDP GROWTH*

14th

LARGEST CITY IN THE
UNITED STATES

16

HEADQUARTERED FORTUNE
1000 COMPANIES



U.S. Bureau of Economic Analysis, 2011- 2021; U.S. Census Bureau, Decennial Census, 2011-2021; U.S. Bureau of Labor Statistics, 2011-2021 annual averages, not seasonally adjusted; *Columbus ranked among metros in the Midwest with estimated population of 1 million or greater.

THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS

HONDA



JPMORGAN CHASE & CO.



THE STATE OF OHIO



\$2.7B

BUDGET SURPLUS AS
OF JAN. 2022

AA+

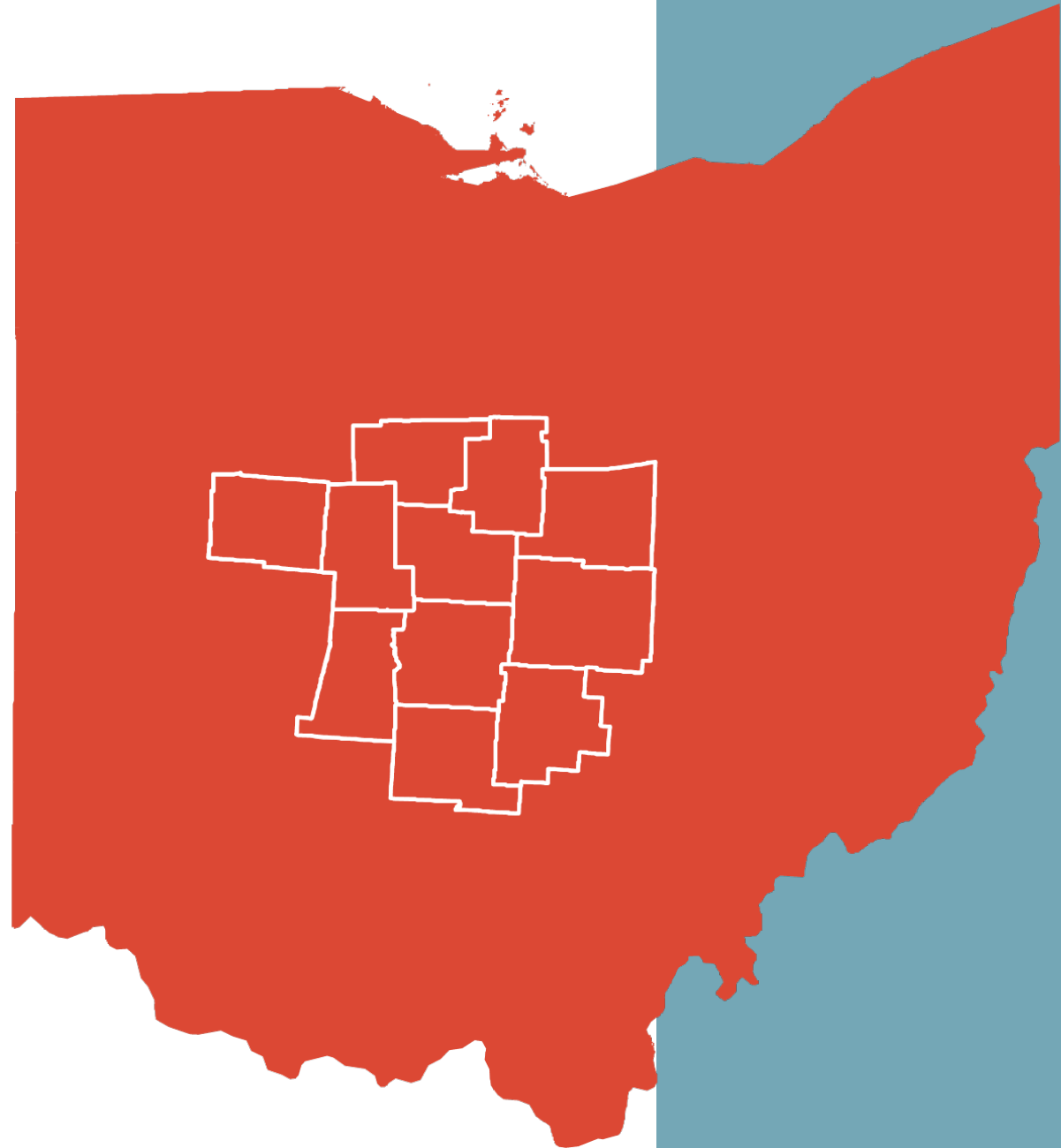
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

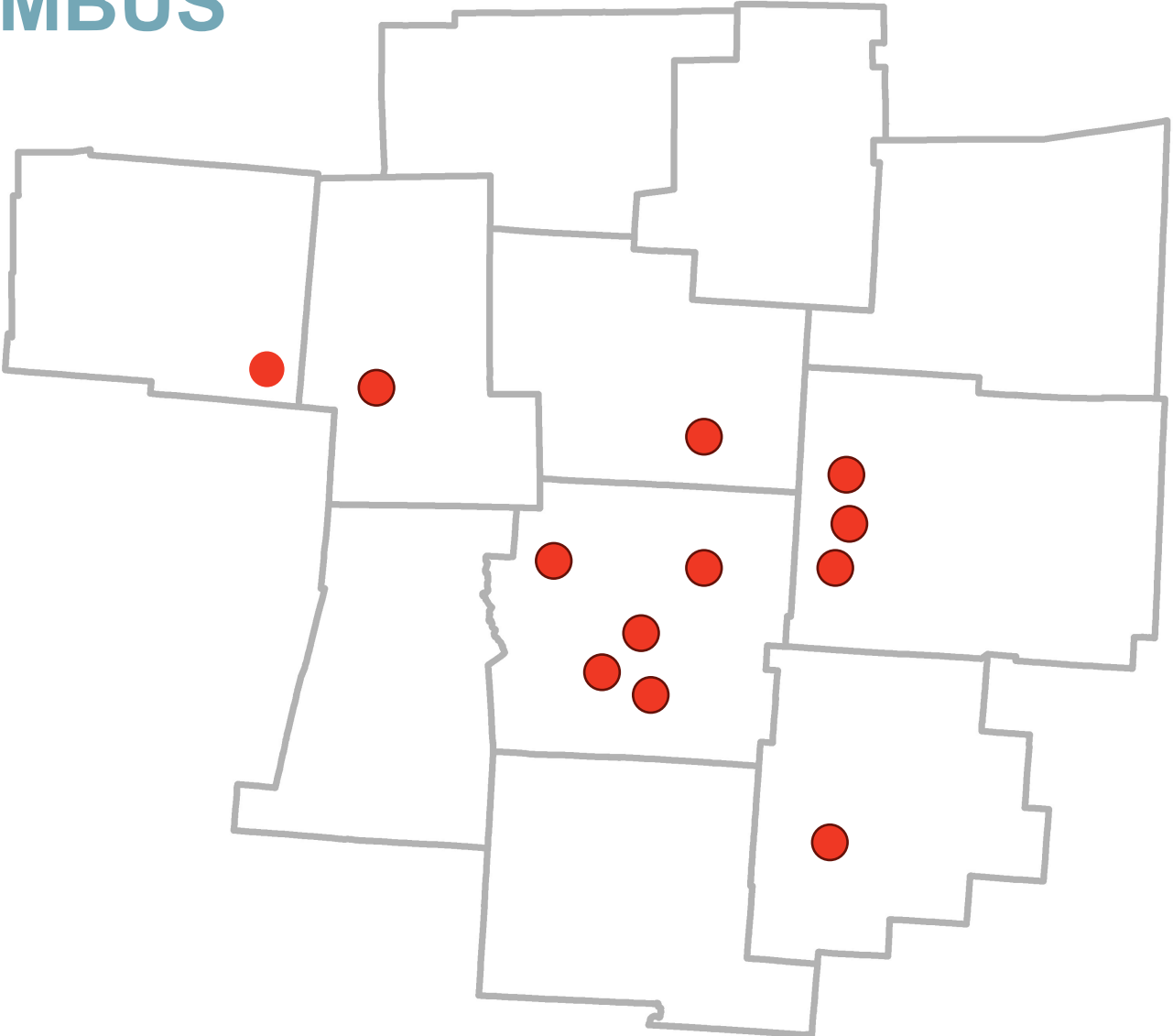
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

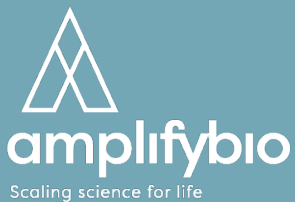


HONDA

Orveon



**FORSEE
POWER**



BBI LOGISTICS



intel



YEAR IN REVIEW: 2022 RESULTS

53



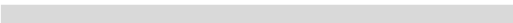
Projects



8,385



Jobs Created



\$807M



New Payroll



\$21.2B



Capital Investment

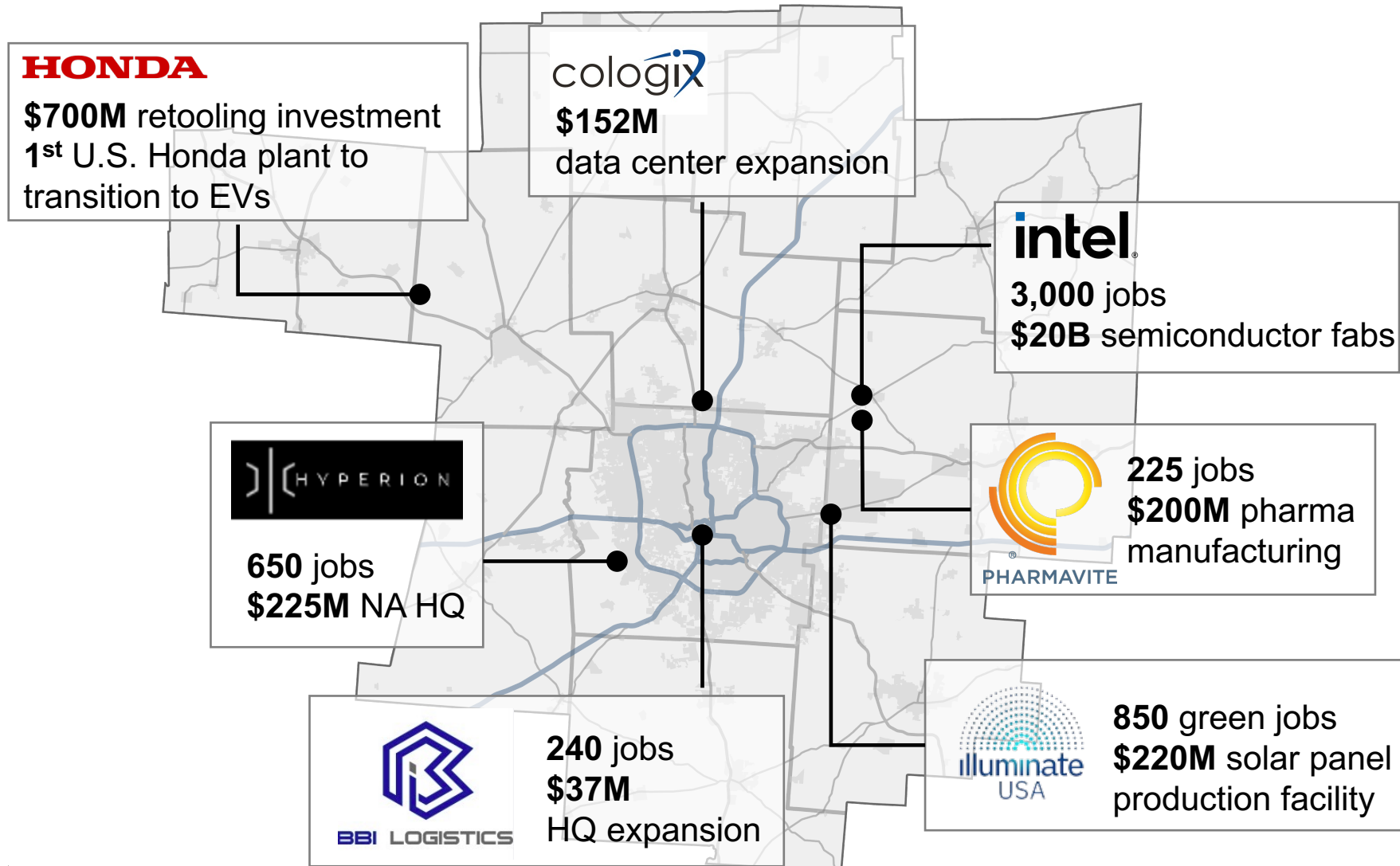


**Projects in
more than 20
communities
across the
Region.**



Source: One Columbus, results since January 2022 as of December 31, 2022. One Columbus projects, does not encompass all market activity.

2022 – 2023 YTD NOTABLE PROJECTS



All Projects

10,512

Jobs

\$941M

Payroll

\$29.7B

Cap Ex



Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – June 29, 2023; One Columbus projects only, does not encompass all market activity.

2022 NOTABLE PROJECTS

HONDA



Orveon

5,502+
JOBS

