



# INVESTMENT OFFERING

4100 Horizons Drive  
Columbus, Ohio 43220

BRAD KITCHEN, SIOR  
Owner/Agent  
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Alterra Real Estate Advisors  
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: \$6,500,000

Current Occupancy: 100%

Cap Rate 8%

		2023		2024	
Projected Net Operating Income:		\$497,509		\$512,519	
Projected Returns:	Annual Cash Flow	\$239,944	18%	\$147,734	11%
	Annual Debt Reduction	\$107,219	8%	\$112,705	9%
	Tax Deduction	\$142,679	11%	\$140,540	11%
	Annual Appreciation	\$195,000	15%	\$195,000	15%
	Total Annual Return	\$684,843	53%	\$595,979	46%

# 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](http://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



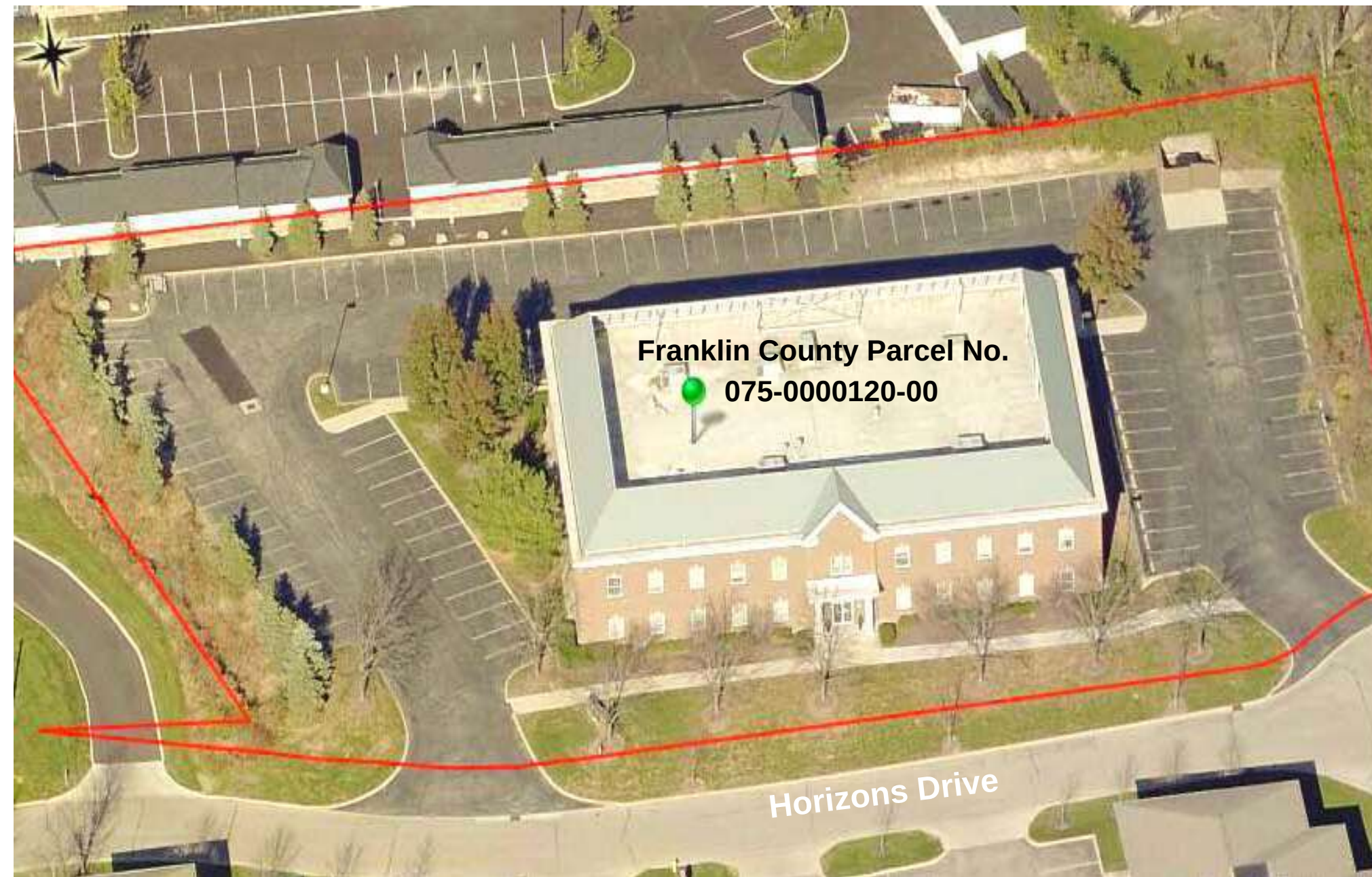


# PROPERTY PHOTOS





# 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



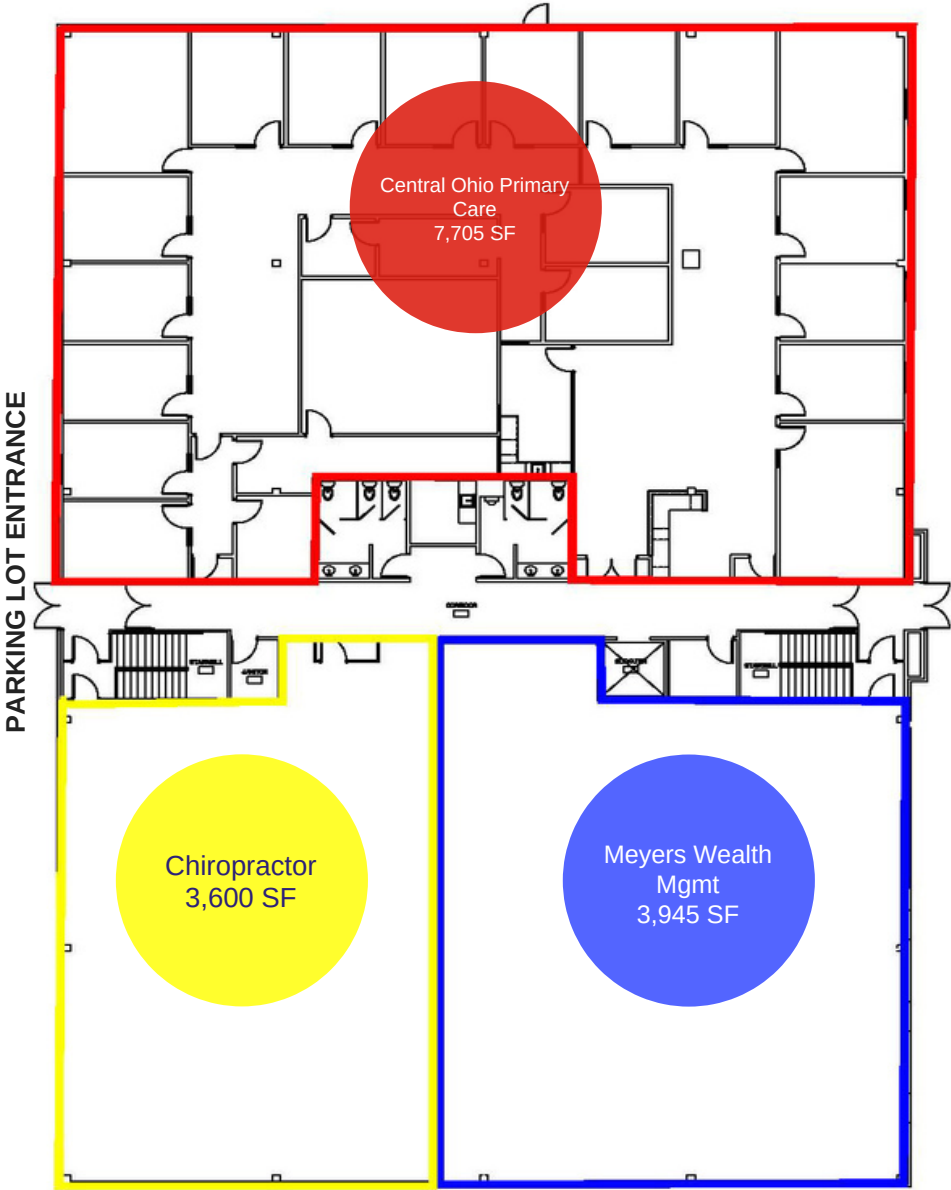
<https://www.meyerswealthmgmt.com/>

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.

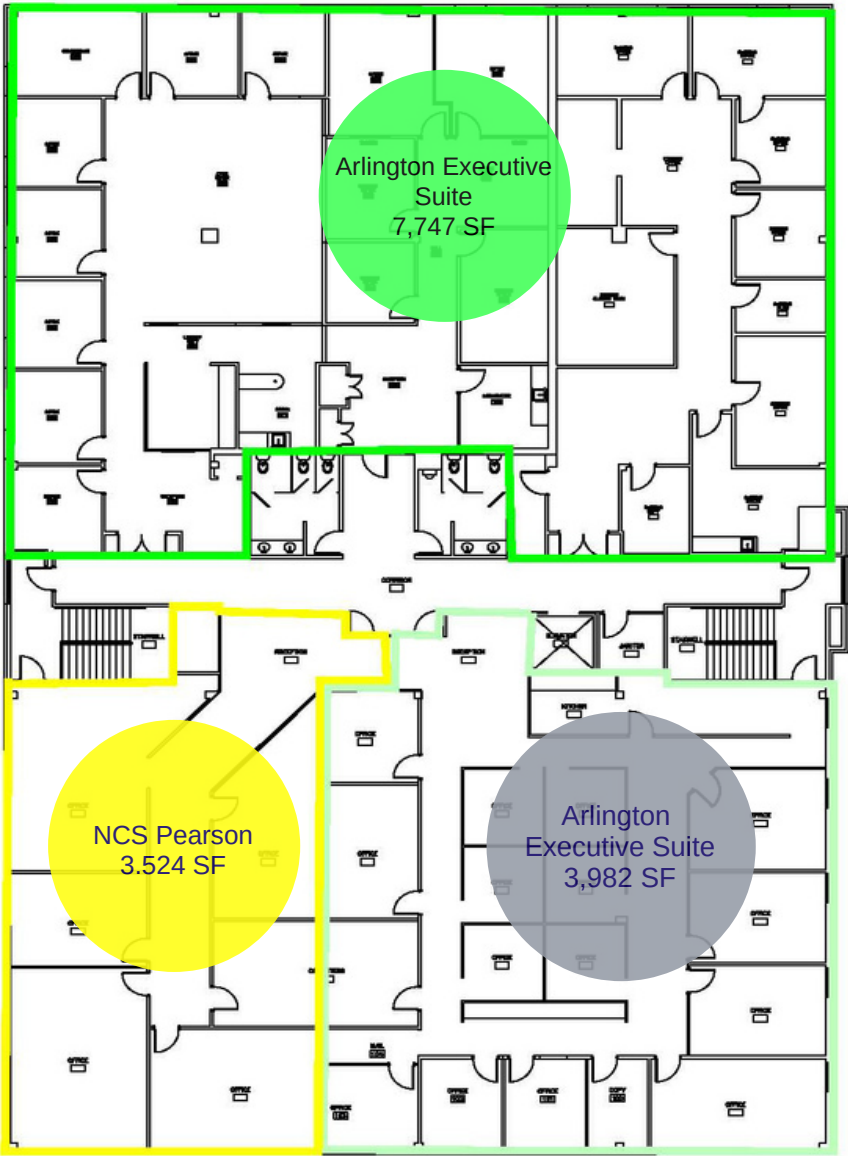


# PROPERTY FLOORPLANS

1st Floor



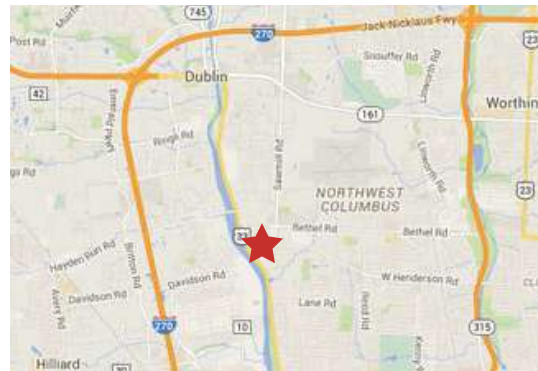
2nd Floor



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



# DEMOGRAPHICS

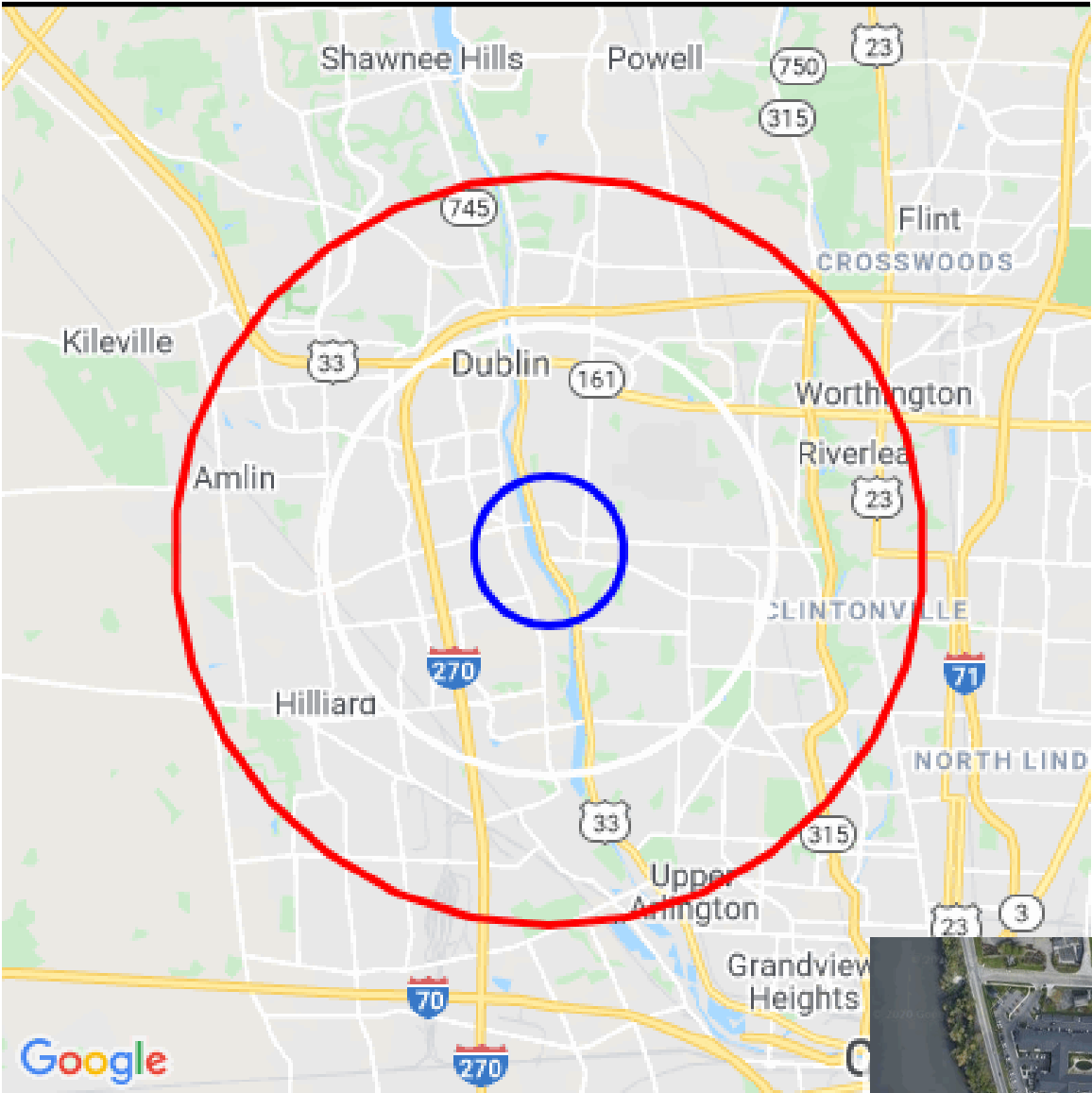




# 4100 Horizons Dr



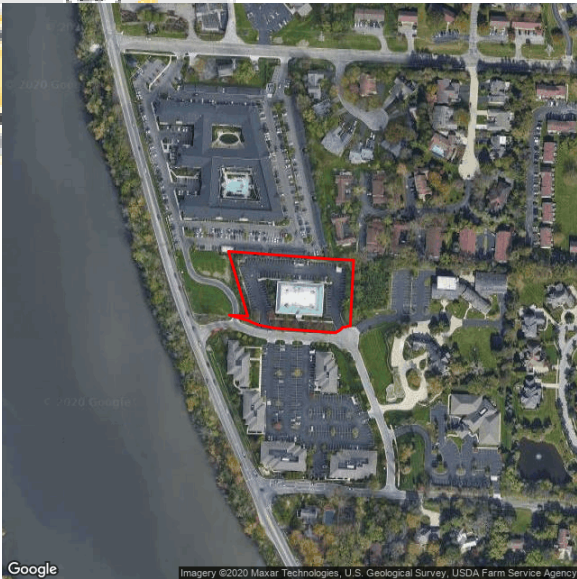
## Demographic Report



### 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



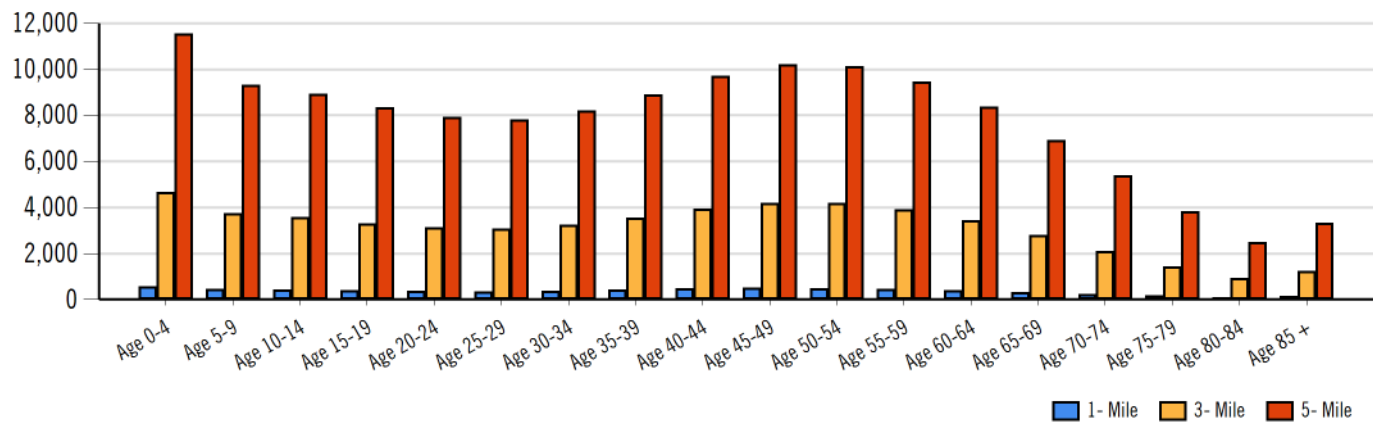
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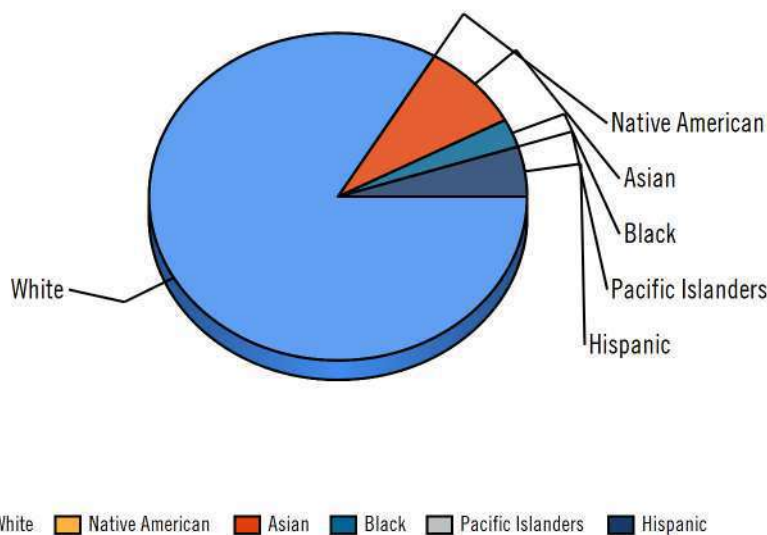
**Catylist Research**



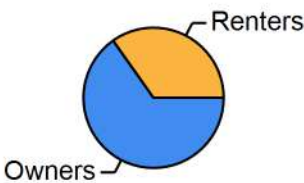
Population by Distance and Age (2018)



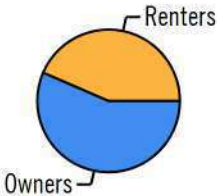
Ethnicity within 5 miles



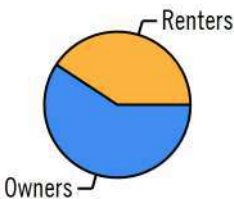
Home Ownership 1 Mile



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 %

# 4100 Horizons Dr



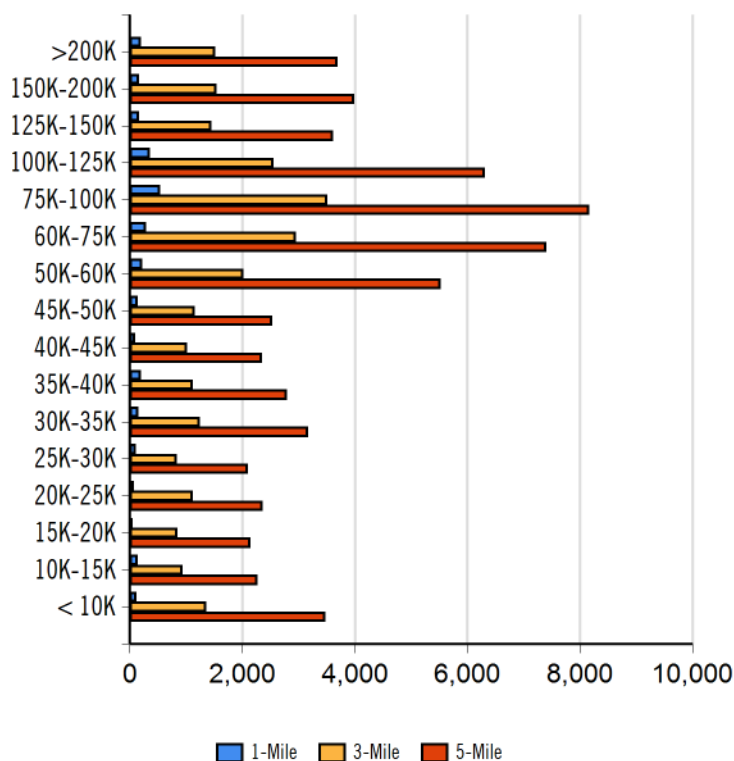
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300 Spruce St. Suite 110 Columbus, OH 43215 | 614-365-9000

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	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.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	151,465,396		1,290,472,807		3,184,044,038	
<b>Average annual household</b>	56,404		54,903		54,388	
<b>Food</b>	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	
<b>Housing</b>	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	
<b>Household operations</b>	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	
<b>Apparel and services</b>	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	

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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	%
<b>Total Expenditures</b>	151,465,396		1,290,472,807		3,184,044,038	
<b>Average annual household</b>	56,404		54,903		54,388	
<b>Transportation</b>	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	
<b>Health care</b>	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	
<b>Entertainment</b>	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	
<b>Miscellaneous</b>	917	1.63 %	893	1.63 %	882	1.62 %
<b>Cash contributions</b>	1,458		1,406		1,398	
<b>Personal insurance</b>	7,153		6,823		6,705	
Life and other personal insurance	193		187		186	
Pensions and Social Security	6,960		6,635		6,518	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	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



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# SALES COMPARABLES





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



# THE STATE OF OHIO



60%

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

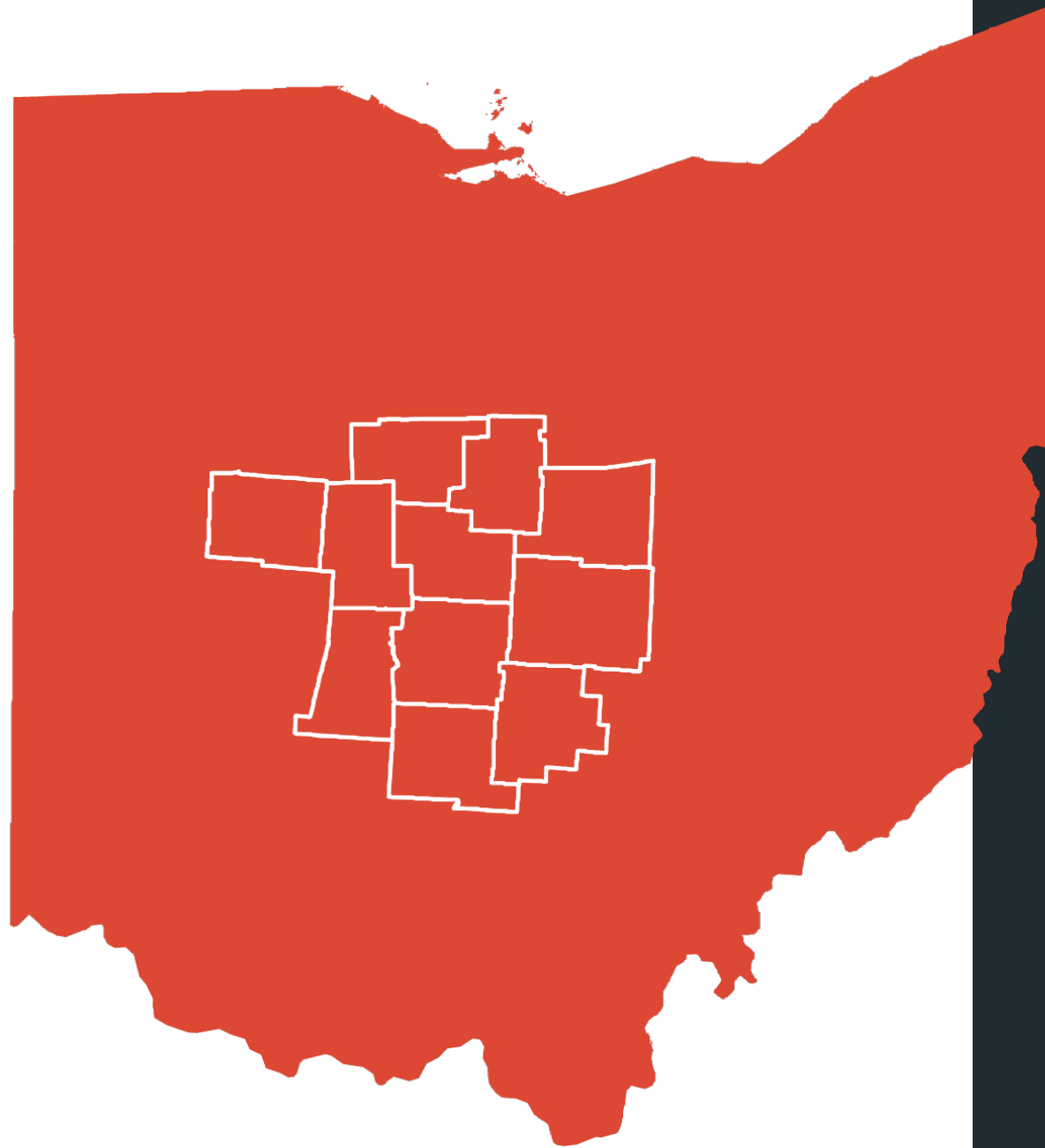
No. 2

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\*

# 14<sup>th</sup>

LARGEST CITY IN THE  
UNITED STATES

# 16

HEADQUARTERED FORTUNE  
1000 COMPANIES



# THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

## FORTUNE 500 HQ



## NOTABLE HQ



## MAJOR OPERATIONS



# 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

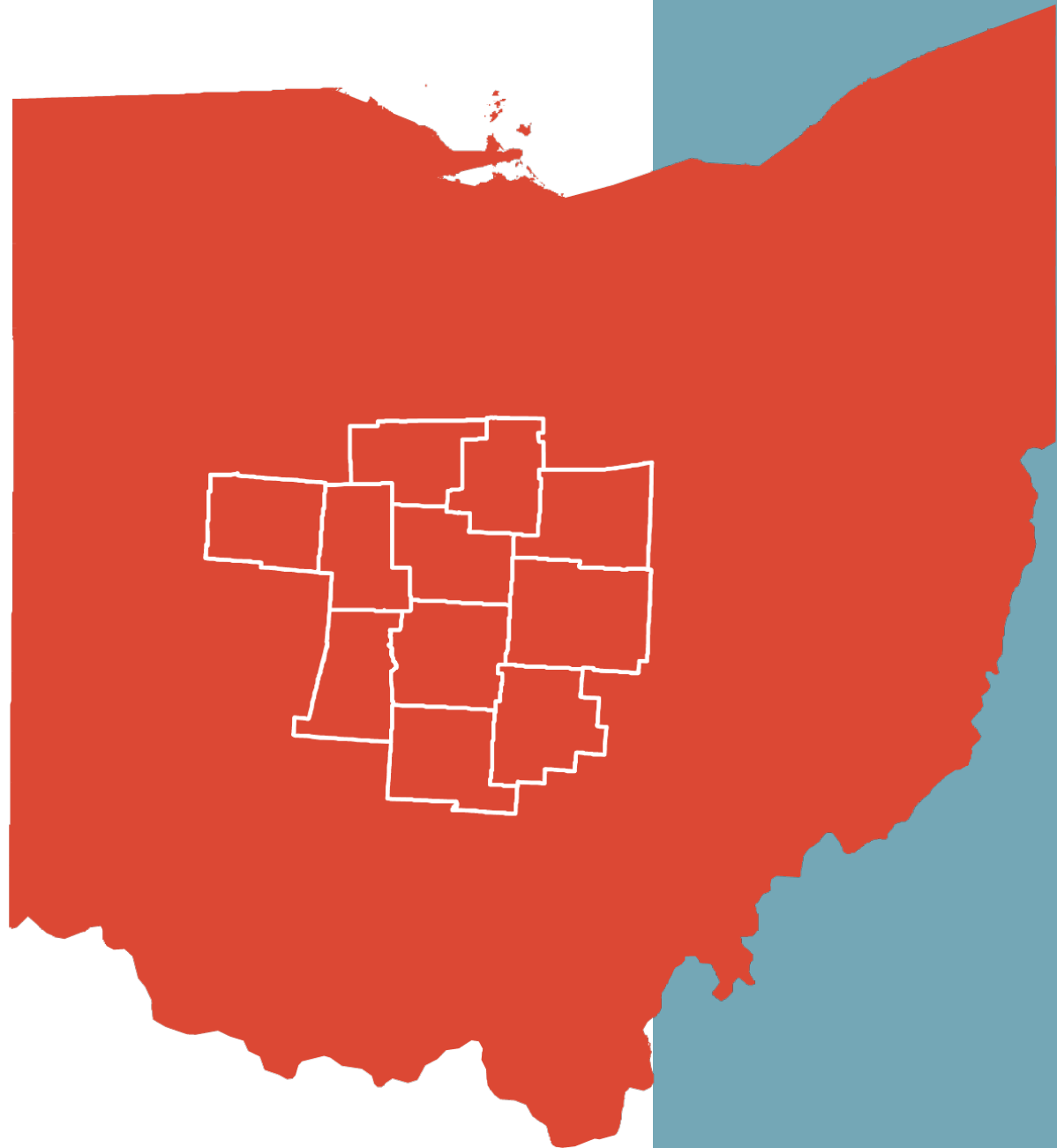
# AAA

CREDIT RATING AS  
OF SEP. 2022

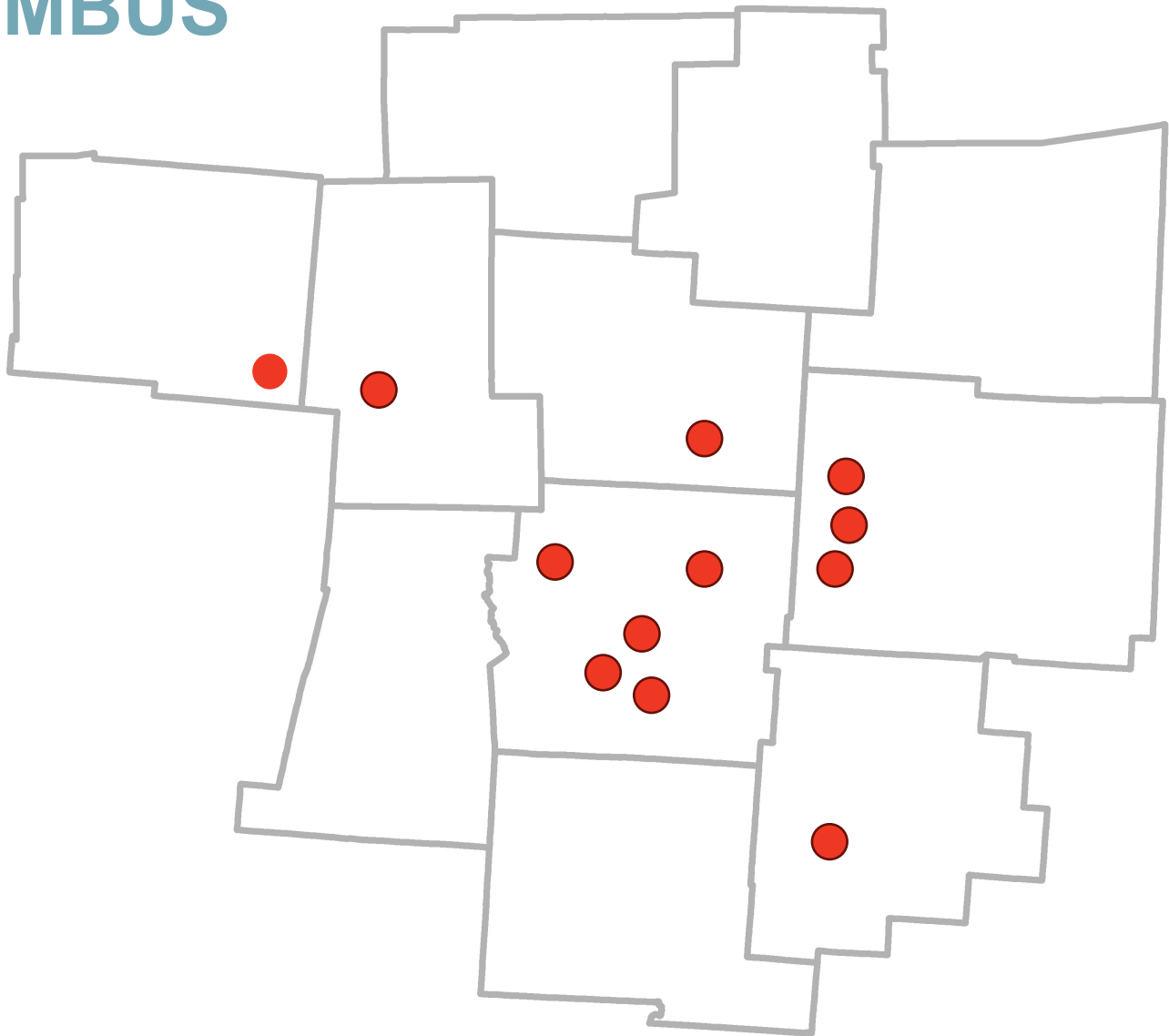


# TOP 10 METRO

*BY SITE SELECTION  
MAGAZINE*



# COMPANIES INVESTING IN COLUMBUS



**HONDA**

Orveon

**//ADS**

**MAGNA**

**FORSEE  
POWER**

**HYPERION**

**VERTIV**

**amplifybio**  
Scaling science for life

**BBI LOGISTICS**

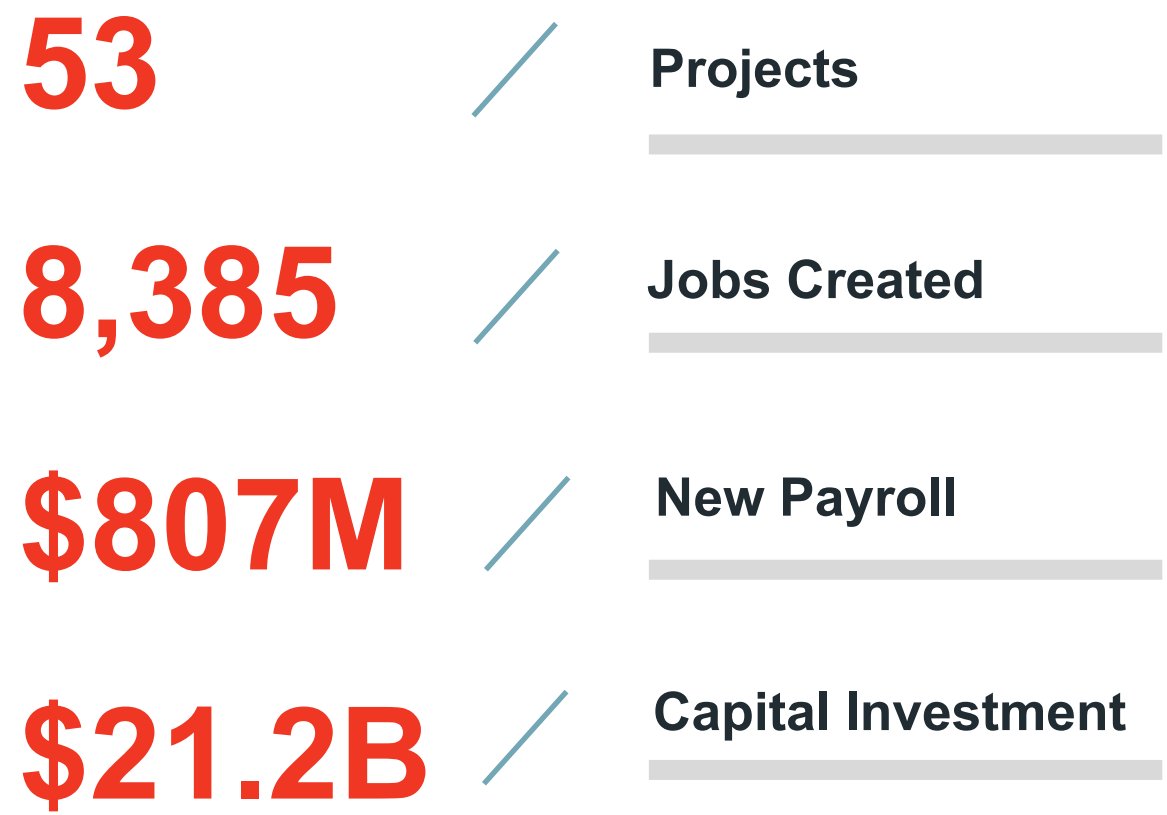
**SAREPTA  
THERAPEUTICS**

**intel**

**PHARMAVITE**

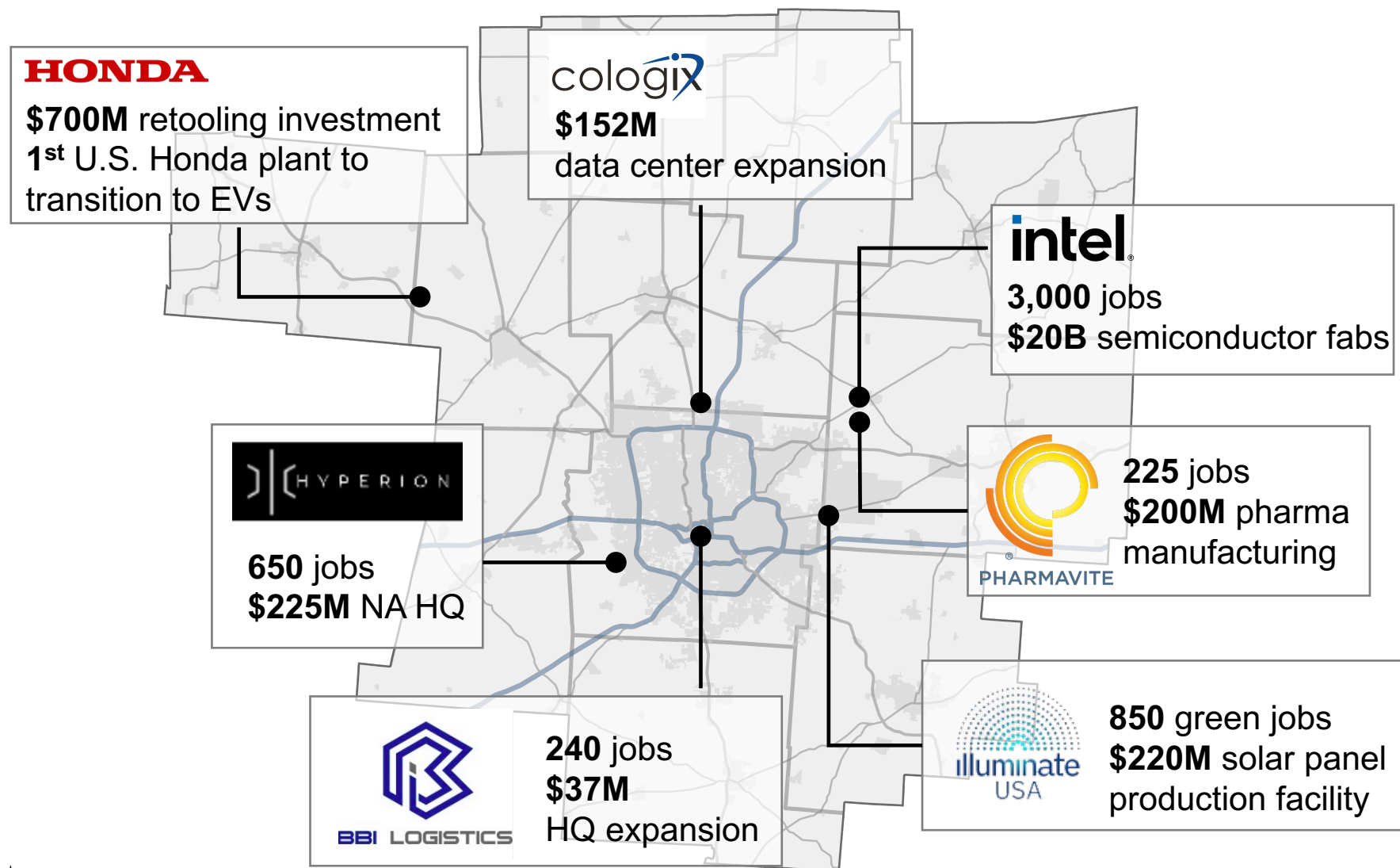


# YEAR IN REVIEW: 2022 RESULTS



Projects in  
more than 20  
communities  
across the  
Region.

# 2022 – 2023 YTD NOTABLE PROJECTS



All Projects

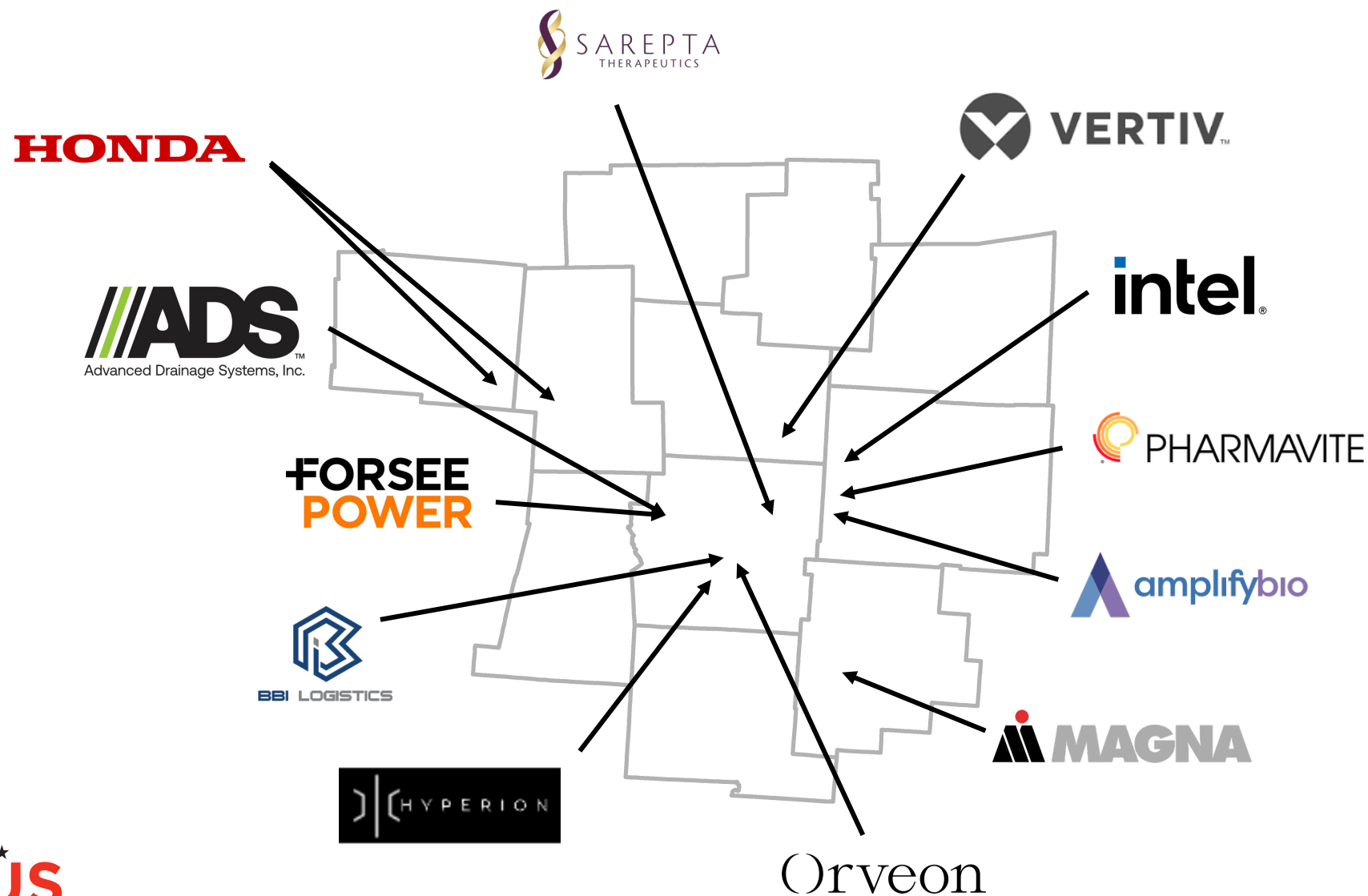
10,512  
Jobs

\$941M  
Payroll

\$29.7B  
Cap Ex



# 2022 NOTABLE PROJECTS



**5,502+**  
JOBS