



4100 Horizons Drive
Columbus, Ohio 43220

INVESTMENT OFFERING

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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 9.14%

	2025		2026	
Projected Net Operating Income:	\$511,979		\$538,717	
Projected Returns:				
Annual Cash Flow	\$165,664	15%	\$192,402	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	\$562,562	50%	\$592,485	53%

OFFERING

Investment Highlights:

- Dynamic medical and office property
- Strong mix of office, medical, financial service tenants

Property Description:

- Attractive, well maintained property
- 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

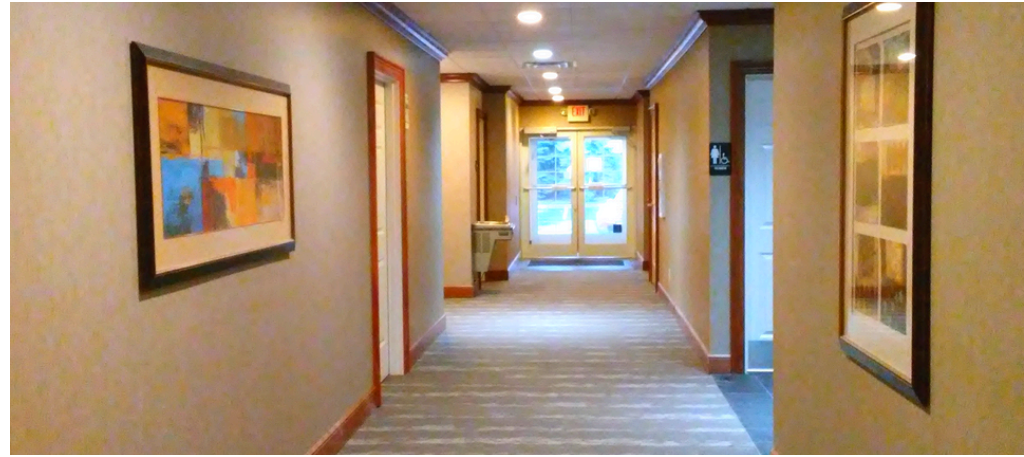
Area Description:

- 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

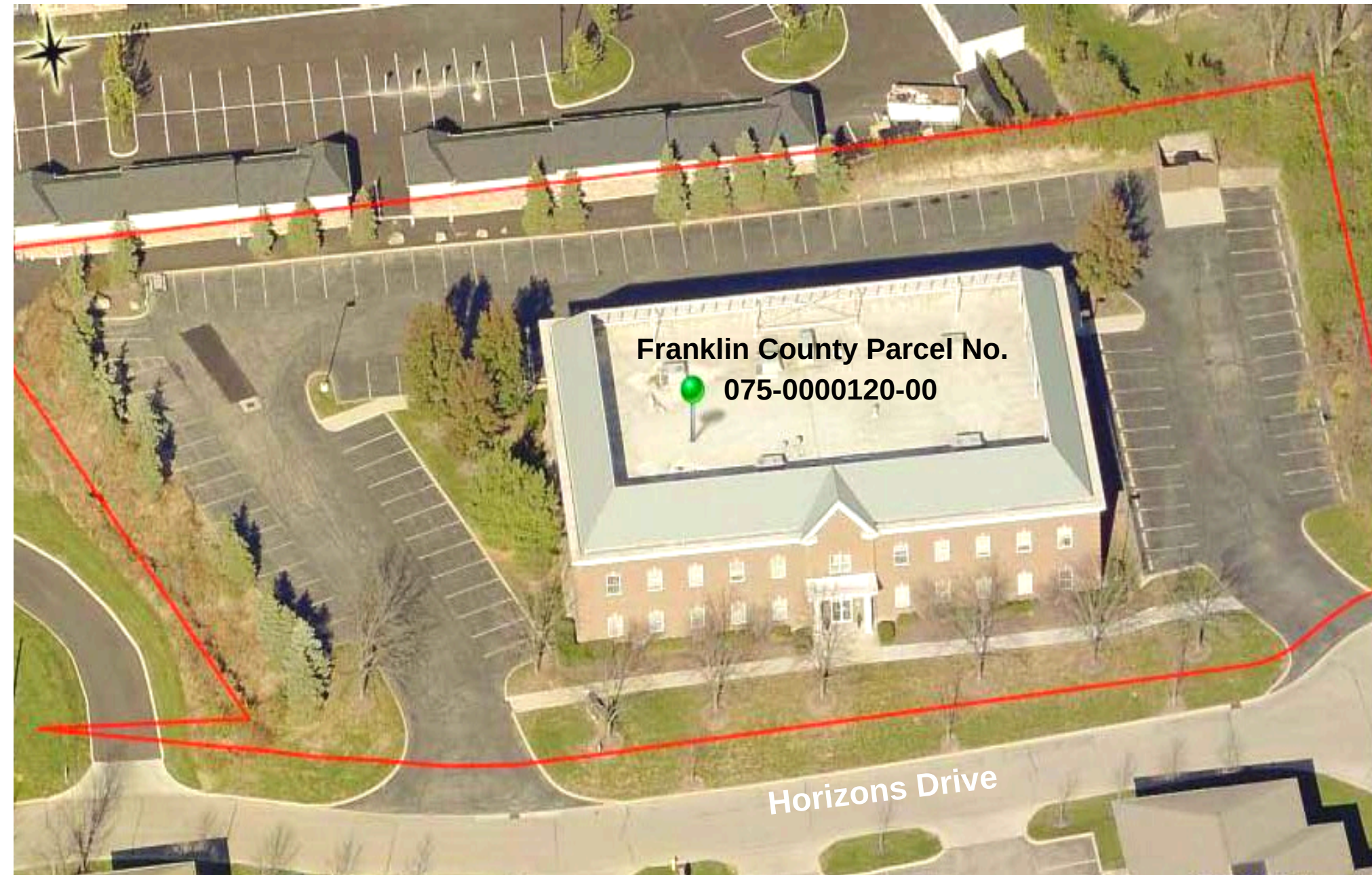
PROPERTY PHOTOS



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 11/30/2030.



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

Charles Schwab / 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.

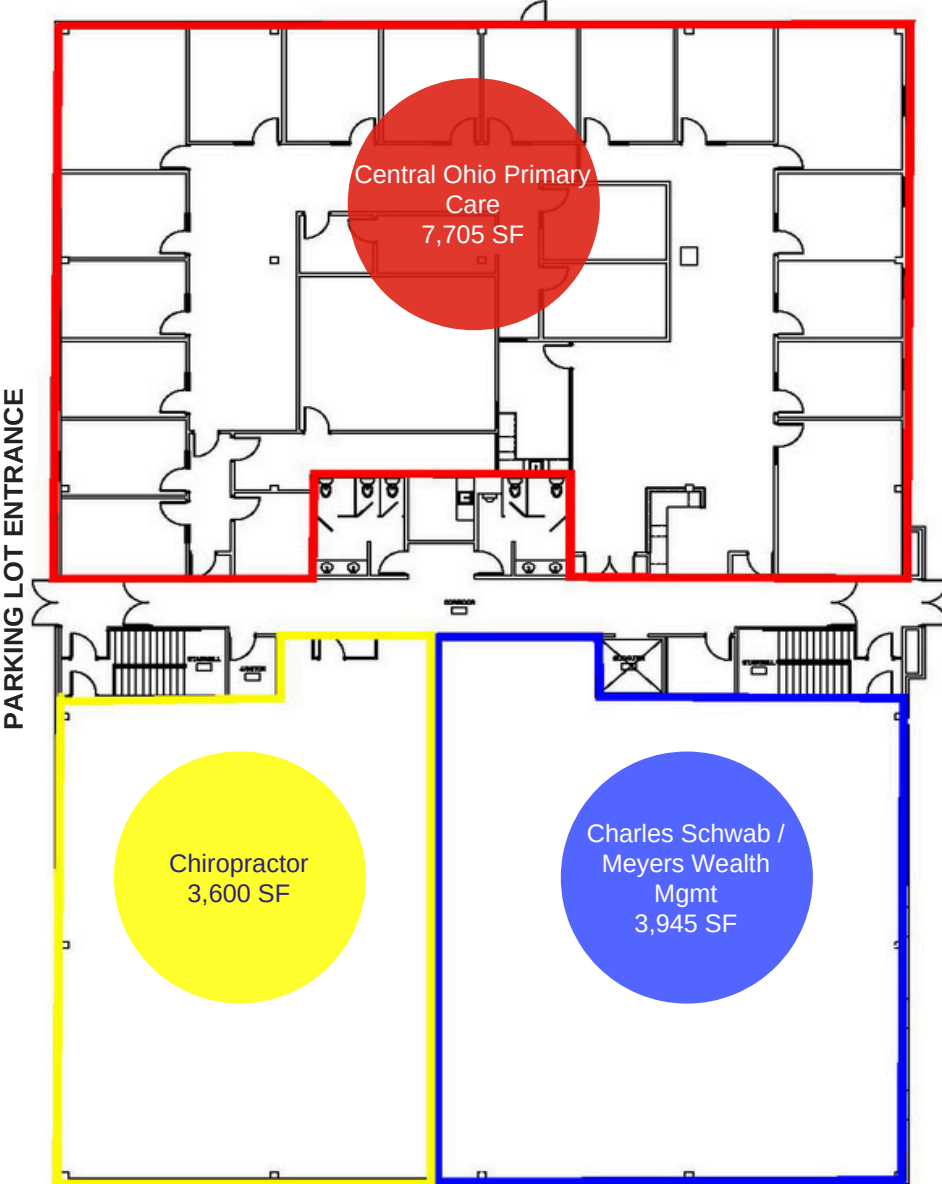


<https://https://www.valuerecovery.com>

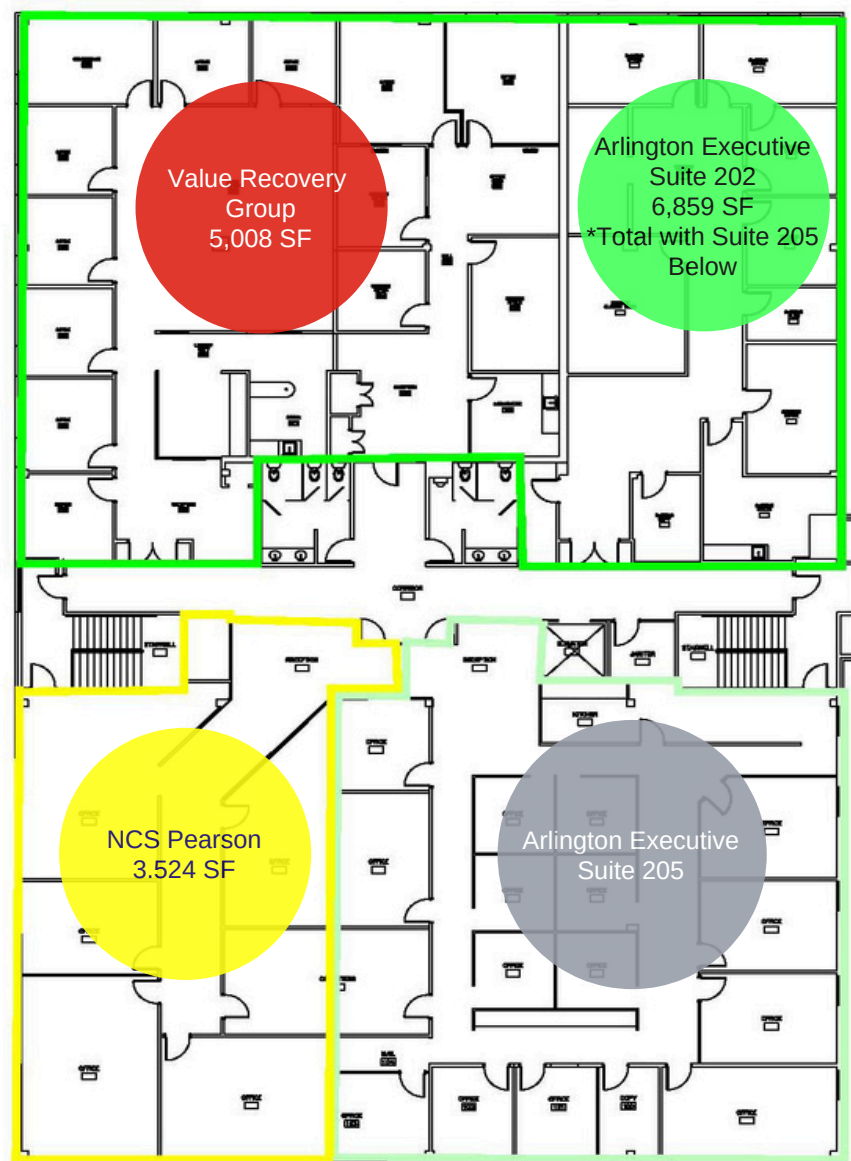
For thirty years, VRG Companies have served as a trusted advisor to government agencies and private clients on diverse and challenging projects, ranging from the management of distressed asset portfolios, to the design and implementation of critical financial programs. They occupy 5,008 SF at Horizons Drive and have a lease through 2030.

PROPERTY FLOORPLANS

1st Floor

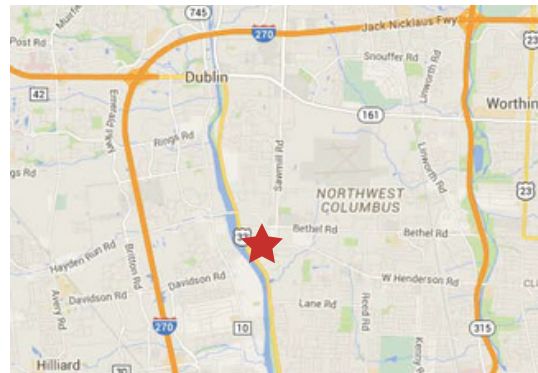


2nd Floor

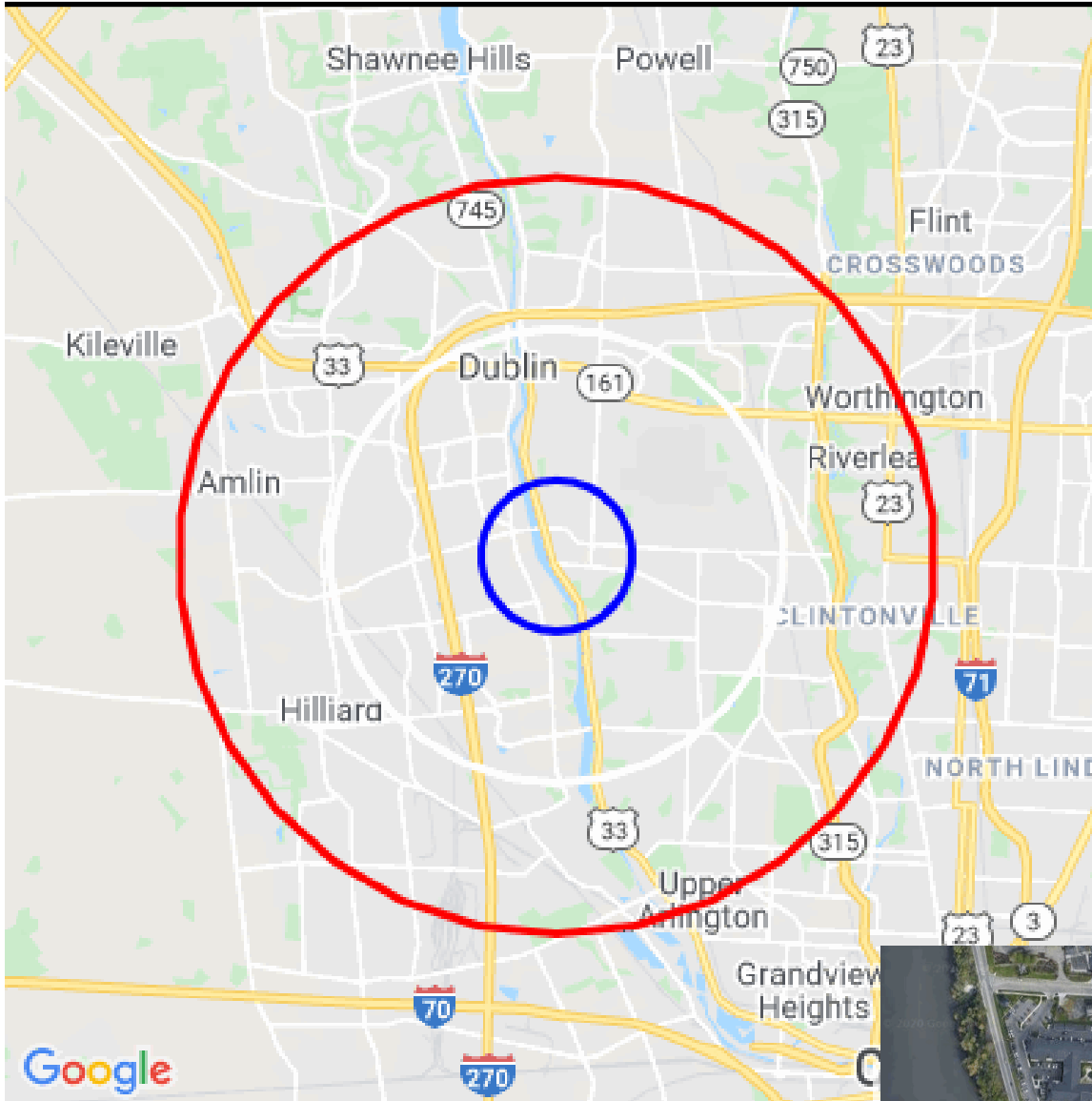


Floor plans may not represent tenant space build outs as of 12/1/17

DEMOGRAPHICS



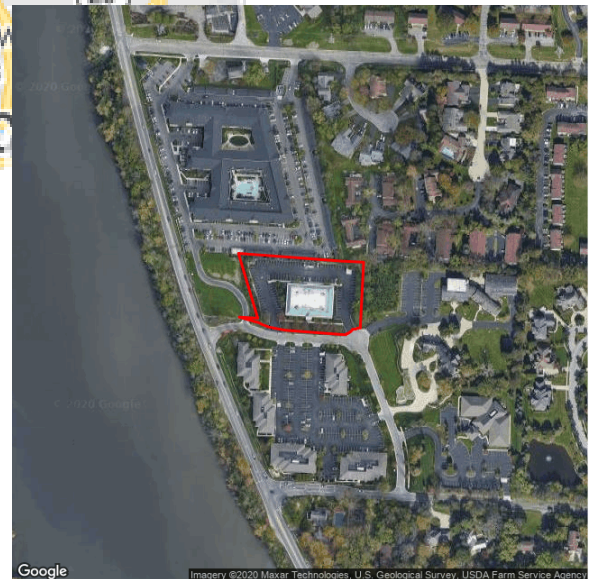
Demographic Report



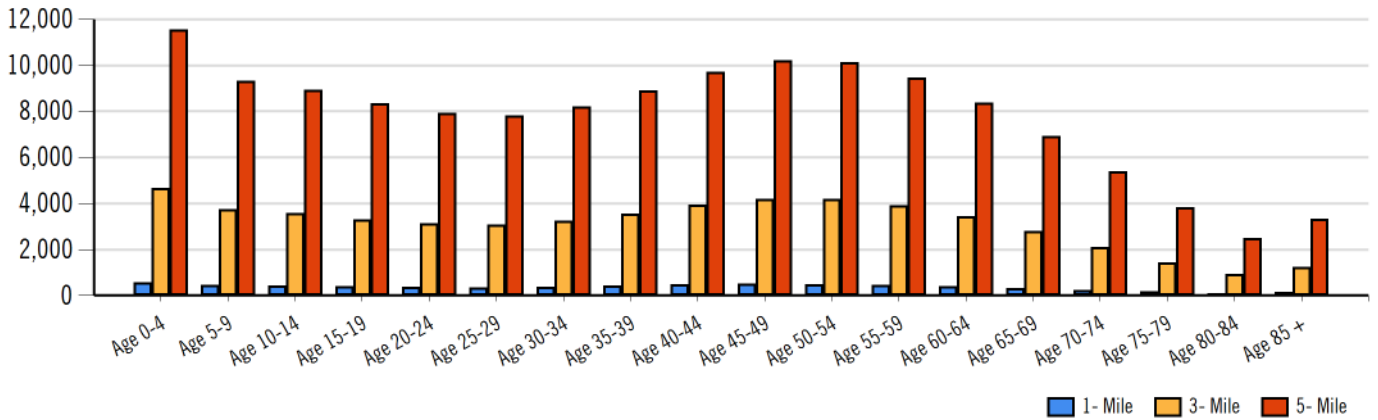
4100 Horizons Dr

Population

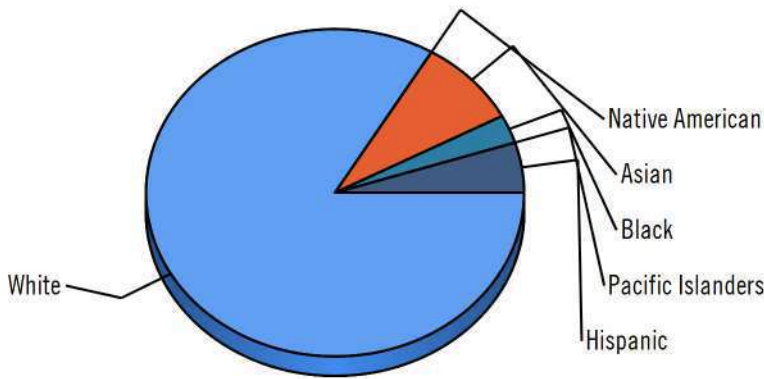
Distance	Male	Female	Total
1- Mile	3,302	3,419	6,721
3- Mile	27,657	28,765	56,422
5- Mile	69,075	71,786	140,861



Population by Distance and Age (2018)

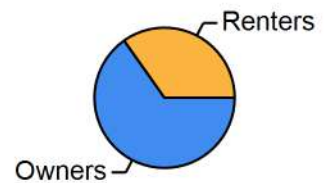


Ethnicity within 5 miles

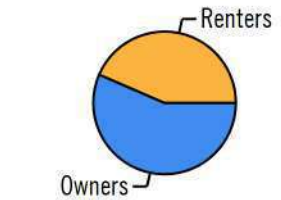


White Native American Asian Black Pacific Islanders Hispanic

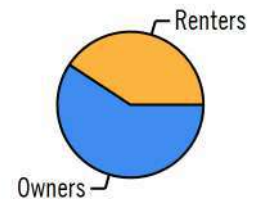
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



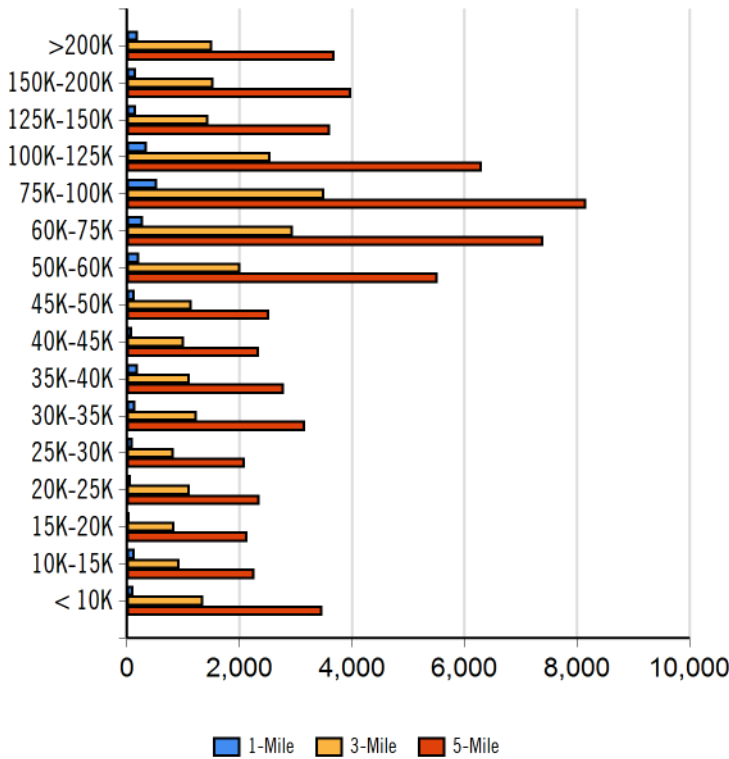
Employment by Distance

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



1 535 Officenter Pl**SOLD**

Gahanna, OH 43230

Franklin

Sale Date Dec 13, 2023
 Sale Price \$4,525,000
 Price/SF \$395.92
 Parcels 025-009488
 Comp ID 6606306
 Comp Status Research Complete

Type 2 Star Office
 Year Built 1991
 RBA 11,429 SF
 Land Acres 0.90 AC
 Land SF 39,204 SF
 Zoning Suburban Office

**2 125 Dillmont Dr****SOLD**

Columbus, OH 43235

Franklin

Sale Date Mar 7, 2023
 Sale Price \$5,349,851
 Price/SF \$376.48
 Actual Cap Rate 6.72%
 Parcels 610-293625
 Comp ID 6327496
 Comp Status Research Complete

Type 2 Star Office
 Year Built 1987
 RBA 14,210 SF
 Land Acres 0.65 AC
 Land SF 28,314 SF
 Zoning LC2

**3 8050 E Main St****SOLD**

Reynoldsburg, OH 43068

Franklin

Sale Date May 14, 2024
 Sale Price \$22,750,000
 Price/SF \$362.25
 Actual Cap Rate 6.49%
 Parcels 060-009613
 Comp ID 6729658
 Comp Status Research Complete

Type 4 Star Office
 Year Built 2023
 RBA 62,802 SF
 Land Acres 5.27 AC
 Land SF 229,433 SF
 Zoning GC

**4 6357 N Hamilton Rd****SOLD**

Westerville, OH 43081

Franklin

Sale Date Nov 28, 2022
 Sale Price \$3,300,000
 Price/SF \$330.00
 Parcels 010-294892
 Comp ID 6256424
 Comp Status Research Complete

Type 3 Star Office
 Year Built 2016
 RBA 10,000 SF
 Land Acres 1.27 AC
 Land SF 55,234 SF
 Zoning commercial

**5 1051 Worthington Woods Loop Rd****SOLD**

Columbus, OH 43085

Franklin

Sale Date Jun 15, 2023
 Sale Price \$3,673,335
 Price/SF \$310.30
 Parcels 610-241145
 Comp ID 6431566
 Comp Status Research Complete

Type 3 Star Office
 Year Built 2007
 RBA 11,838 SF
 Land Acres 1.39 AC
 Land SF 60,548 SF
 Sale Condition Bulk/Portfolio Sale

**6 5775 N Meadows Dr****SOLD**

Grove City, OH 43123

Franklin

Sale Date Mar 23, 2023
 Sale Price \$10,200,000
 Price/SF \$253.37
 Actual Cap Rate 6.00%
 Parcels 040-015419
 Comp ID 6346371
 Comp Status Research Complete

Type 3 Star Office
 Year Built 2019
 RBA 40,257 SF
 Land Acres 4.32 AC
 Land SF 188,179 SF
 Zoning PD



7 5000 Horizons Dr

SOLD

Columbus, OH 43220

Franklin

Sale Date Sep 9, 2024
Sale Price \$2,600,000
Price/SF \$210.42
Parcels 075-000003, 075-000016
Comp ID 6841710
Comp Status Research Complete

Type 2 Star Office
Year Built 1984
RBA 12,356 SF
Land Acres 2.47 AC
Land SF 107,593 SF
Zoning ORC



8 1950 Arlingate Ln

SOLD

Columbus, OH 43228

Franklin

Sale Date Oct 30, 2023
Sale Price \$2,160,400
Price/SF \$200.00
Parcels 560-214605
Comp ID 6569792
Comp Status Research Complete

Type 3 Star Office
Year Built 1995
RBA 10,802 SF
Land Acres 3.76 AC
Land SF 163,786 SF
Zoning LM2



9 8323 Walton Pky - Building B

SOLD

New Albany, OH 43054

Franklin

Sale Date Nov 9, 2022
Sale Price \$12,861,405
Price/SF \$188.15
Parcels 222-002671
Comp ID 6209019
Comp Status Research Complete

Type 3 Star Office
Year Built 2001
RBA 68,356 SF
Land Acres 11.60 AC
Land SF 505,257 SF
Zoning CPUD
Sale Condition Sale Leaseback, Investment Triple Net



✓ A REGION CHANGED

74,697

TOTAL JOBS CREATED

\$4.12B

TOTAL JOBS CREATED PAYROLL

\$46.2B

CAPITAL INVESTMENT

797

SUCCESSFUL PROJECTS

**TOP METRO AREA 11
CONSECUTIVE
YEARS**

Site Selection Magazine

\$60M

PRIVATE SECTOR INVESTMENT OVER 15 YEARS

**TOP ECON. DEV. ORG
FOR 7 CONSECUTIVE
YEARS**

Site Selection Magazine

MARKET OVERVIEW

11-COUNTY COLUMBUS REGION



Sources: U.S. Bureau of Economic Analysis, 2011- 2021 (MSA GDP); U.S. Census Bureau, Population Estimates, 2012-2022; U.S Bureau of Labor Statistics, 2012-2022, SAE, annual averages, total private employment. *Columbus ranked among top ten metros in the Midwest with estimated population of 1 million or greater.

11-COUNTY COLUMBUS REGION

2.3M

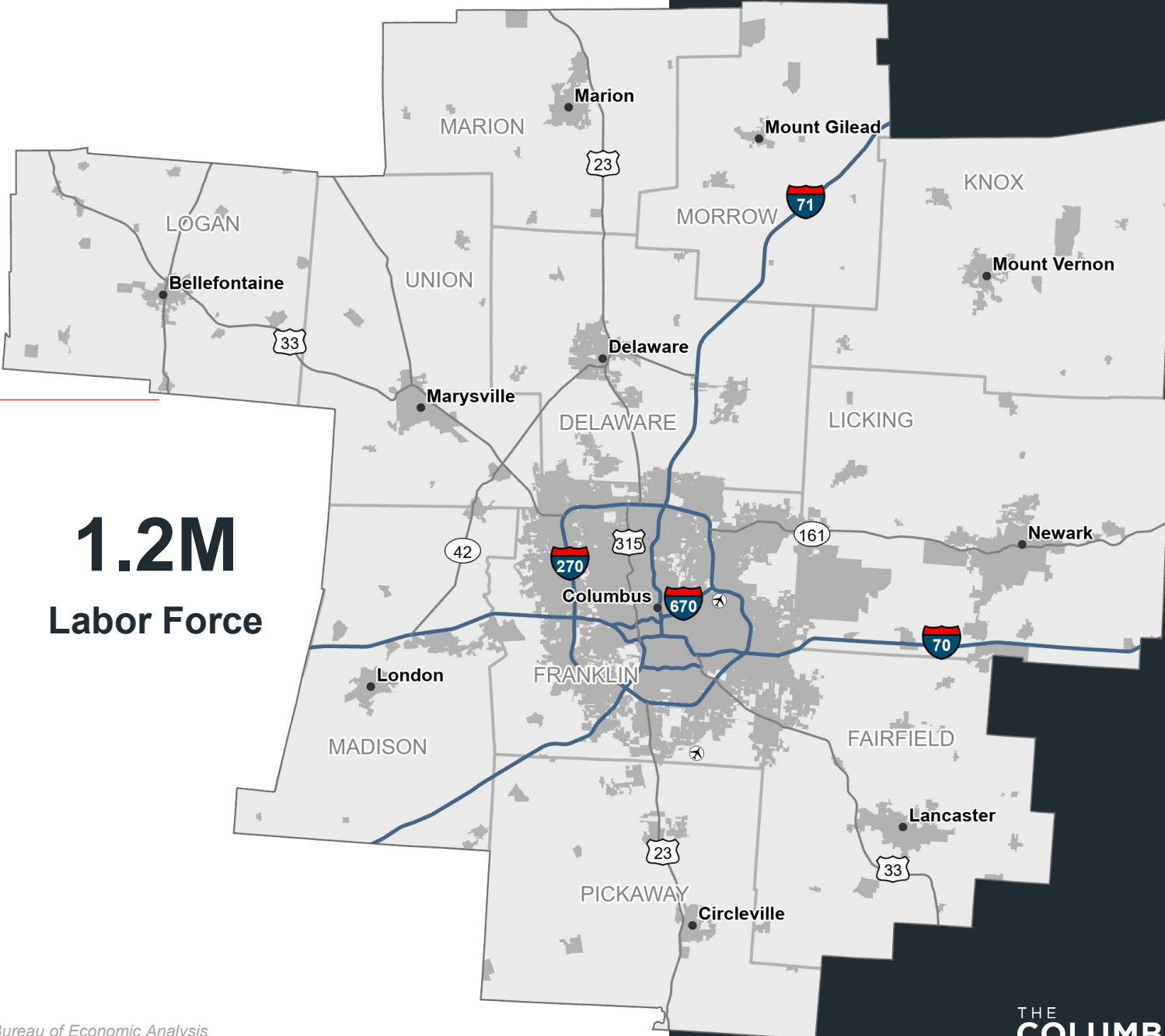
Total
Population

2.6M

2030
Population
Forecast

1.2M

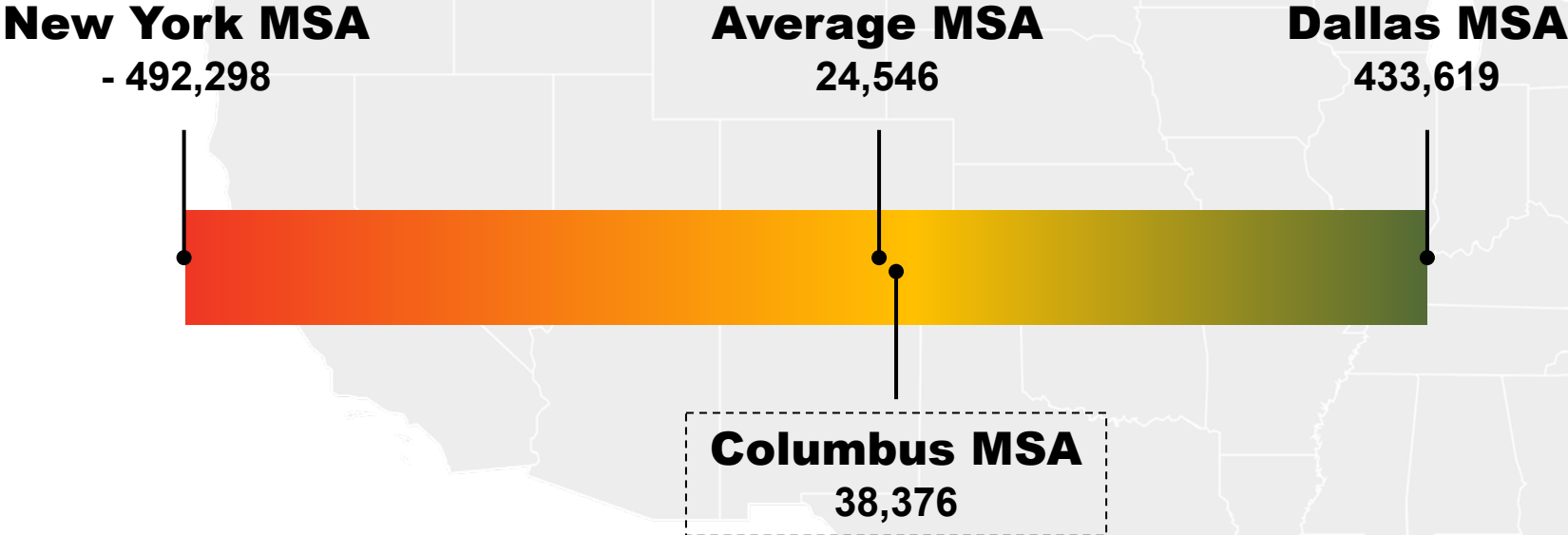
Labor Force



Sources: U.S. Census Bureau; Mid-Ohio Regional Planning Commission (MORPC); U.S. Bureau of Economic Analysis

SUSTAINABLE GROWTH

Metro Area Population Change, 2020 – 2023 (Metros 1M+)



Population Change, 2020 - 2023

1.29%

Avg. Metro 1M+ Population

1.79%

Columbus Metro Area

Source: U.S. Census Bureau Population Estimates, 2020-2023, metropolitan statistical areas with at least one million in population.

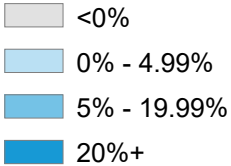
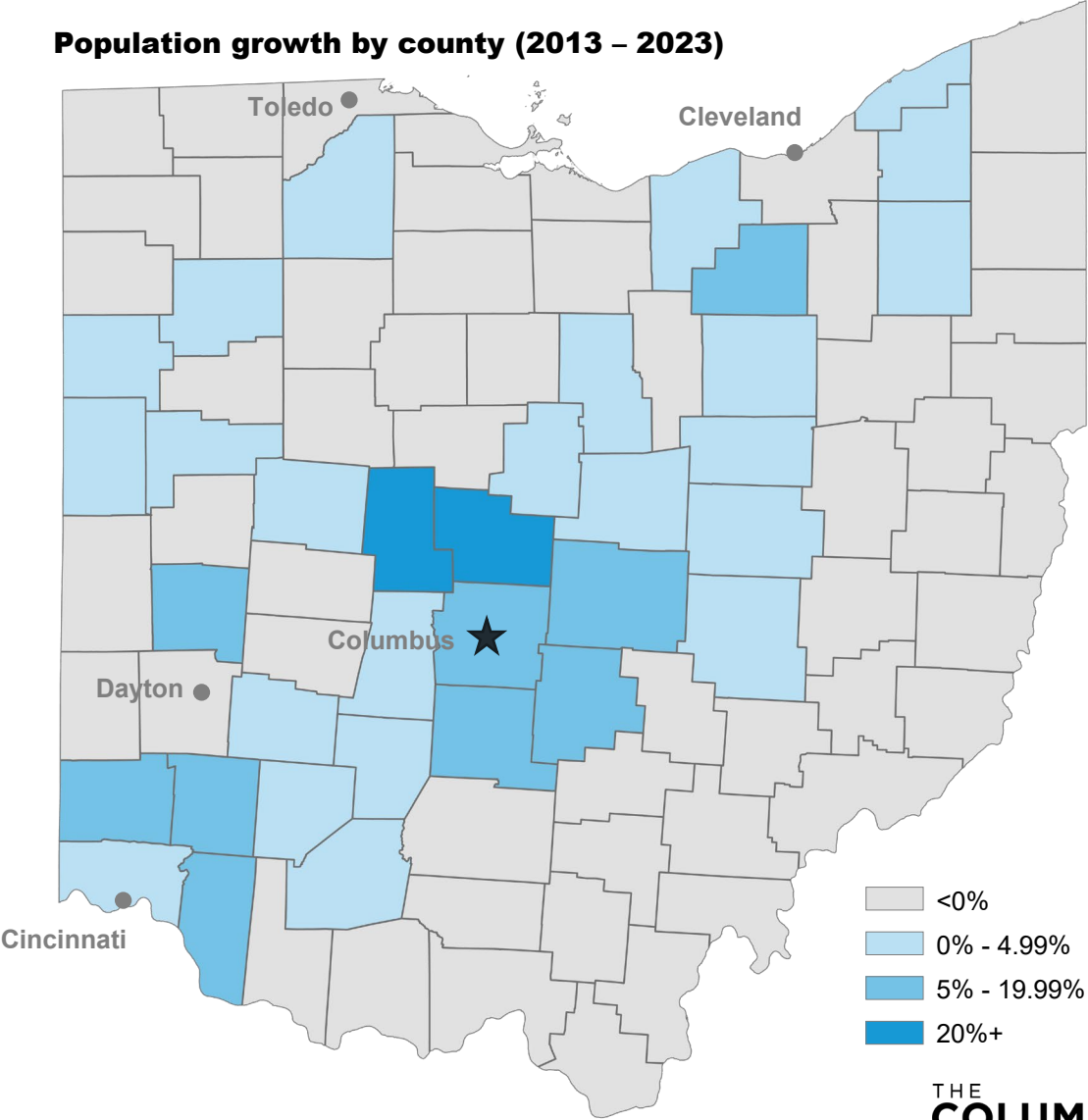
COLUMBUS REGION DRIVING OHIO'S GROWTH

The vast majority of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties.

Six of the top fastest growing counties are in the Columbus Region.

Rank	County	% Population Growth, 2013 - 2023
#1	Union	30.3%
#2	Delaware	25.1%
#3	Warren	14.7%
#4	Fairfield	11.1%
#5	Franklin	9.2%
#6	Licking	8.7%
#7	Pickaway	8.3%
#8	Miami	7.3%

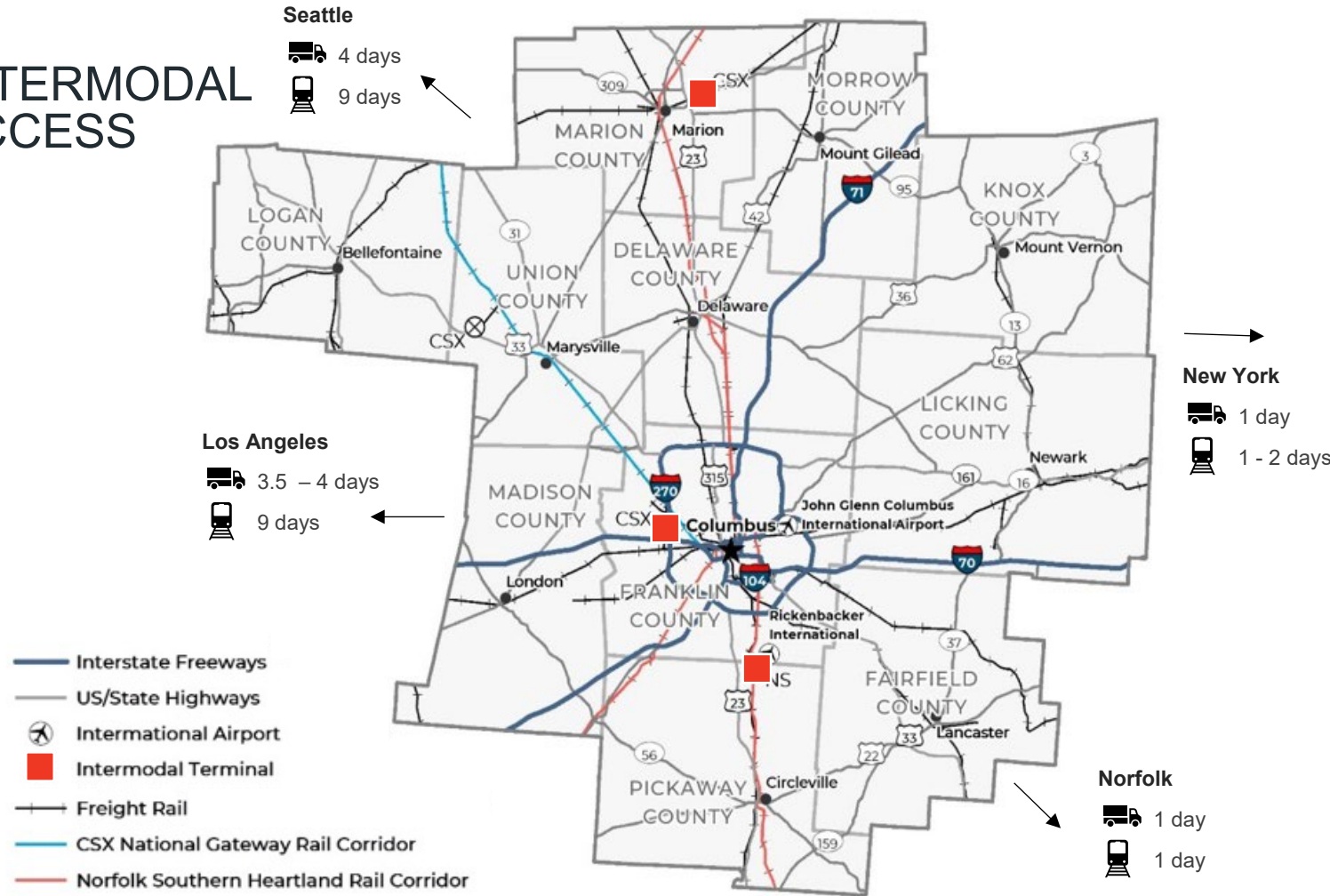
Population growth by county (2013 – 2023)



Sources: U.S. Census Bureau, Population Estimates, 2012-2023..

LOGISTICS INFRASTRUCTURE

INTERMODAL ACCESS



Coast-to-Coast Service



Three

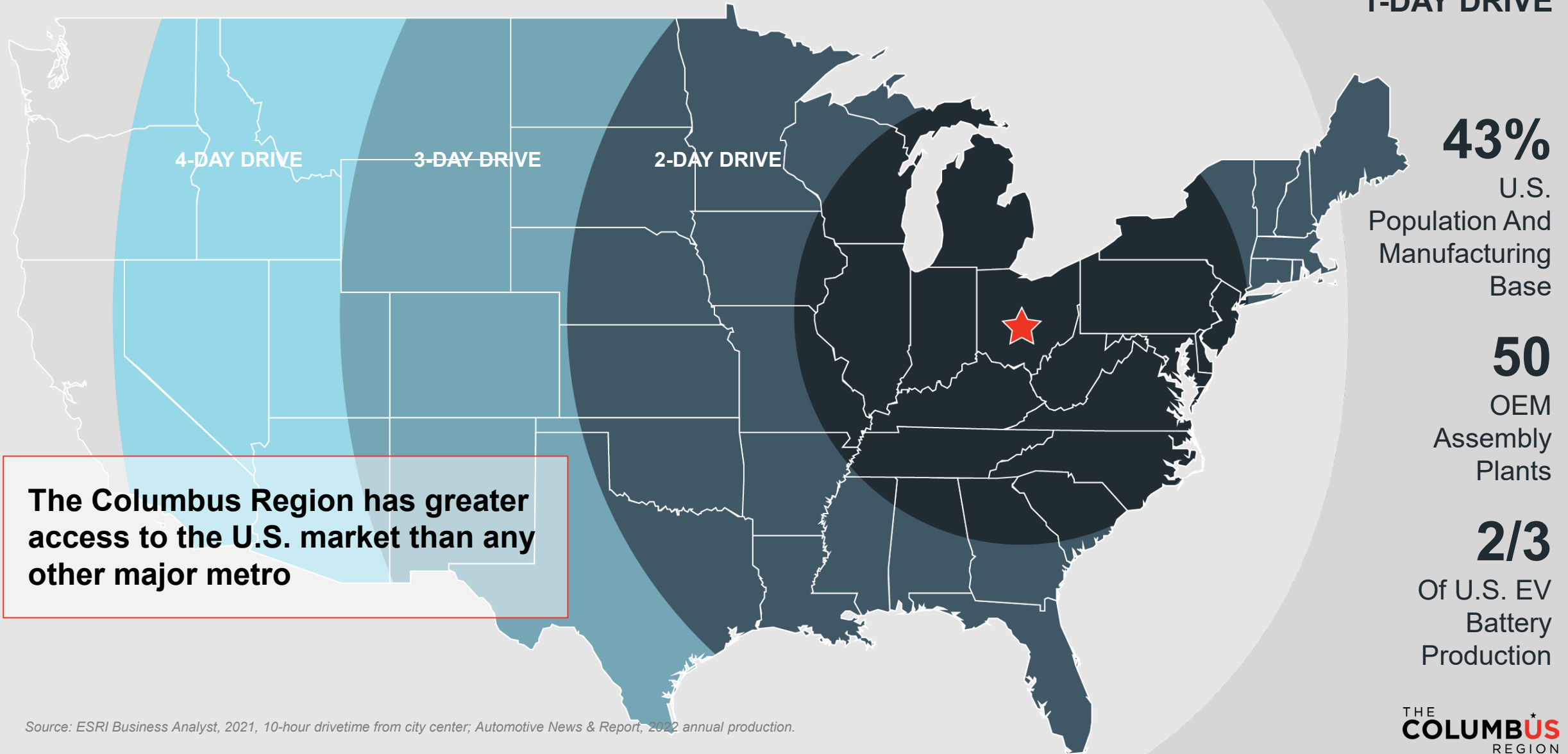
Intermodal terminals provide access to world markets and seaports

40+

Scheduled weekly frequencies

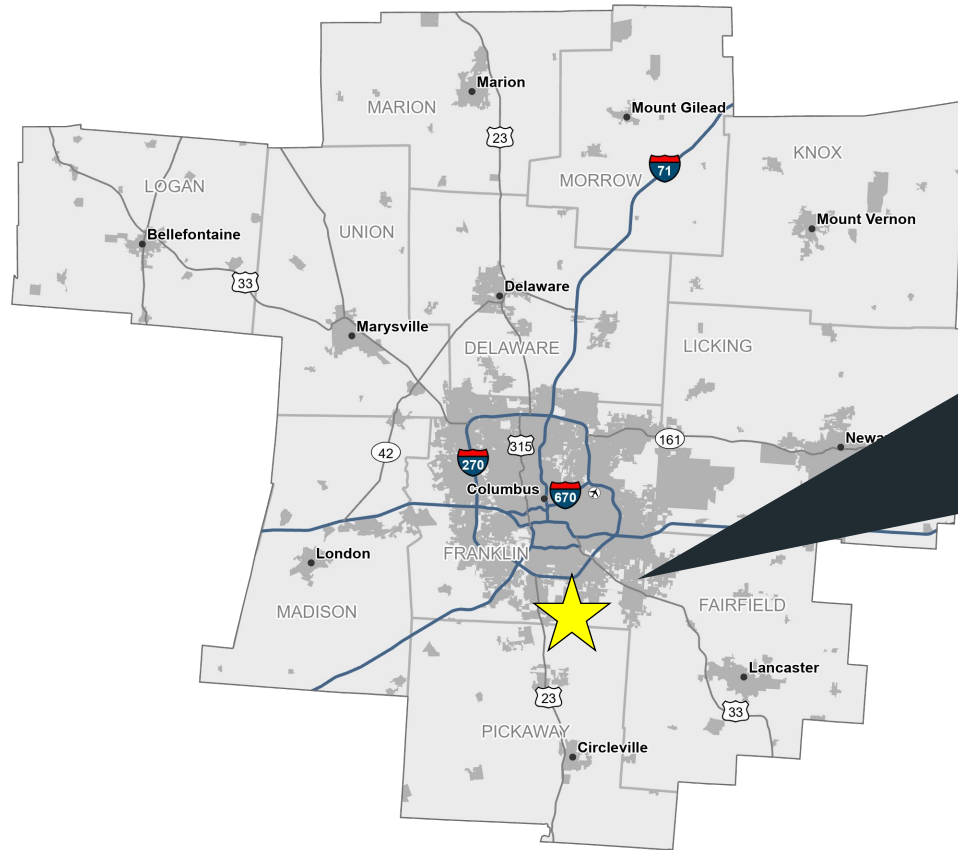


UNPARALLELED MARKET ACCESS



Source: ESRI Business Analyst, 2021, 10-hour drivetime from city center; Automotive News & Report, 2022 annual production.

ACCESS TO GLOBAL MARKETS



Rickenbacker International Airport



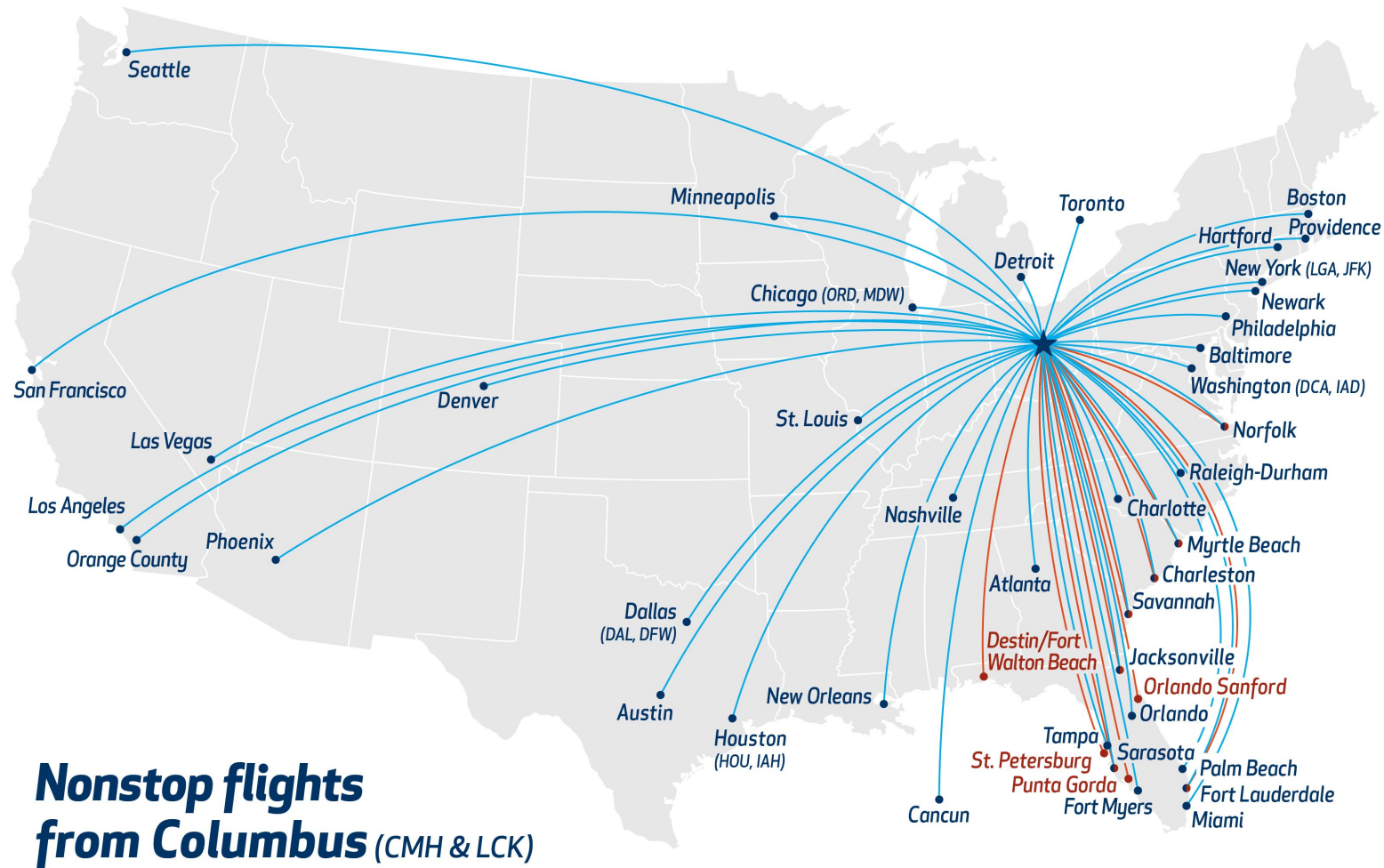
- Air Freight & Passenger Terminal
- Custom Clearance
 - Import/Export Handling
 - Flight crew amenities
 - Ground services

Foreign Trade Zone #138

Top 10

FTZ in the U.S. for warehouse and distribution activity for the last eight years

CONNECTED TO ALL MAJOR HUBS



15 minutes

Average commute from downtown to airport

Same-day travel

Business meeting trips

New York (1hr 10 minutes)

Chicago (50 minutes)

Washington D.C. (60 minutes)

115+ daily flights

50 nonstop

destinations*

Additional 250+ U.S. destinations reached daily via easy connecting itineraries

Source: Columbus Regional Airport Authority (CRAA). *Note: More nonstop destinations than prior to the pandemic.

KEY EXISTING INDUSTRIES

The Columbus Region is home to **16 Fortune 1000 headquarters** and has a diverse and innovative economy where no major industry sector represents more than 17% of employment.

AUTOMOTIVE AND MOBILITY



RETAIL AND FASHION



FINANCE AND INSURANCE



LOGISTICS AND DISTRIBUTION



SEMICONDUCTOR

intel.

40+

Tier 1 industry suppliers to locate in the Region

EV AND CLEAN TECH



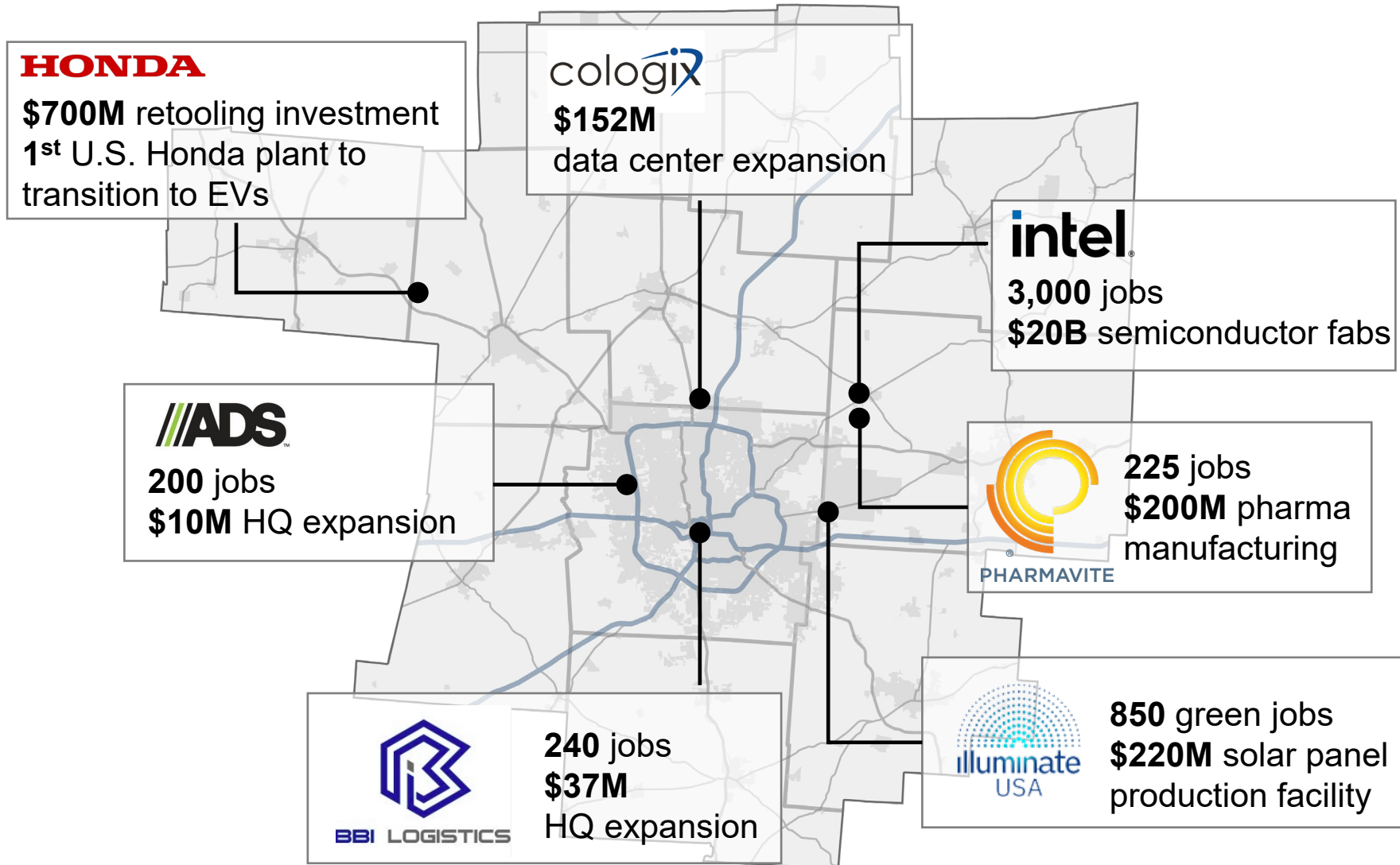
LIFE SCIENCES



FOOD AND BEVERAGE



RECENT NOTABLE PROJECTS



Source: One Columbus projects only, does not encompass all market activity.

2024 YTD ANNOUNCEMENTS



24 Projects

1,996

Jobs

\$147.9M

Payroll

\$711.7M

Cap Ex

TALENT AND WORKFORCE

TOP ACADEMIC INSTITUTIONS

FOUR-YEAR COLLEGES



THE OHIO STATE UNIVERSITY

65,800 total enrollment

No. 5 for industry-sponsored research



Kenyon College

OHIO DOMINICAN UNIVERSITY™

DENISON

FRANKLIN UNIVERSITY

OHIO WESLEYAN UNIVERSITY

Columbus College of Art & Design

OHIO UNIVERSITY

OTTERBEIN UNIVERSITY

Capital University

MOUNT VERNON NAZARENE UNIVERSITY

CAREER/TECHNICAL

COLUMBUS STATE

COMMUNITY COLLEGE

25,102 enrollment



ctec
Career & Technology Education Centers
Licking County

CENTRAL OHIO TECHNICAL COLLEGE

RAMTEC
Robotics & Automation

Marion Technical College

40+

College Campuses

128,700+

Students Enrolled

22,000+

Annual Graduates

Sources: One Columbus; National Center for Education Statistics; Lightcast, 2022 degree completions; The Ohio State University

K-12 TALENT PIPELINE

COLUMBUS REGION K-12 EDUCATION

67

Public school districts enroll 311,575 students

56,700

Students enrolled in community and private schools

23,250

Annual high school graduates

94%

High school average 4-year graduation rate

57%

graduates enroll in college within 2 years

COLUMBUS REGION SCHOOL RANKINGS

10

Public high schools in the U.S. top 1,000

7

College prep schools in the U.S. top 500

6

Public K-12 districts in the U.S. top 500

Ohio STEM Learning Network

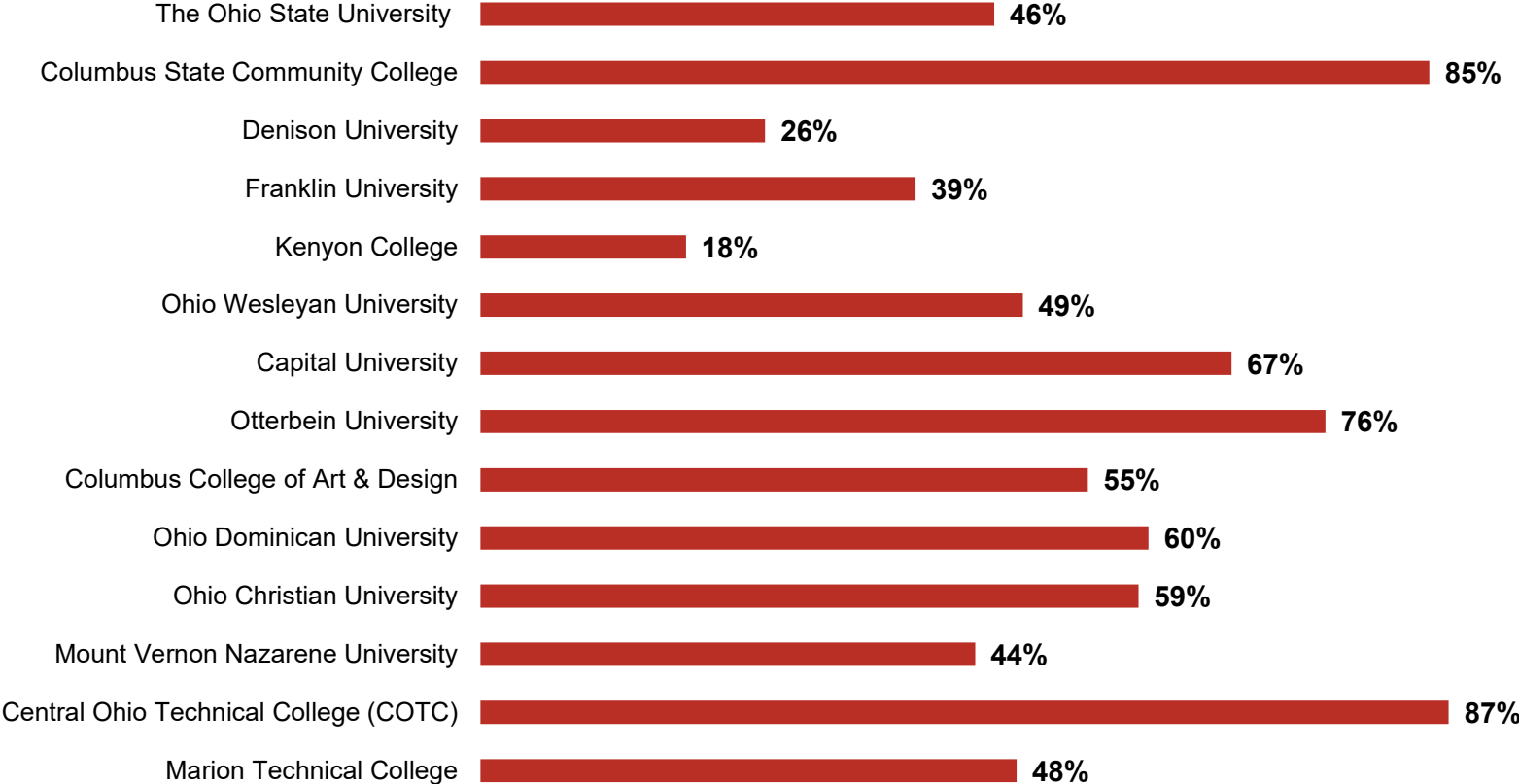
The nation's first-ever statewide network for STEM education.

Today the network consists of **80 STEM designated schools** that reach over **60,000 students**. The STEM school model pairs career preparation with innovative teaching, college credits, credentials and local business needs.

The Columbus Region has 13 STEM designated schools

COLLEGE GRADUATE RETENTION

PERCENT OF RECENT GRADUATES IN THE COLUMBUS AREA



Source: LinkedIn, October 2024 analysis based on profiles with school finished in 2022 or 2023 and less than two years work experience.

The Region retains nearly 50% of graduates from The Ohio State University.

BUSINESS ENVIRONMENT

TOP RANKED BUSINESS CLIMATE

Experience tax savings in Ohio

No

State Corporate Profits or Corporate Income Tax
Tangible Personal Property Tax
Inventory Tax
Tax on Products Sold Outside of Ohio
Tax on Machinery and Equipment Investments
Tax on R&D Investments

0.26%

State Business Tax
(Commercial Activity Tax)

Taxable Ohio gross receipts greater than \$3 million.
*Increases to greater than \$6 million in 2025**
(only applies to income from in-state sales)

Sources: JobsOhio, July 2023. *The Ohio FY24 Budget includes new provisions for Ohio businesses, which will pay no taxes on the first \$3 million of Ohio gross receipts in tax year 2024 and will pay no taxes on the first \$6 million of gross receipts in tax year 2025. Amounts above these thresholds will continue to be subject to the existing 0.26% rate.
Note: State tax policy only. Local taxes may apply. For a full understanding of federal, state, and local tax burden, a tax professional should be consulted.

VIBRANT REAL ESTATE MARKET

Industrial Cost Comparison

Despite being named one of the hottest industrial markets in the country, real estate is consistently more affordable in Columbus than the U.S. average. The Columbus market added nearly 20 million sf of industrial space in 2023 alone.

Industrial Avg. Asking Rent by Market (PSF)

	Warehouse /Distribution	Manufacturing
Columbus	\$6.56	\$4.27
Chicago	\$6.90	\$7.08
Dallas	\$7.66	\$10.55
Indianapolis	\$5.99	\$5.76
Nashville	\$8.12	\$10.53
Phoenix	\$11.89	\$12.59
Salt Lake City	\$9.25	\$10.62

Industrial Avg. Asking Rent by Region (Q2 2024)



Sources: Colliers; Cushman & Wakefield, U.S. Industrial Marketbeat Report, Q2 2024.

INCENTIVE PROGRAMS

State Incentives and Grants

STATE TAX INCENTIVES AND ABATEMENTS

The **Ohio Job Creation Tax Credit** is a refundable and performance-based tax credit calculated as a percent of created payroll and applied toward the company's commercial activity tax liability. Should the amount of the credit exceed the company's commercial activity tax liability for any given year, the difference is refunded. The Ohio Tax Credit Authority must approve applicants before hiring begins.

The **Data Center Sales Tax Exemption** provides a tax exemption rate and term that allows for partial or full sales tax exemption on the purchase of eligible data center equipment. Projects must meet minimum investment and payroll thresholds to be eligible.

STATE GRANTS

The **JobsOhio Workforce Grant** was created to promote economic development, business expansion, and job creation by providing funding for the improvement of worker skills and abilities in the State of Ohio. Grant decisions are based on a number of project factors, but not limited to job creation, additional payroll, fixed-asset investment commitment, project ROI and the project location.

The **JobsOhio Economic Development Grant** was created to promote economic development, business expansion, and job creation by providing funding for eligible projects in the State of Ohio. Grant decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed-asset investment commitment, project return on investment, and project location.

The **JobsOhio Research and Development Grant** was created to facilitate strategic corporate R&D centers in Ohio. R&D Grant decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed asset investment commitment, project return on investment, and project location.

Roadwork and Infrastructure Development (629) funds are available for public roadway improvements, including engineering and design costs. Funds are available for projects primarily involving manufacturing, research and development, high technology, corporate headquarters and distribution activity. Projects must create or retain jobs. Grants are reimbursable and provided to a local jurisdiction and require local participation.

INCENTIVE PROGRAMS

State Loans and Local Incentives

STATE FINANCING

The **JobsOhio Growth Fund Loan** provides capital for expansion projects to companies that have limited access to capital and funding from conventional, private sources of financing. JobsOhio will consider loans to companies that are in the growth, established or expansion stage, and that have generated revenues through a proven business plan. The JobsOhio Growth Fund's loan decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed-asset investment commitment, project return on investment, and project location.

The **Innovation Ohio Loan Fund** provides loans for acquisition, construction, and related capital costs of technology, facilities, and equipment purchases. The fund was created to assist existing Ohio companies in developing next-generation products and services within the state's Industry Sectors up to 75 percent ranging from \$500,000 to \$1.5 million.

The **166 Direct Loan** provides loans for land and building acquisition, construction, expansion, or renovation, and equipment purchases for eligible businesses. The program provides low-interest loans up to 40 percent not to exceed \$1.5 million.

The **Regional 166 Direct Loan** provides loans for land and building acquisition, construction, expansion, or renovation, and equipment purchases for eligible businesses. Regional economic development agencies administer the program. It provides low-interest loans up to 75 percent collateral value, not to exceed \$500,000.

LOCAL INCENTIVES (vary across jurisdictions)

Dependent on geographic location, additional incentives may be available at the local municipality or county level. Such incentives may include:

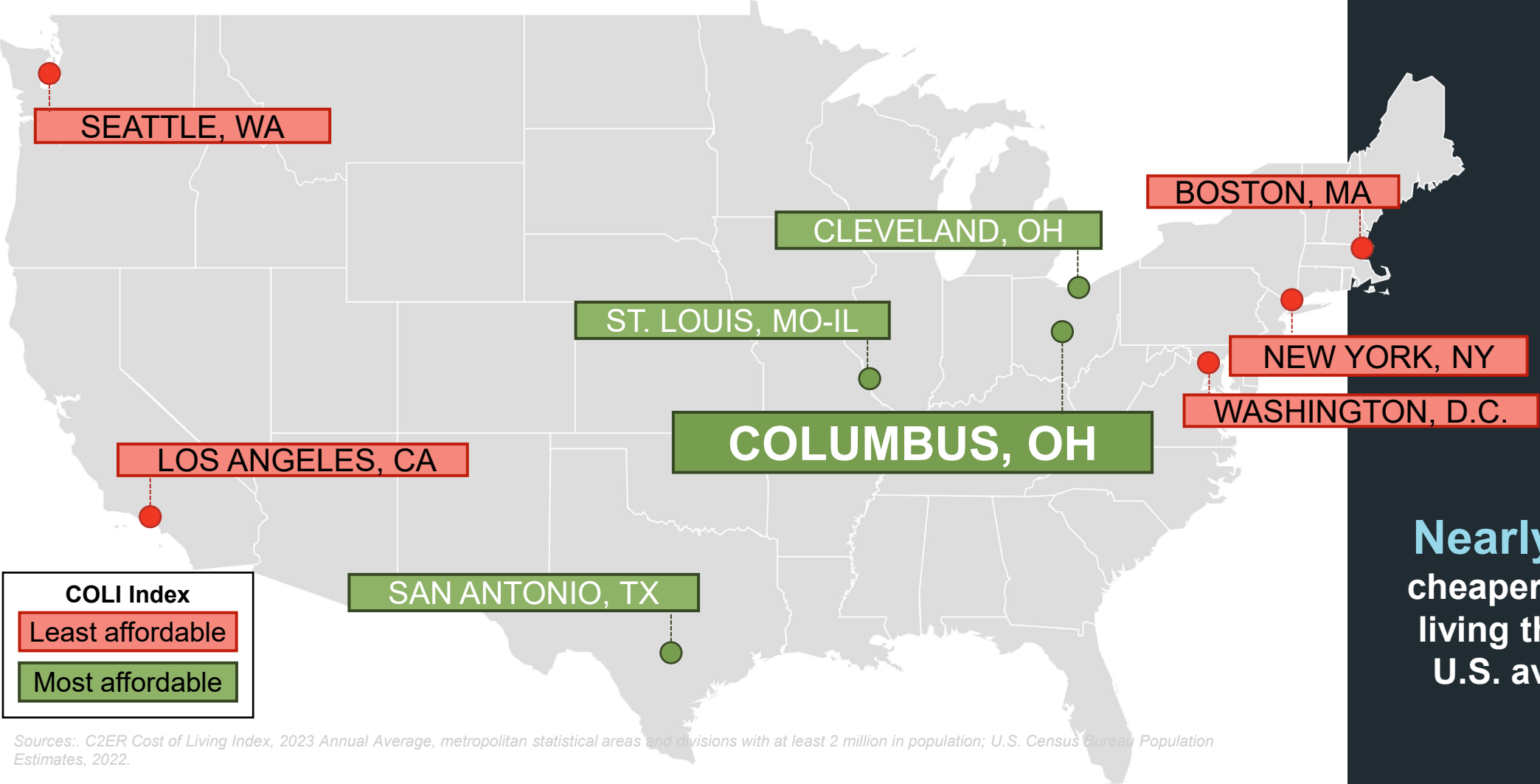
- **Performance-based or job growth incentives**
- **Workforce training assistance and/or grants**
- **Loan programs**
- **Property Tax abatements, enterprise zones, CRA's**

Each local incentive is determined on an individual project basis by considering factors such as job creation, payroll and capital investment.

QUALITY OF LIFE

ONE OF AMERICA'S MOST AFFORDABLE PLACES

COLUMBUS MSA COST OF LIVING INDEX RANKS FOR LARGE METROS (2M+)



Nearly 10%
cheaper cost of
living than the
U.S. average

Sources: C2ER Cost of Living Index, 2023 Annual Average, metropolitan statistical areas and divisions with at least 2 million in population; U.S. Census Bureau Population Estimates, 2022.

LIVING IN COLUMBUS

High Quality of Life at Great Value



91.8

COST OF LIVING INDEX
U.S. = 100



255.6

VIOLENT CRIME RATE
(per 100,000); U.S. = 374.4



32%

COST OF HOUSING INDEX
U.S. = 39%



\$322,450

MEDIAN SALES PRICE
U.S. = \$416,700



\$1,599

AVERAGE RENT
U.S. = \$2,050

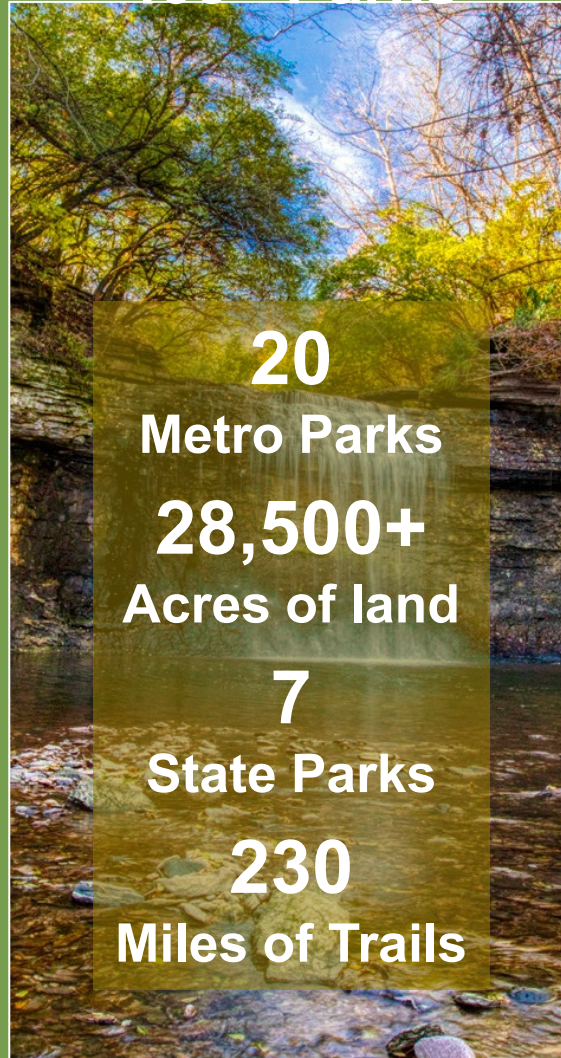
RECREATION ACTIVITIES

The Scioto Mile

175-acre outdoor oasis in the heart of Downtown Columbus featuring 9 riverfront parks, multi-use paths, community events and festivals, the country's largest free outdoor climbing wall, and much more



400+ Parks



Nearby Attractions



ARTS AND CULTURE



Columbus Zoo and Aquarium



Short North and Franklinton Arts Districts

Lively concentrations of public art, galleries, and performance art spaces in Columbus' urban core



National Veterans Memorial and Museum



Franklin Park Conservatory



COSI



The Ohio Theatre

SPORTS AND ENTERTAINMENT

