



# INVESTMENT OFFERING

8000 Ravines Edge Court  
Columbus, Ohio 43235

BRAD KITCHEN, SIOR  
Owner/Agent  
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614.545.2155

Alterra Real Estate Advisors  
3 Eaton Oval, STE 120  
Columbus, OH 43219



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# OFFERING

Property: 8000 Ravines Edge Court, Columbus, OH 43235  
3 story multi-tenant professional office/medical building  
30,003 rentable SF on 2.5 acres

Sale Price: \$5,950,000

Current Occupancy 75%

Cap Rate 4.9%

	2025		2026	
Projected Net Operating Income:	\$289,960		\$465,212	
Projected Returns:				
Annual Cash Flow	\$10,960	1%	\$29,321	2%
Annual Debt Reduction	\$82,772	6%	\$87,877	7%
Tax Deduction	\$143,666	11%	\$141,777	11%
Annual Appreciation	\$178,500	14%	\$178,500	14%
Total Annual Return	<u>\$415,898</u>	32%	<u>\$437,475</u>	34%

# OFFERING

## Investment Highlights:

- Dynamic medical and office property
- Strong mix of office, medical and professional tenants
- High occupancy rate with new 10 year medical lease on main floor and long term tenant in property since 2012
- Strong area demographics - dense and affluent population within easy drive time
- Repainted Building Main Lobby and installed new Restrooms and carpet on First Floor

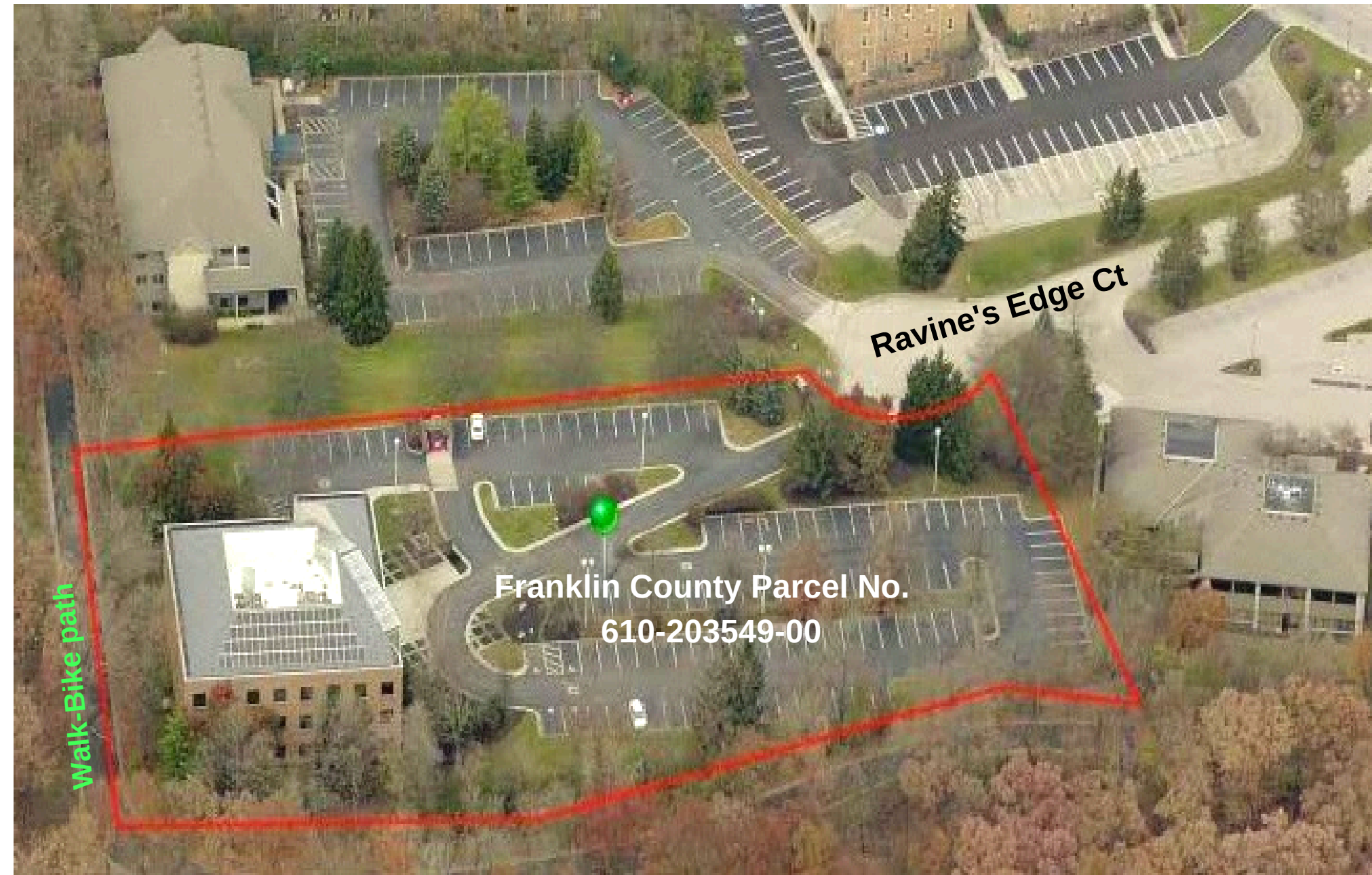
## Property Description:

- Attractive, well maintained property with open, dramatic 2 story glass lobby
- 30,003 RSF 3 story building on 2.5 acres
- Built in 1986; remodeled and updated over the years including:
  - 2015 - new roof shingles, added solar panels
  - 2016 - new monument sign
  - 2019 - replaced lobby glass, repaired/sealed parking lot, upgraded exterior LED lighting
- 120 parking spaces (4/1,000)
- 24/7 card access for tenants; 1 passenger elevator
- Franklin County parcel #610-203549-00
- Zoning is Commercial CPD in the City of Columbus
- Property surrounded by gorgeous wooded setting with walk/bike trail at rear
- Less than 1 mile to I-270/SR 23 interchange

# PROPERTY PHOTOS



# PROPERTY AERIAL

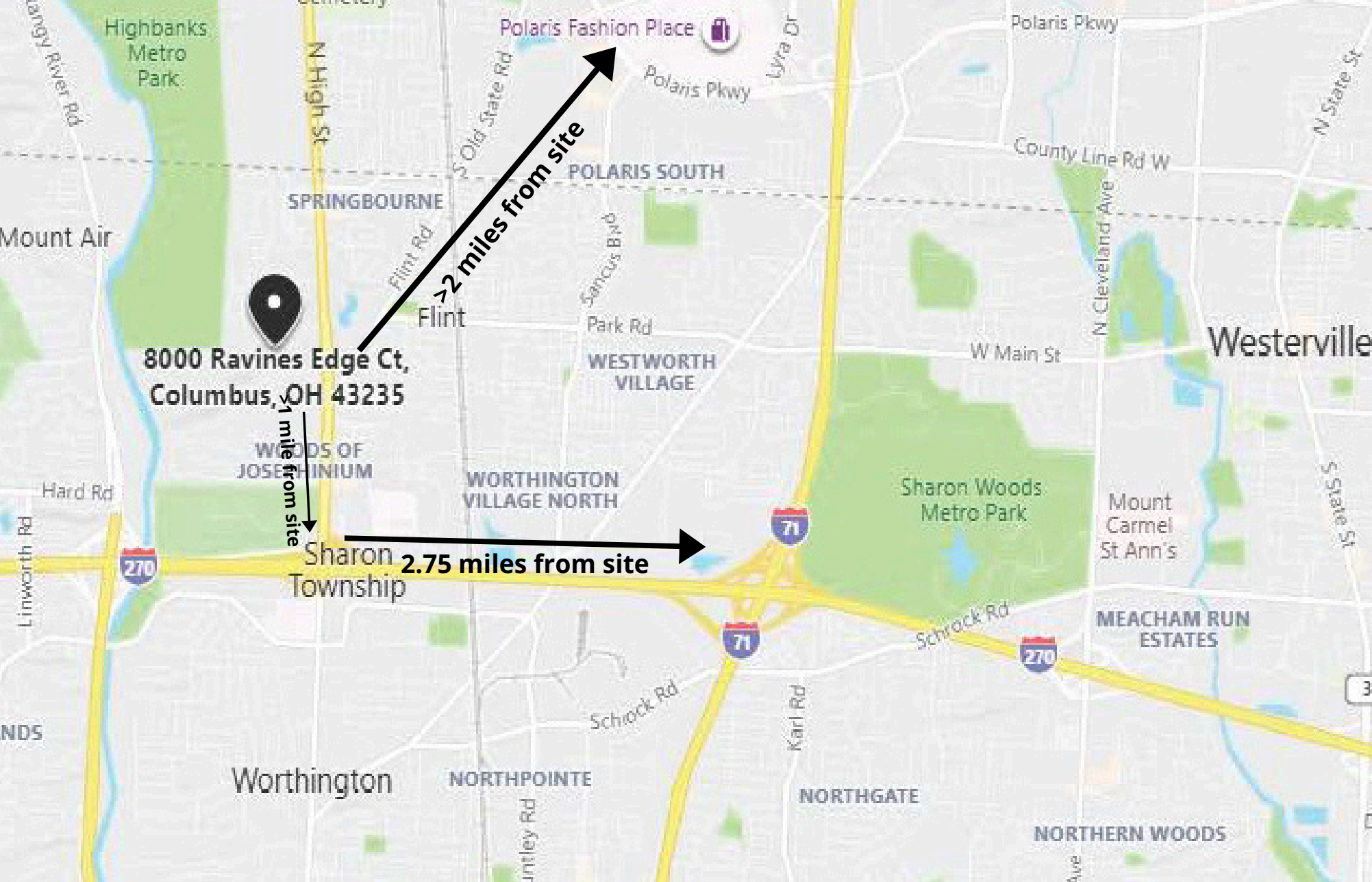


Ravine's Edge Ct

Franklin County Parcel No.  
610-203549-00

Walk-Bike path

# AREA MAP



# TENANT PROFILES



<https://perez-morris.com/>

Perez Morris is a minority-owned business law firm headquartered in Columbus, Ohio with offices in Pennsylvania, New York, New Jersey, Connecticut and Massachusetts, and attorneys licensed to practice across the country. They provide general counsel, business litigation, and commercial transactional services nationwide. This busy legal office has been located at 8000 Ravines Edge Ct since August 2011 occupying the entire 3rd floor of 10,744 SF.



<https://bosterms.com/>

The Boster Center offers a spectrum of services including MS-certified nursing support, MS-specific infusion services and soon-to-come MS clinical trial options. Dr. Boster is a world-renowned MS specialist and his clinic provides multiple sclerosis consultations for other providers and patient initiated second opinions. The Boster Center has been at 8000 Ravines Edge since March 2020, occupying 6,037 SF on the main floor.

# TENANT PROFILES



<https://unitedchurchhomes.org>

Founded in 1916, UCH began its mission at a time of ethnic discrimination, poverty, and pandemic. There were no safety nets for the poor or older adults like there are today. Over the years, people and situations have changed, but our mission has remained the same to provide quality and affordable housing and healthcare options to older adults. Today, United Church Homes is a leading provider of healthcare and senior living services with a mission to transform aging by building a culture of community, wholeness, and peace for those we are privileged to serve. They occupy 8,795 SF at 8000 Ravines Edge.

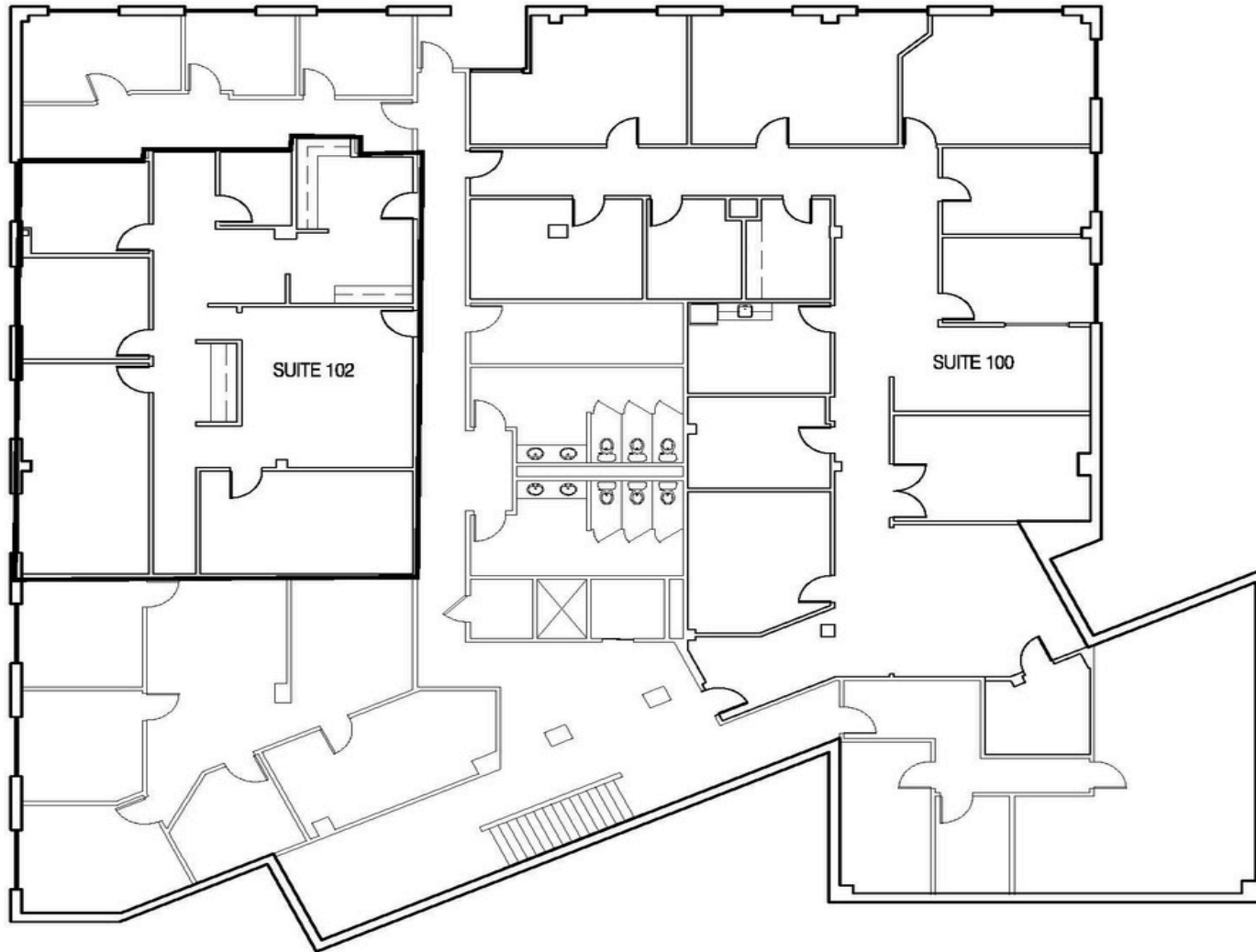


<https://www.centralohioperiodontics.com/>

Dr. Fred Sakamoto is a specialist in periodontics and implantology. His focus is on non-invasive and surgical treatment of gum disease and dental implants that can replace single or multiple missing teeth, or even teeth in one day. Dr. Sakamoto's office occupies 4,427 SF at 8000 Ravines Edge.



# PROPERTY FLOORPLAN - 1ST FLOOR



N

floor plan

first floor

1/16"=1'-0"



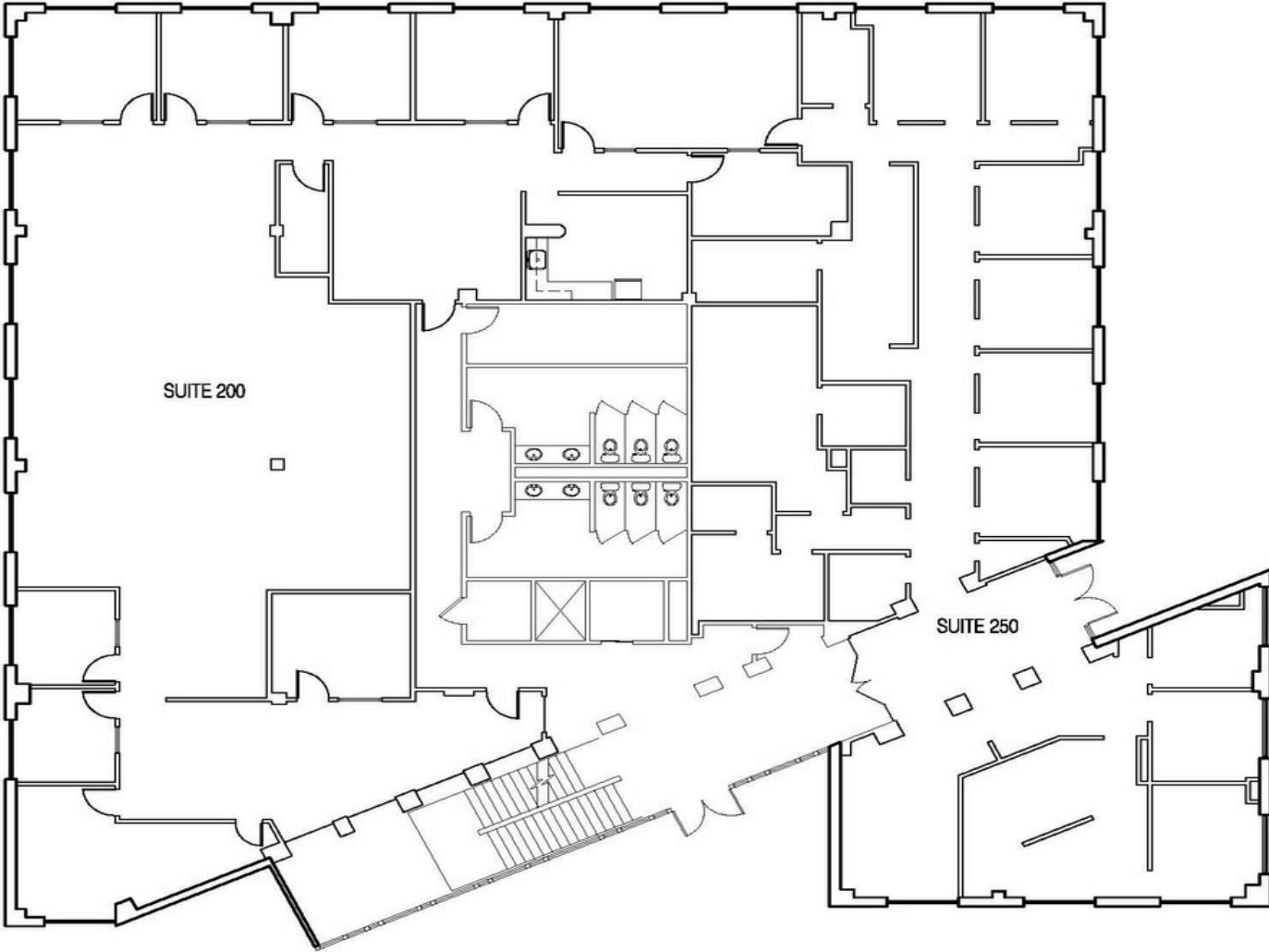
**CARNEY-RANKER**  
ARCHITECTS LTD  
8925 Wilcox Place, Suite E Dublin, OH 43016  
Ph. 614-792-1000 Fax 614-792-1001  
mail@carneyranker.com


**A1.0**  
19-361

Existing Building Drawings For  
**8000 Ravines Edge Court**  
Suite 100 & 102


Columbus, OH

# PROPERTY FLOORPLAN - MAIN FLOOR



 N  
**floor plan**  
second floor  
1/16"=1'-0"

3RD FLOORPLAN NOT AVAILABLE

Existing Building Drawings For	
<b>8000 Ravines Edge Court</b>	
Suite 200 & 250	
Columbus, OH	
<b>CARNEY • RANKER</b>	
ARCHITECTS LTD	
8925 Wilcox Place, Suite E Dublin, OH 43016	
Ph. 614-792-1000 Fax 614-792-1001	
mail@carneyranker.com	
	
<b>A2.0</b>	
19-361	

# DEMOGRAPHICS



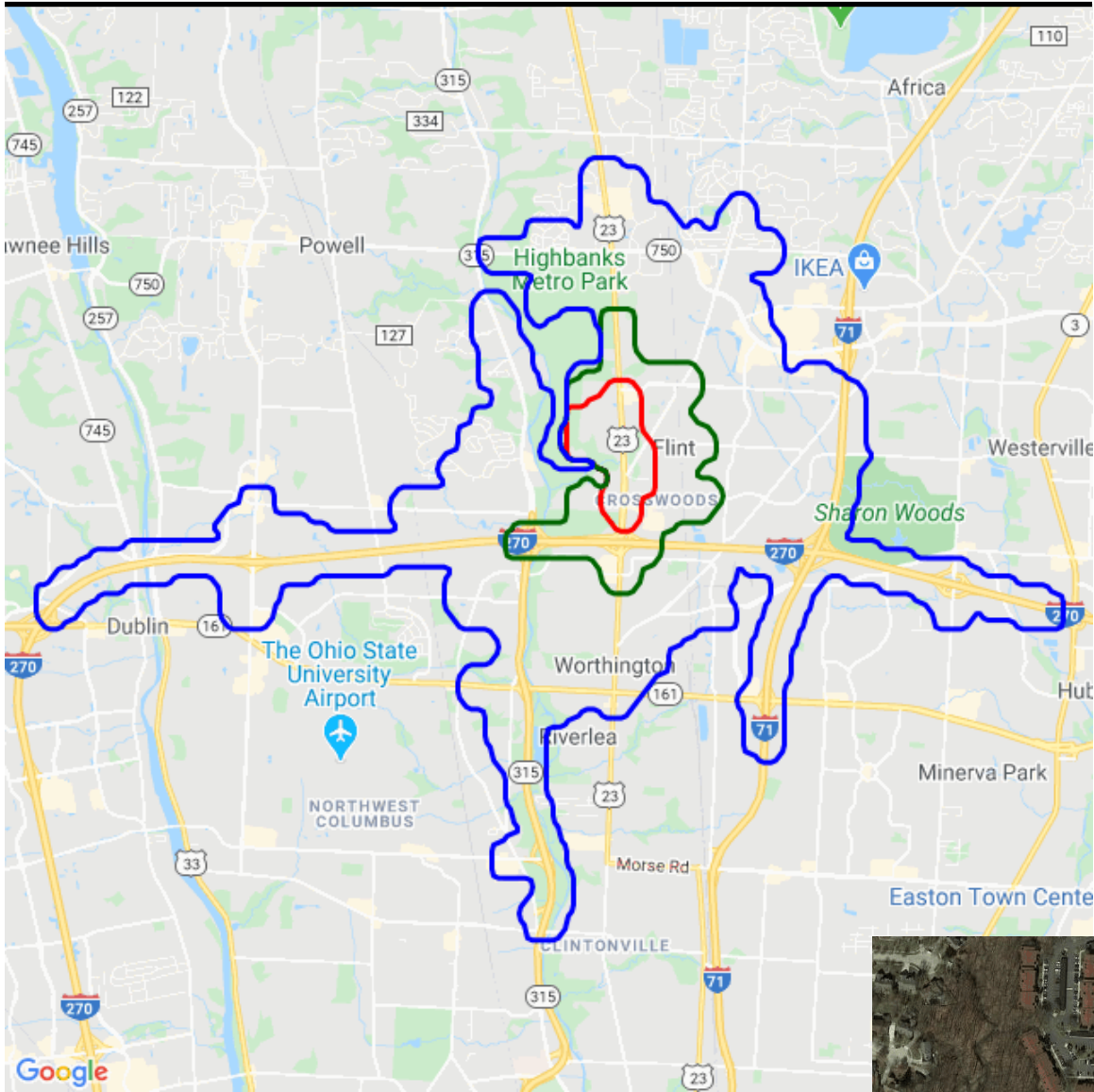
# 8000 Ravines Edge Ct



Alterra Real Estate Advisors

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

## Demographic Report



## 8000 Ravines Edge Ct

### Population

Distance	Male	Female	Total
3- Minute	1,049	1,124	2,174
5- Minute	5,563	5,670	11,234
10 Minute	39,425	41,005	80,430

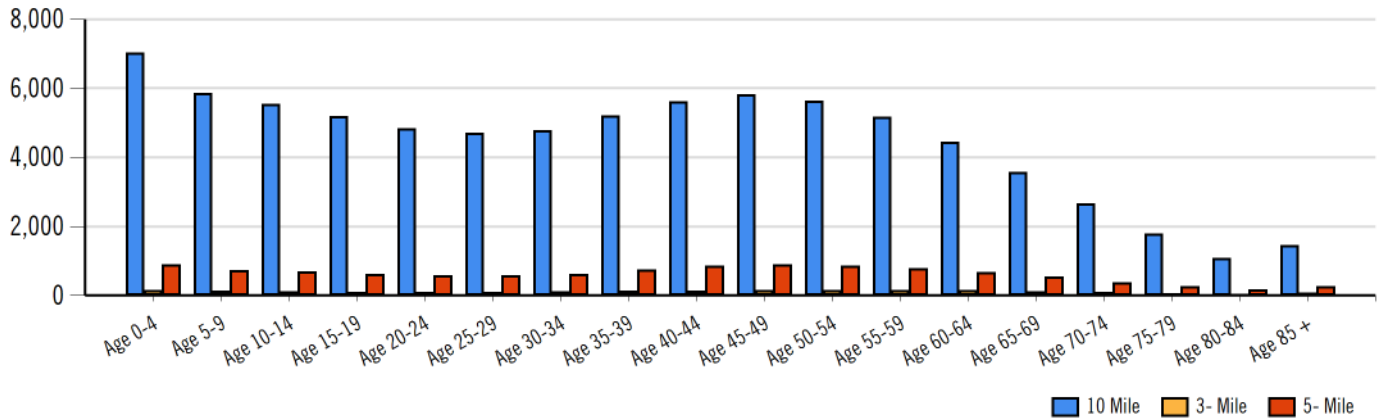


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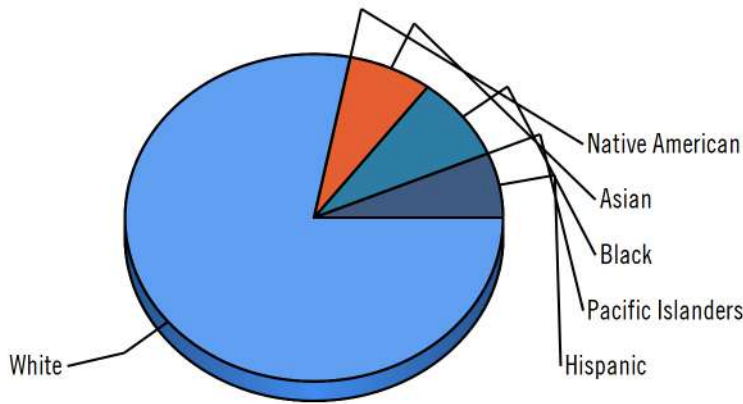


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## Population by Distance and Age (2018)

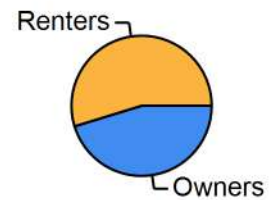


## Ethnicity within 5 Minute

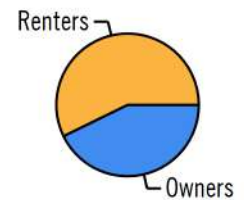


White Native American Asian Black Pacific Islanders Hispanic

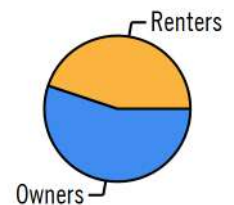
## Home Ownership 3 Minute



## Home Ownership 5 Minute



## Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,148	33	0.96 %
5-Minute	6,266	137	0.91 %
10-Minute	44,521	925	1.18 %

# 8000 Ravines Edge Ct



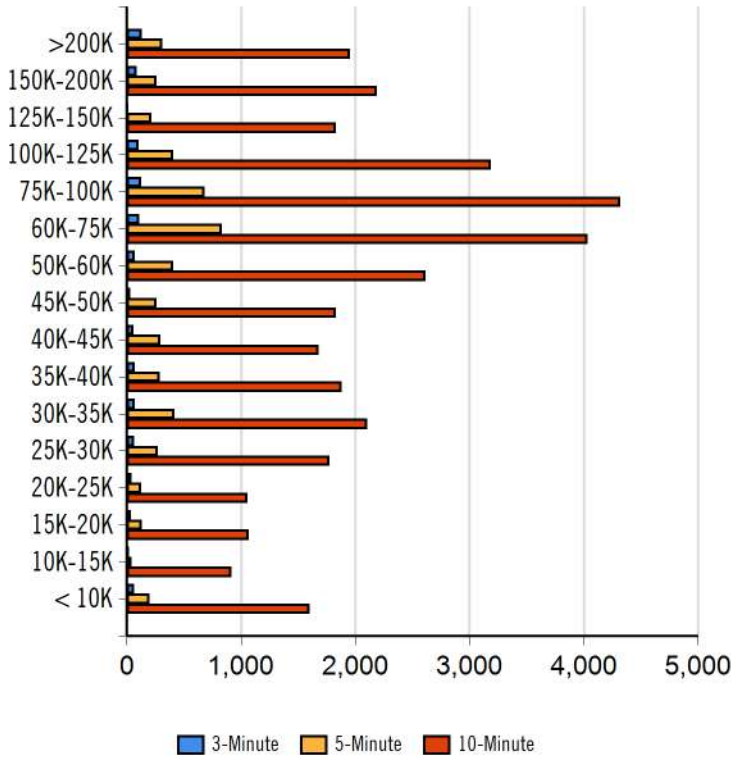
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	1	33	57	36	164	30	17	152	303	87	29	69
5-Minute	2	2	208	352	242	933	107	96	966	1,433	557	175	349
10-Minute	37	50	1,655	3,457	1,416	5,556	1,053	1,092	6,375	10,190	4,242	1,663	2,249

## Household Income



Radius	Median Household Income
3-Minute	\$67,952.25
10-Minute	\$77,429.37
5-Minute	\$81,667.79

Radius	Average Household Income
3-Minute	\$83,629.50
10-Minute	\$85,047.34
5-Minute	\$91,159.86

Radius	Aggregate Household Income
3-Minute	\$96,988,684.26
5-Minute	\$404,026,927.76
10-Minute	\$2,688,963,956.88

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,557	7,689	51,970
High School Grad	179	963	8,145
Some College	311	1,593	10,757
Associates	109	534	3,634
Bachelors	641	2,959	17,722
Masters	162	804	5,373
Prof. Degree	60	303	2,038
Doctorate	27	112	735

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	46 %	36 %	32 %
Teen's	26 %	35 %	57 %
Expensive Homes	1 %	7 %	10 %
Mobile Homes	0 %	0 %	1 %
New Homes	16 %	50 %	72 %
New Households	49 %	63 %	84 %
Military Households	19 %	22 %	15 %
Households with 4+ Cars	30 %	32 %	40 %
Public Transportation Users	3 %	4 %	11 %
Young Wealthy Households	29 %	54 %	41 %

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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# SALES COMPARABLES



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



# ✓ 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**

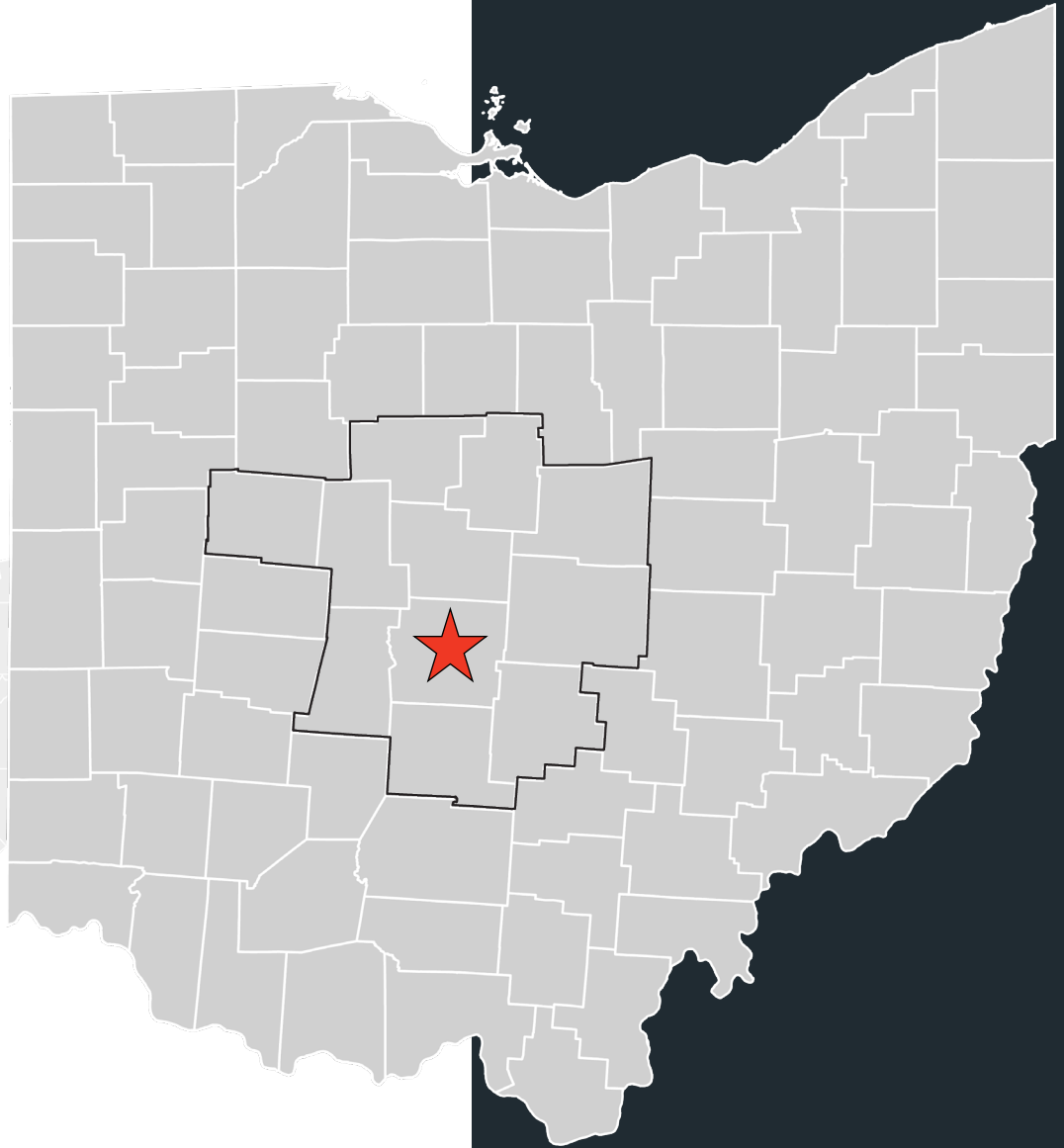
PRIVATE SECTOR INVESTMENT OVER 15 YEARS

**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**

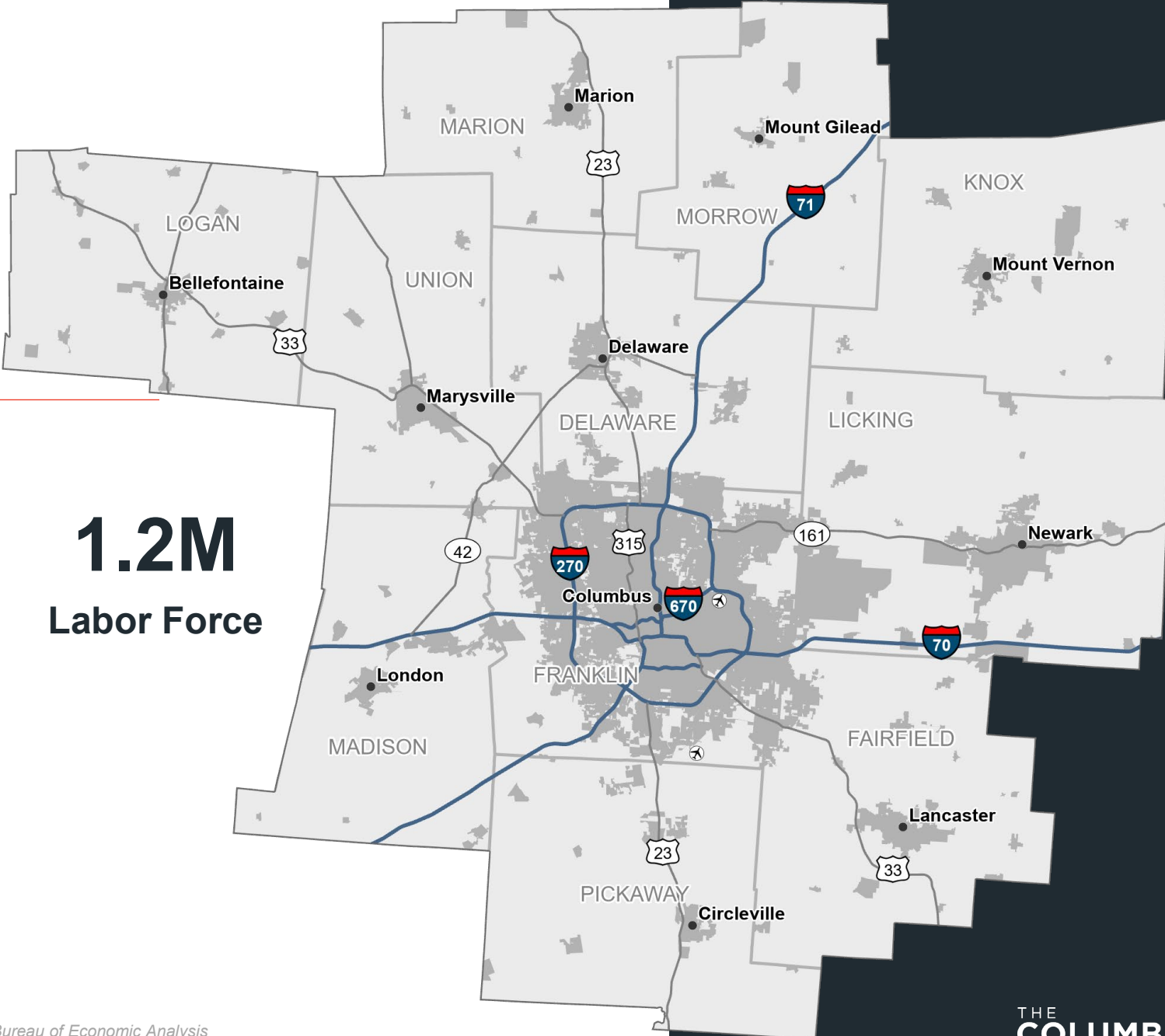
Total  
Population

**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

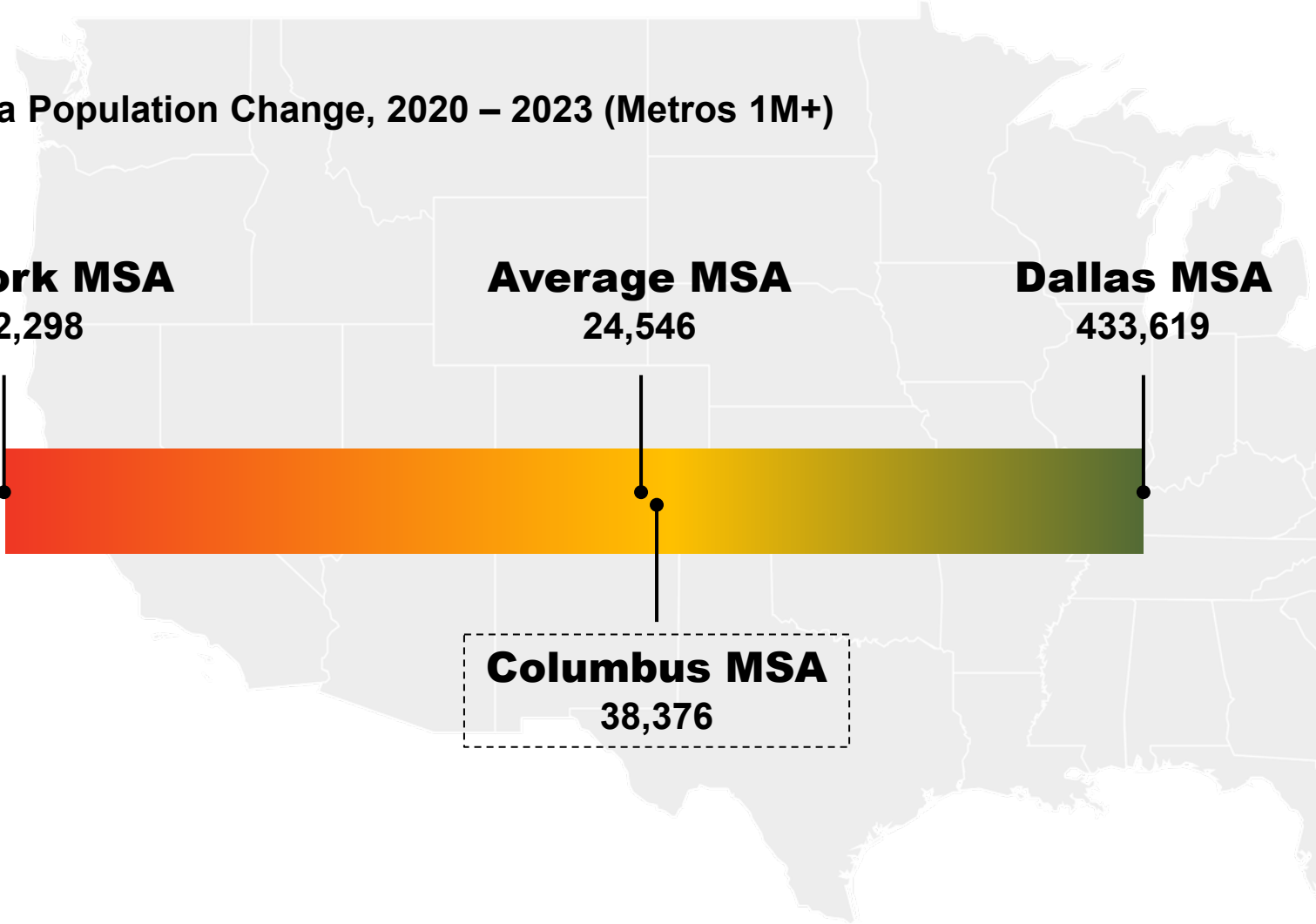
Metro Area Population Change, 2020 – 2023 (Metros 1M+)

**New York MSA**  
- 492,298

**Average MSA**  
24,546

**Dallas MSA**  
433,619

**Columbus MSA**  
38,376



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.

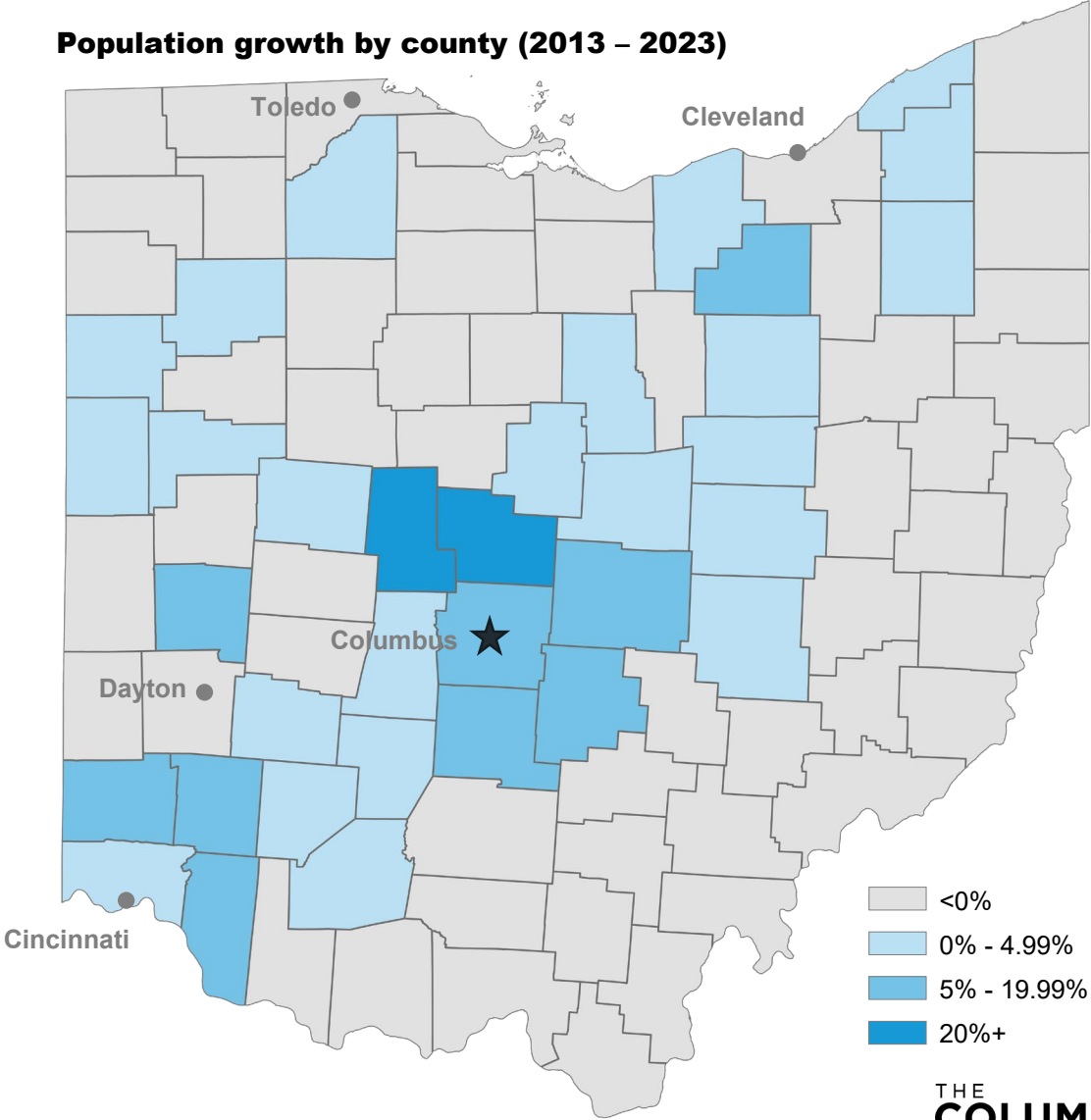
# COLUMBUS REGION DRIVING OHIO'S GROWTH

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%

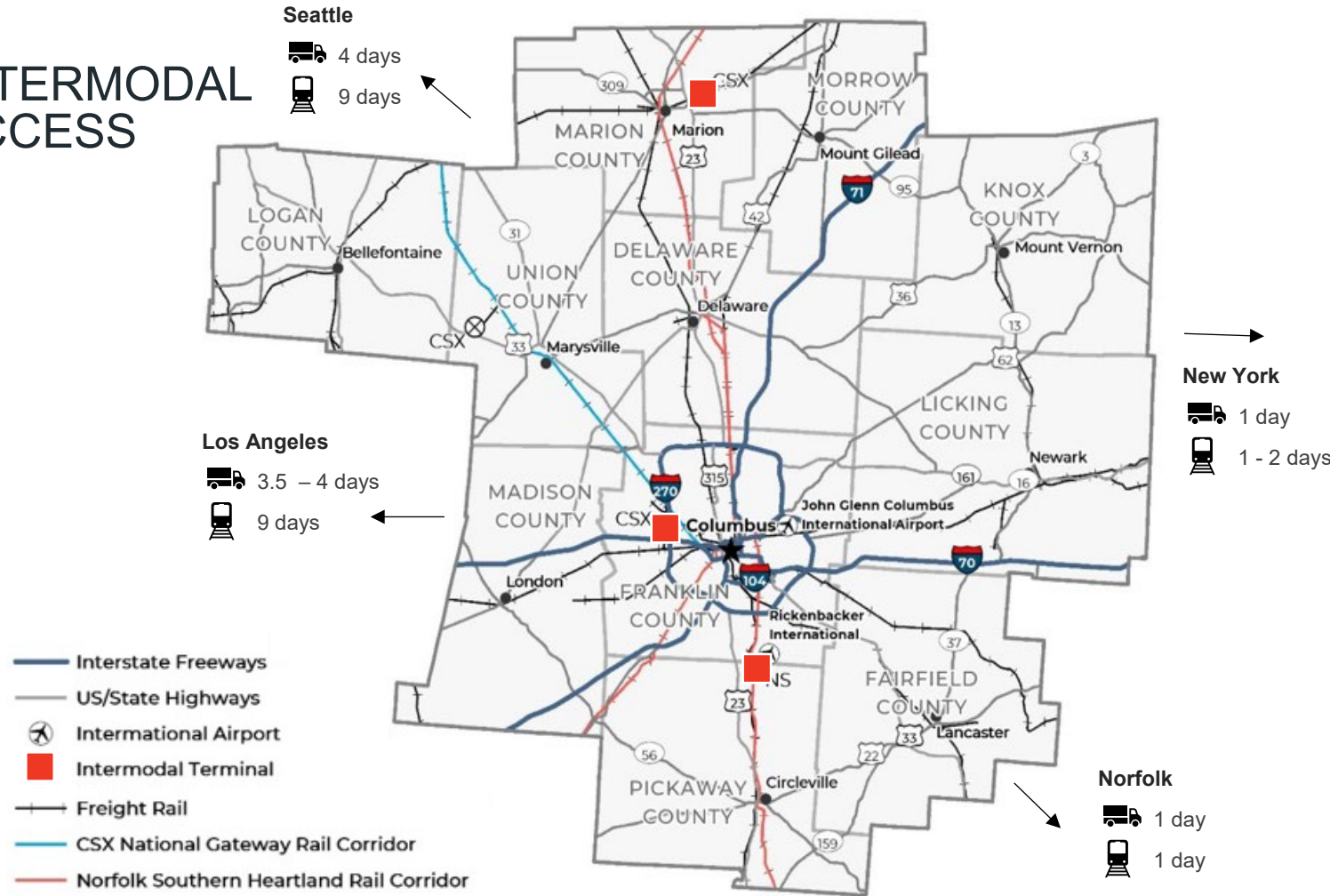
Population growth by county (2013 – 2023)



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

# LOGISTICS INFRASTRUCTURE

## INTERMODAL ACCESS



# Coast-to-Coast Service



## Three

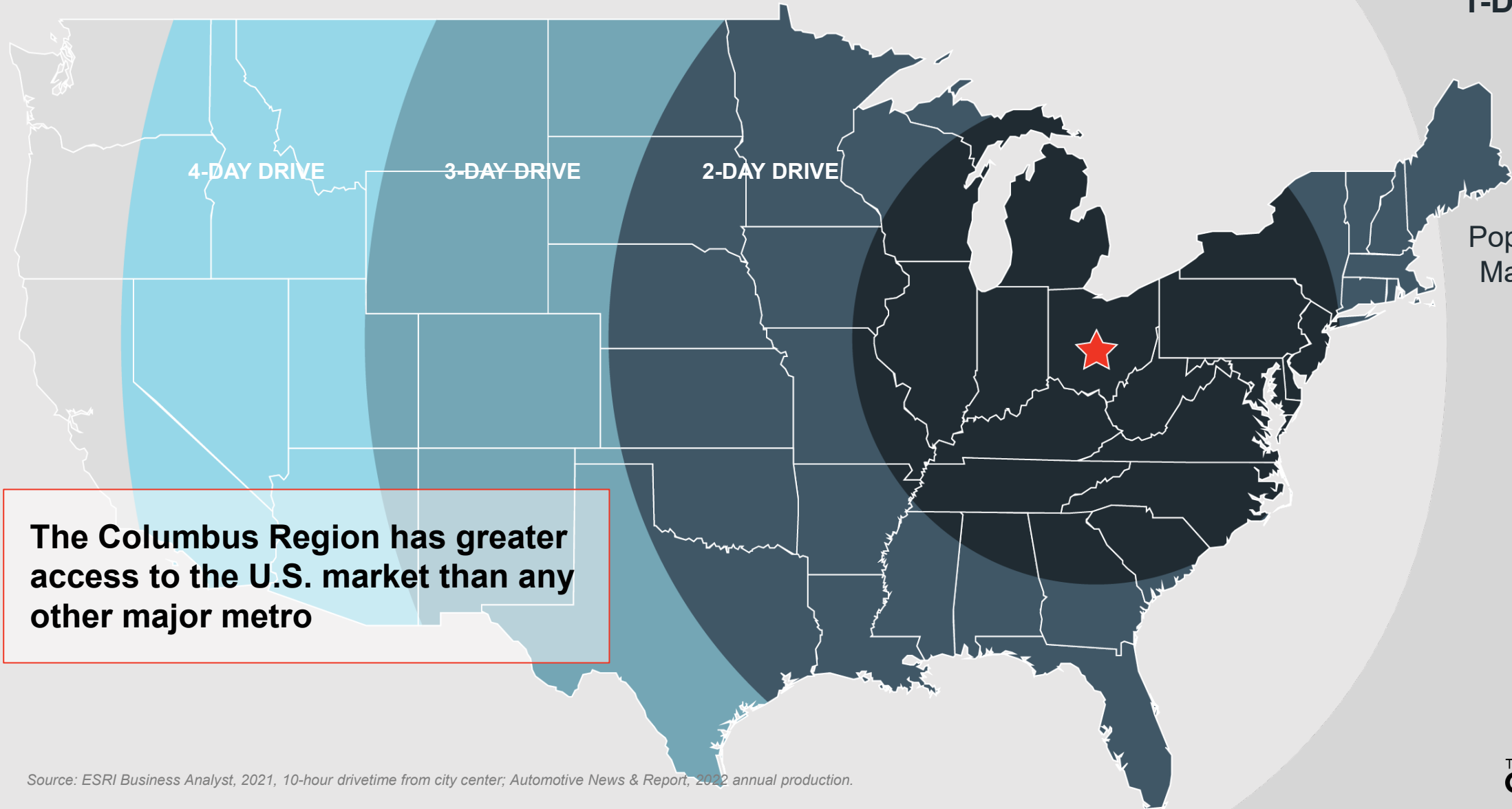
Intermodal terminals provide access to world markets and seaports

## 40+

Scheduled weekly frequencies



# UNPARALLELED MARKET ACCESS



**The Columbus Region has greater access to the U.S. market than any other major metro**

**1-DAY DRIVE**

**43%**  
U.S.  
Population And  
Manufacturing  
Base

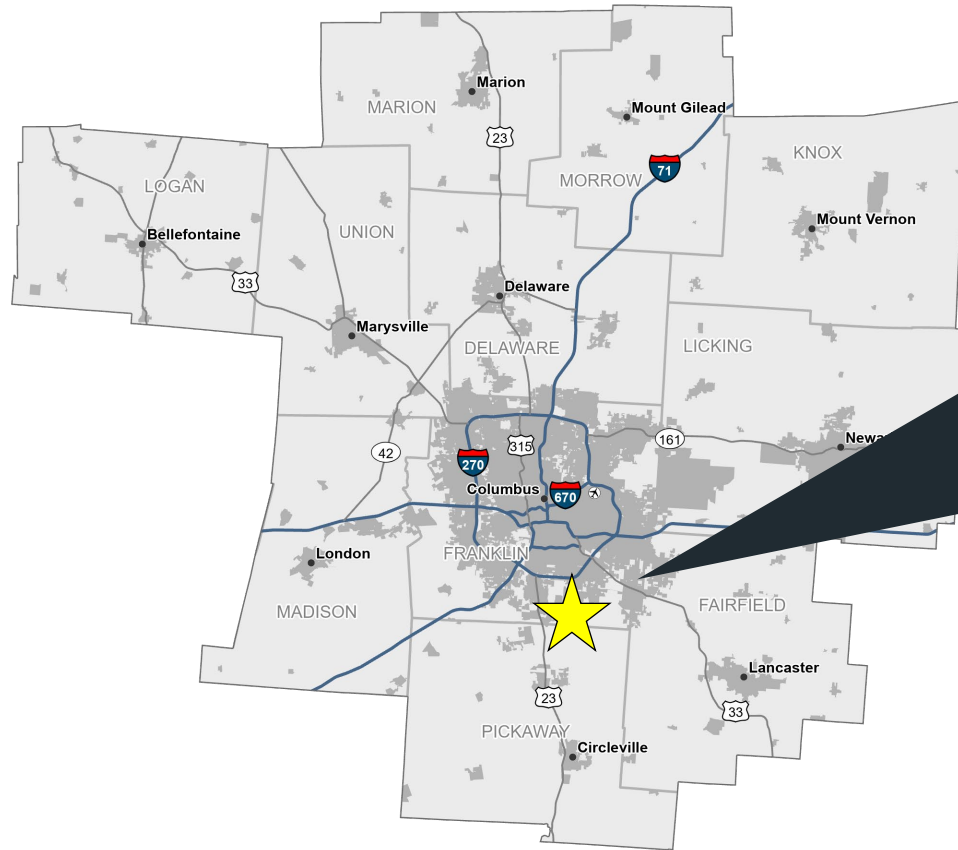
**50**  
OEM  
Assembly  
Plants

**2/3**  
Of U.S. EV  
Battery  
Production

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



# ACCESS TO GLOBAL MARKETS



## Rickenbacker International Airport



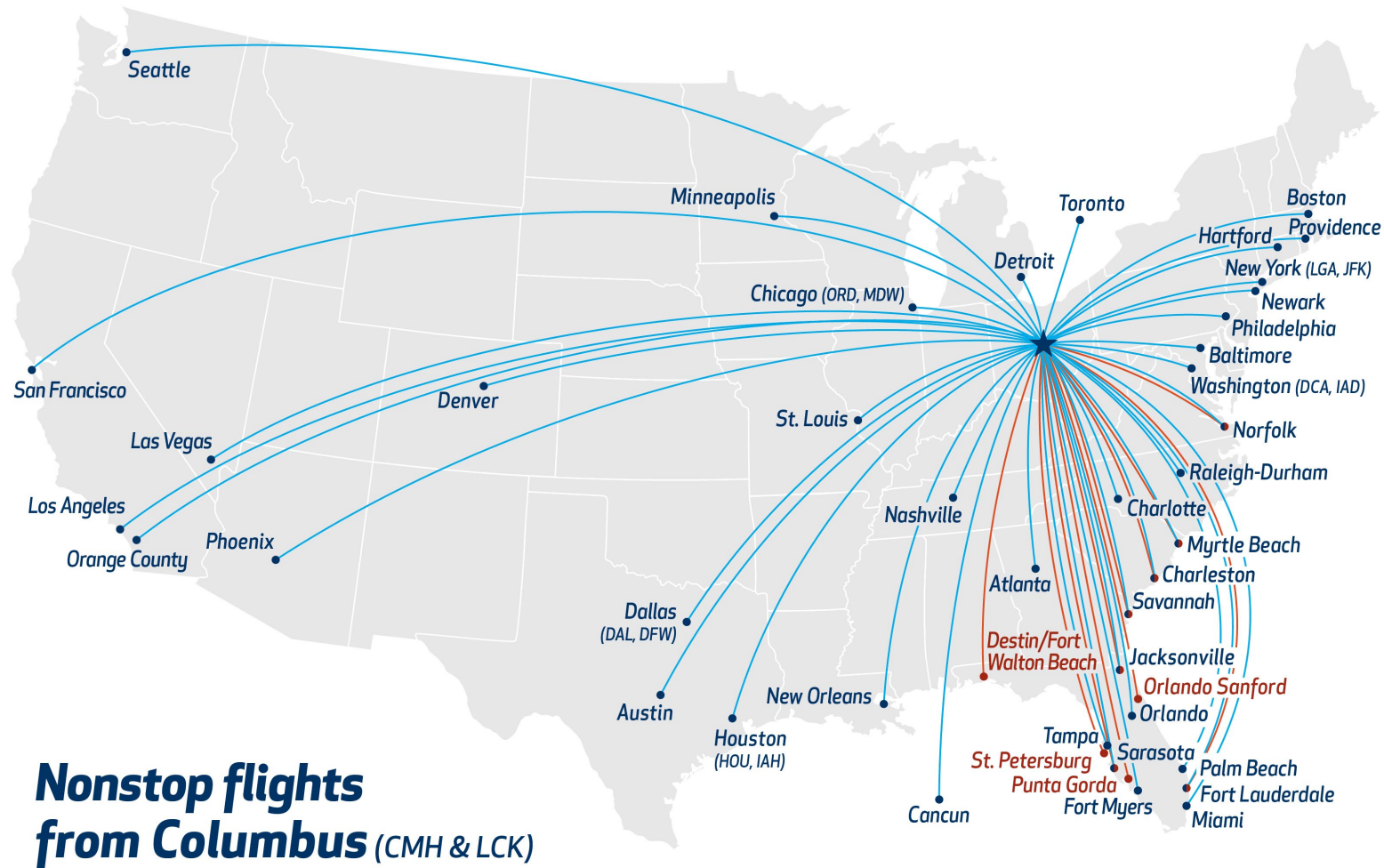
- Air Freight & Passenger Terminal
- Custom Clearance
  - Import/Export Handling
  - Flight crew amenities
  - Ground services

## 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\***

**destinations\***

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

# 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



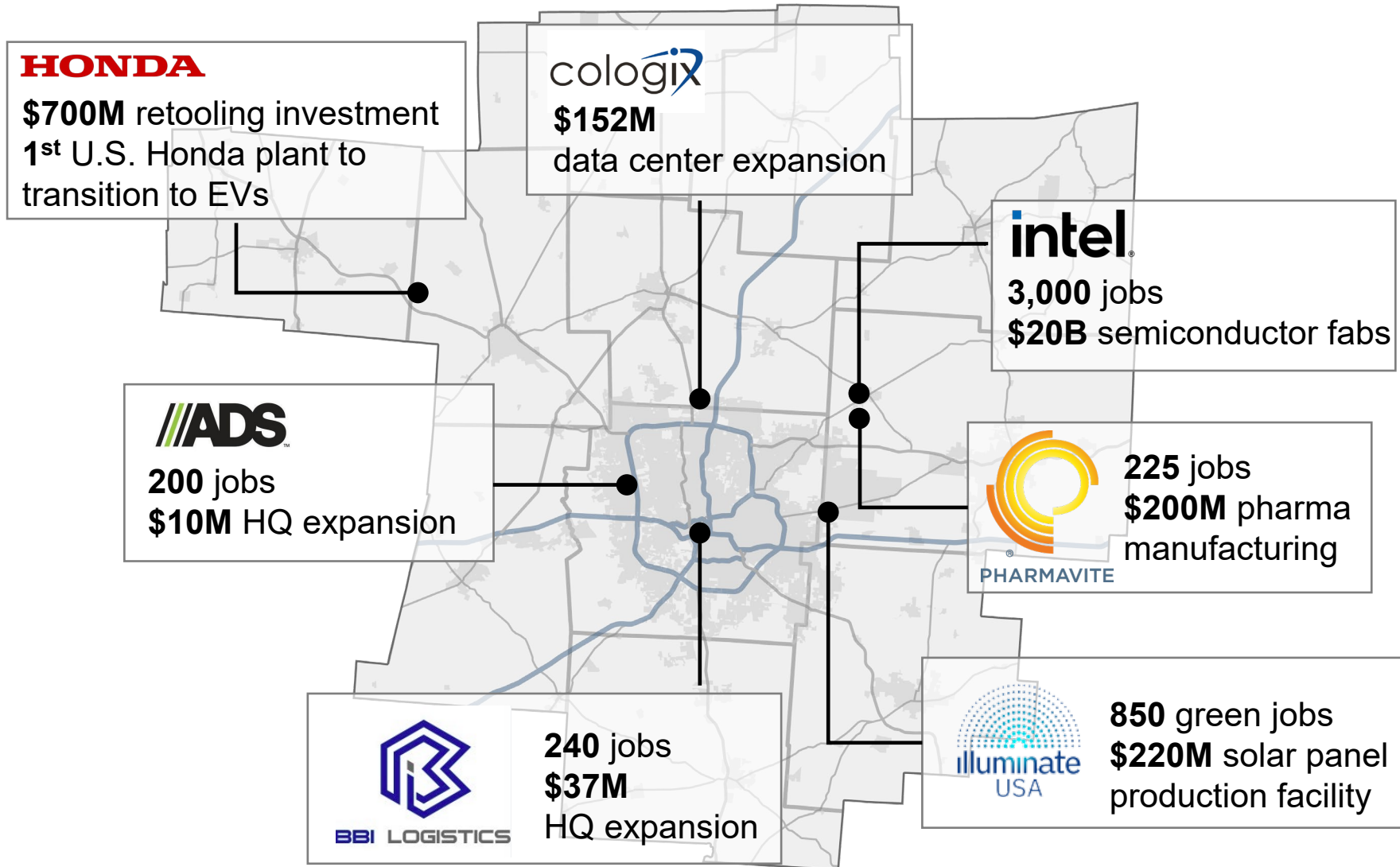
## LIFE SCIENCES



## 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.

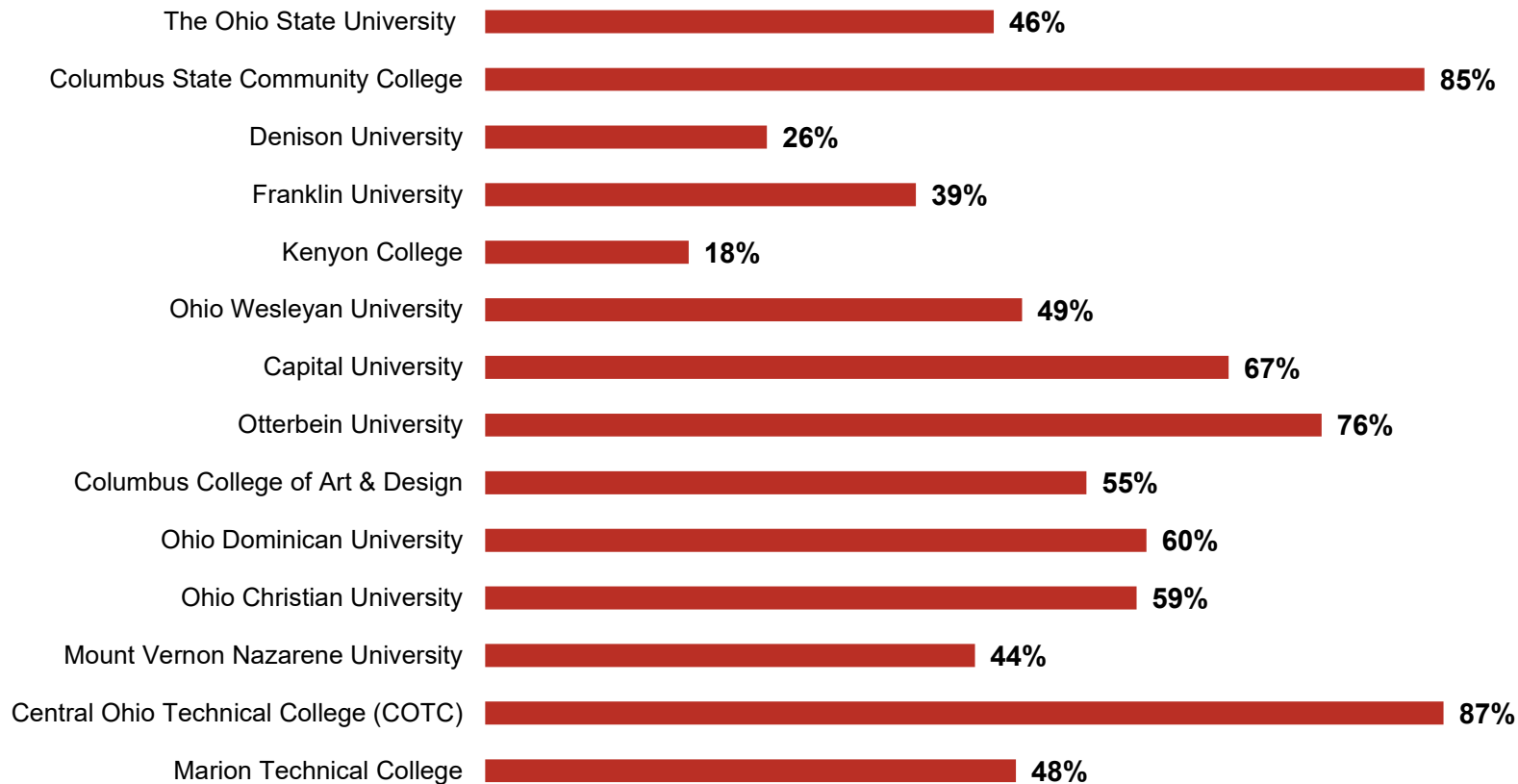
Today the network consists of **80 STEM designated schools** that reach over **60,000 students**. The STEM school model pairs career preparation with innovative teaching, college credits, credentials and local business needs.

**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
<b>Columbus</b>	<b>\$6.56</b>	<b>\$4.27</b>
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

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

### Industrial Avg. Asking Rent by Region (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:

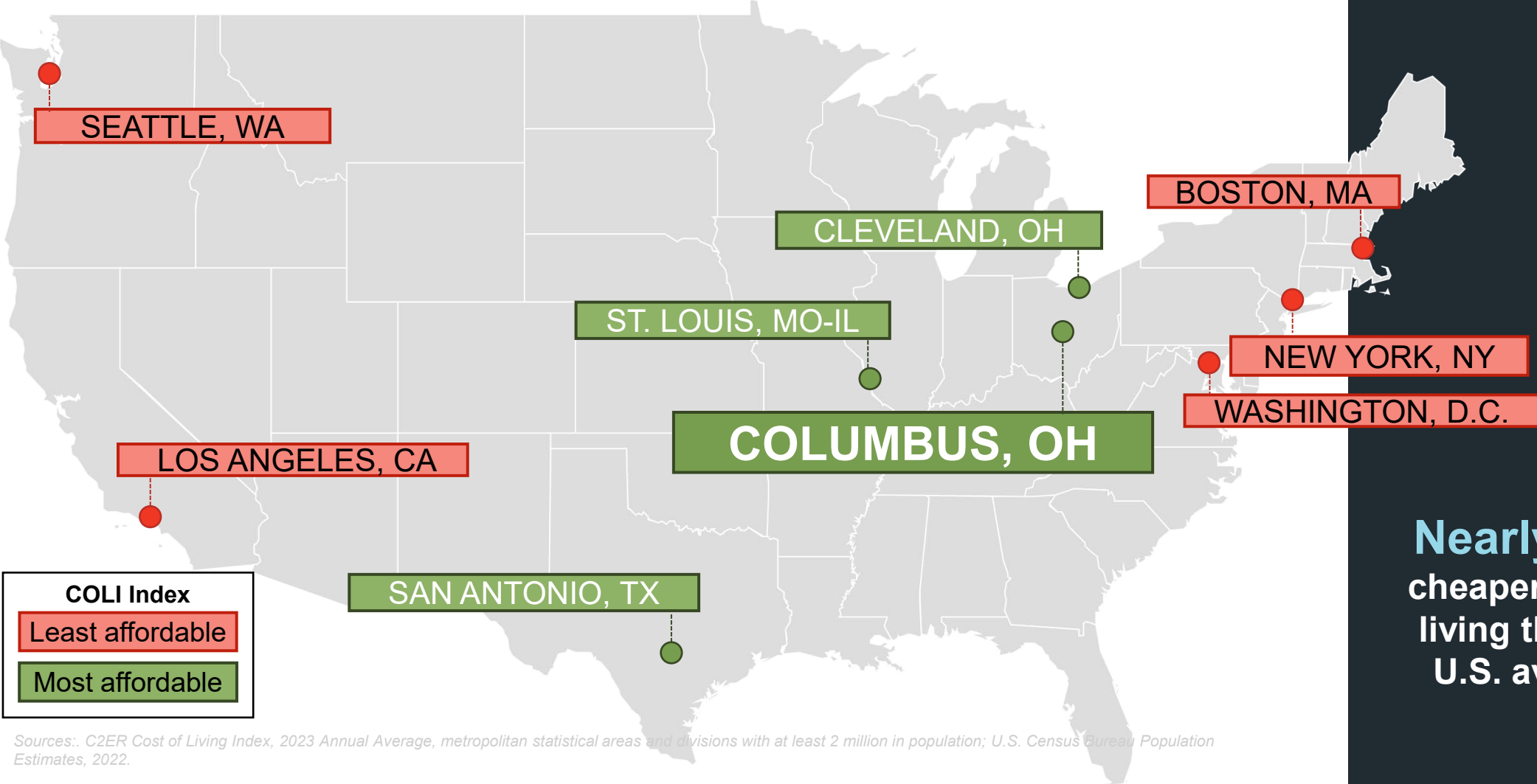
- **Performance-based or job growth incentives**
- **Workforce training assistance and/or grants**
- **Loan programs**
- **Property Tax abatements, enterprise zones, CRA's**

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%



**\$1,599**

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



**\$322,450**

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

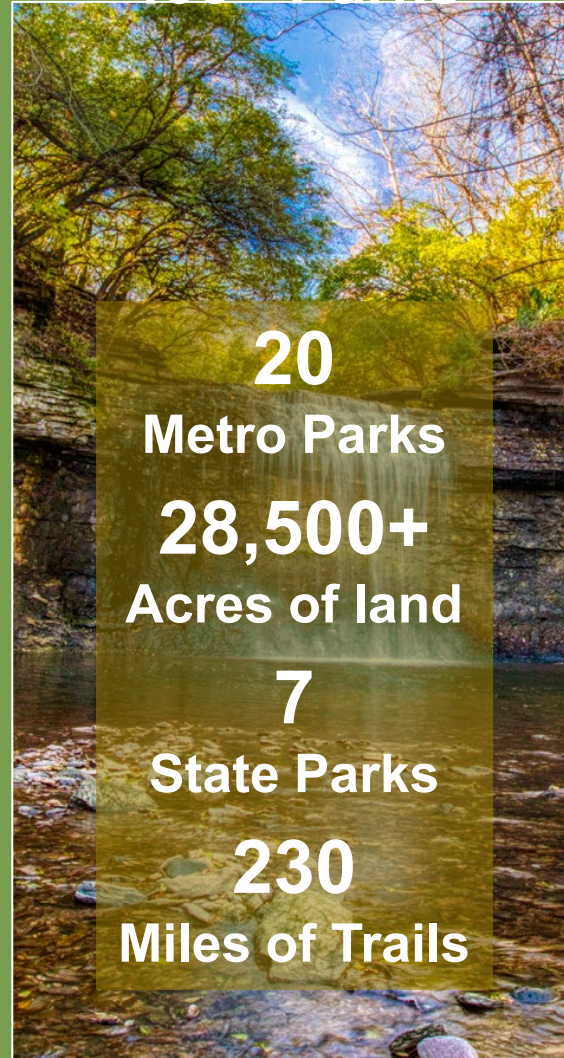
# RECREATION ACTIVITIES

## 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



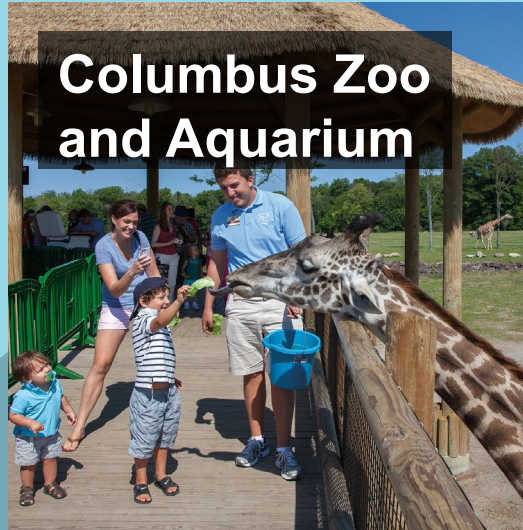
## 400+ Parks



## Nearby Attractions



# ARTS AND CULTURE



**Columbus Zoo and Aquarium**

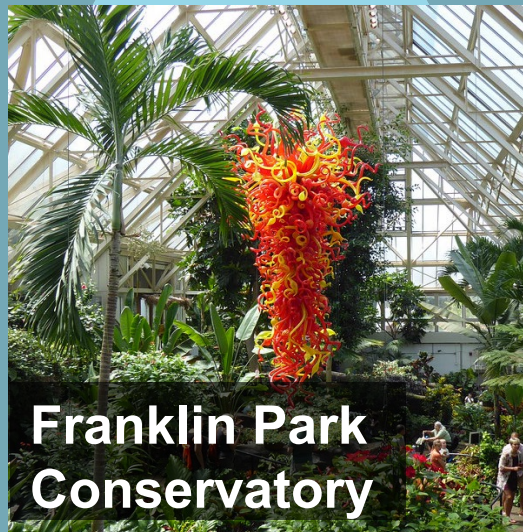


**Short North and Franklinton Arts Districts**

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

