



INVESTMENT OFFERING

4064-4074 & 4084-4094 Gantz Rd.
Grove City, OH 43123

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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: 4064-4074 & 4084-4094 Gantz Rd, Grove City, OH 43123
Office & Medical Property
17,387 SF on 2.02 acres

Sales Price: \$5,000,000

Current Occupancy: 100%

Cap Rate: 6%

Opportunity: 100% Occupied Medical/Office Property with Monument Signage

	<u>2022</u>		<u>2023</u>	
Projected Net Operating Income:	\$292,679		\$297,159	
Projected Returns:	Annual Cash Flow	\$77,137 7.7%	\$81,618	8%
	Annual Debt Reduction	\$76,765 8%	\$79,495	8%
	Tax Deduction	\$101,123 10%	\$100,058	10%
	Annual Appreciation	<u>\$150,000 15%</u>	<u>\$150,000</u>	<u>15%</u>
	Total Annual Return	\$405,025 41%	\$411,171	41%

OFFERING

Investment Highlights:

- 2 building complex on 2 acres
- Flexible floor plans for tenant build-outs.
- Monument Signage on Gantz Road

Property Description:

- 100% Occupied Medical/Office Property
- 4064-4074 Gantz Road - Franklin County Parcel No. 1:
040-008775-00 - 9,287 SF
- 4084-4094 Gantz Road - Franklin County Parcel No. 2:
040-013661-00 - 8,100 SF

Area Description:

- As a suburb of Ohio's capital city, Columbus, residents and businesses enjoy an exceptional quality of life with the conveniences of metropolitan living and the comforts of unique, small town.
- Grove City's historic Town Center, located just minutes from major highways, offers a walkable lifestyle amidst a growing business climate.
- Abundance of shopping, restaurants and specialty shops within minutes.
- Minutes to I-270 and I-71 highways.
- Located 1 mile to Ohio Health Grove City Methodist Hospital, 2.7 miles to Mt Carmel Hospital, 11 miles to Rickenbacker International Airport and 14.4 miles to John Glenn International Airport.

TENANT PROFILES



American Health Network is a large physician group practice driven to provide high-quality, cost-effective exceptional care to our patients in Ohio and Indiana.



Drayer Physical Therapy Institute is a leading operator of outpatient physical therapy clinicals in the US. Founded in 2002, Drayer quickly grew to deliver physical therapy services through an expanding network of more than 125 clinics in 11 states.



NFM Lending is an award winning, multi-state residential mortgage lender currently licensed in 48 states. NFM focuses on assisting consumers in obtaining a residential loan that meets their needs.



COPC is the largest physician-owned primary care group in the US. They are known for their experienced doctor care focused on seniors.



Ohio Foot and Ankle Specialists of Central Ohio is dedicated to providing quality foot care in a comfortable environment for all patients.

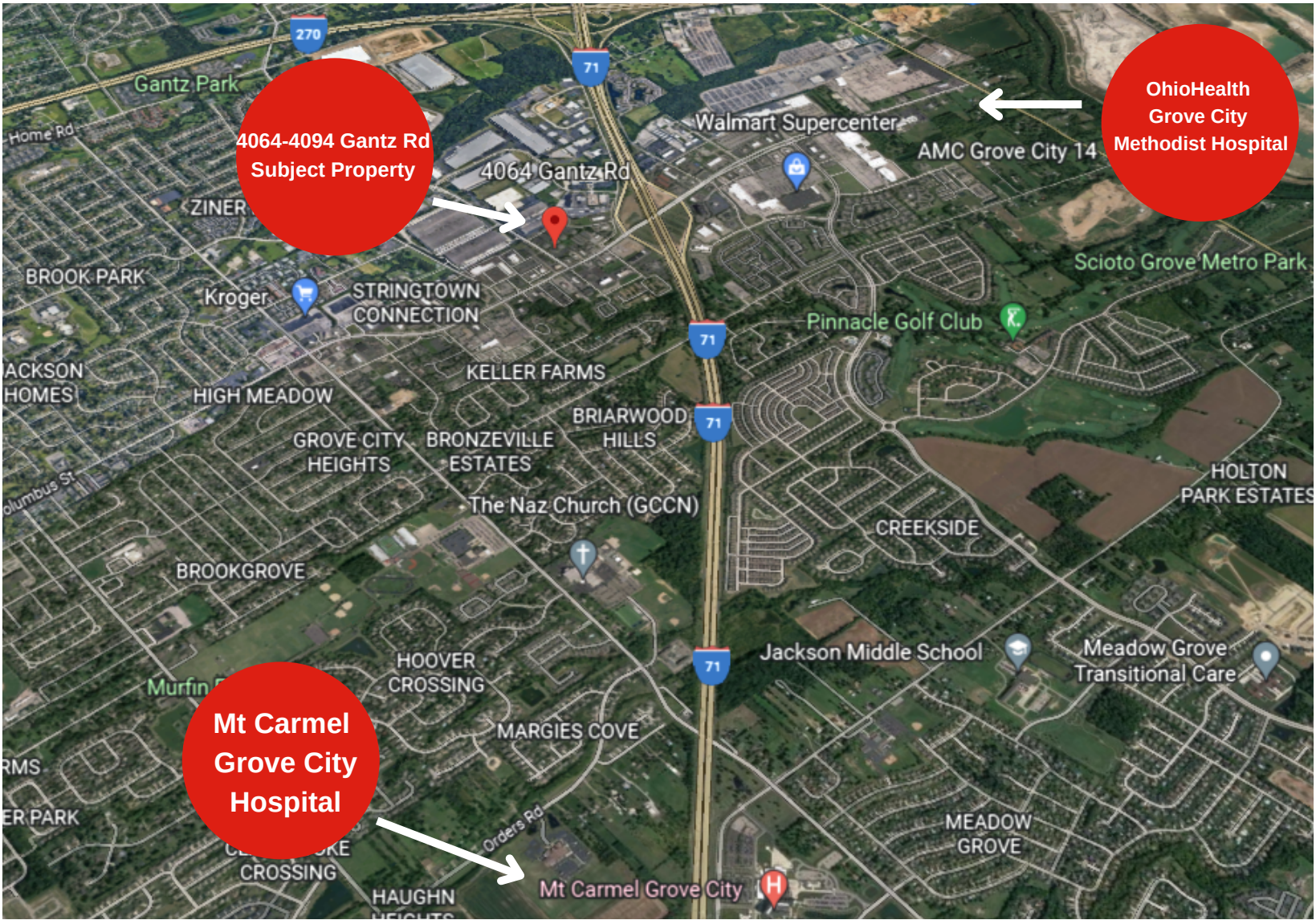
PROPERTY PHOTOS



PROPERTY AERIAL

4064-4074 Gantz Road
Franklin County Parcel No. 1
040-008775-00

4084-4094 Gantz Road
Franklin County Parcel No. 2
040-013661-00



AREA OVERVIEW / NEARBY RETAIL

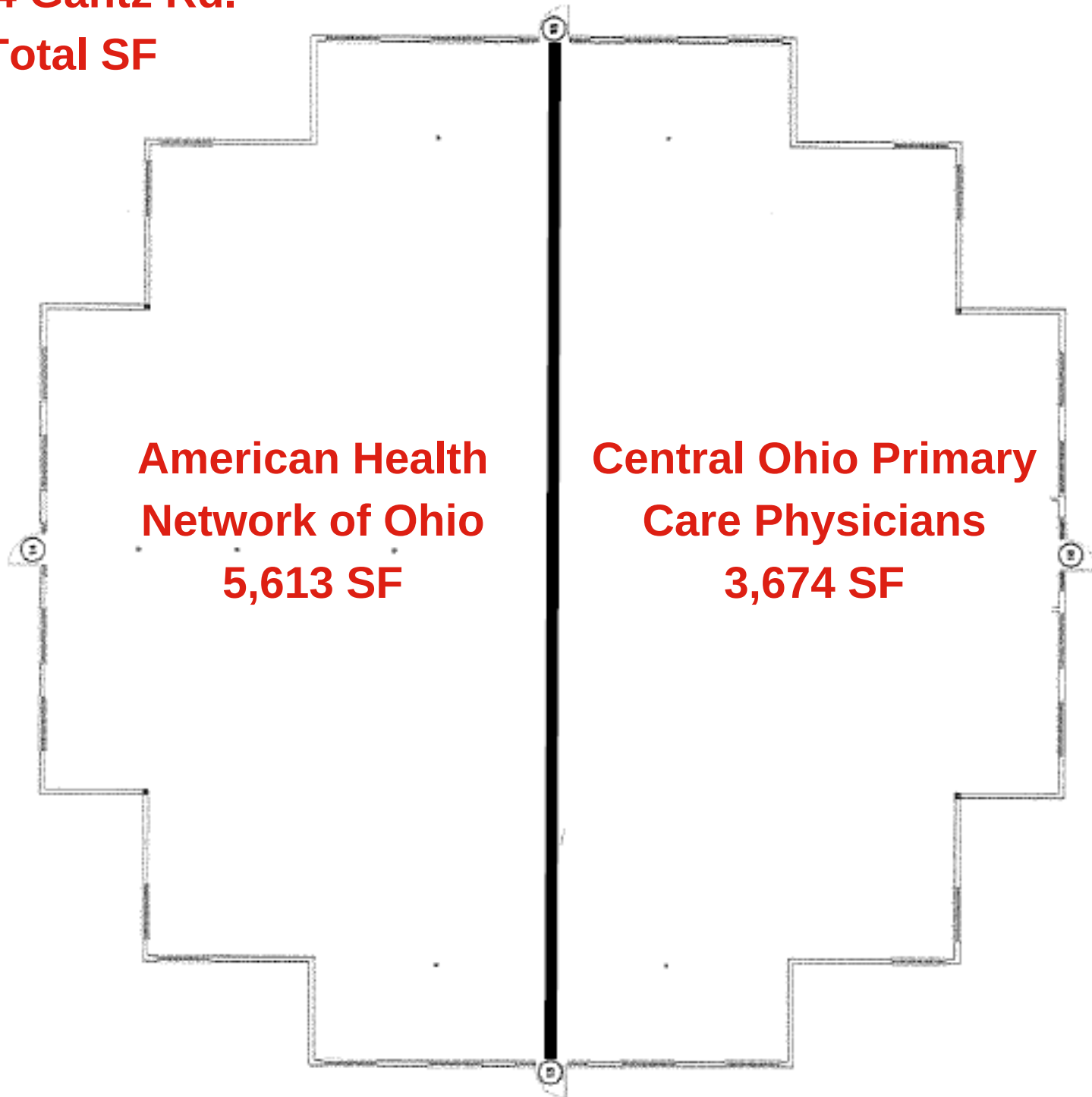


FLOOR PLAN



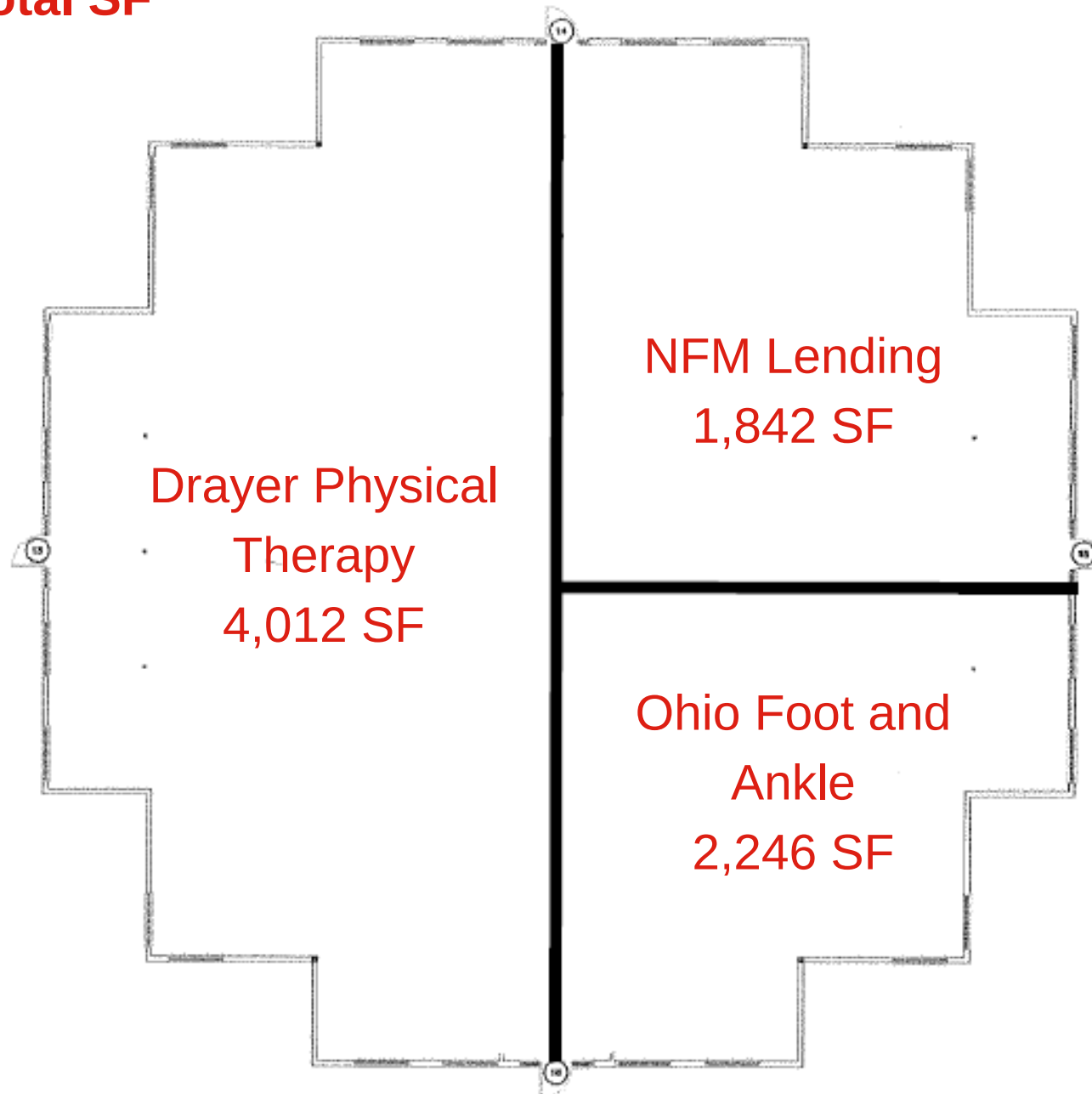
4064 - 4074 Gantz Rd.

9,287 Total SF



4084 - 4094 Gantz Rd.

8,100 Total SF



DEMOGRAPHICS



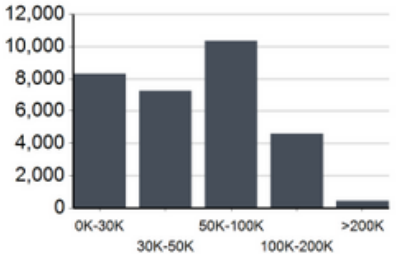
DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4064-4074 Gantz Rd, Grove City, OH 43123



INCOME BY HOUSEHOLD



CITY, STATE

Grove City, OH

POPULATION

81,921

AVG. HHSIZE

2.47

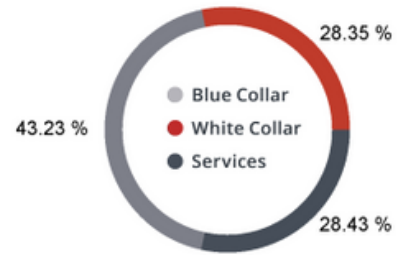
MEDIAN HH INCOME

\$45,089

HOME OWNERSHIP



EMPLOYMENT



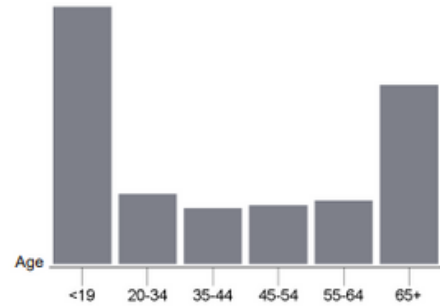
46.04 % Employed
1.49 % Unemployed

EDUCATION

High School Grad: **37.88 %**
Some College: **21.41 %**
Associates: **5.37 %**
Bachelors: **17.15 %**

GENDER & AGE

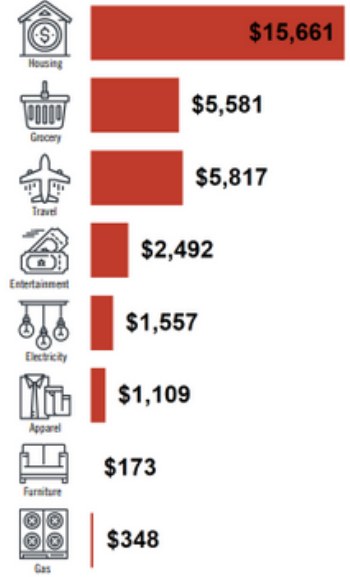
48.89 % Male **51.11 %** Female



RACE & ETHNICITY

White: **89.04 %**
Asian: **0.40 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **3.39 %**
Hispanic: **3.72 %**
Two or More Races: **3.45 %**

HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advice.

SALES COMPARABLES



<p>1 910 John St - CoverMyMeds Building One SOLD</p> <p>Columbus, OH 43222 Franklin</p> <p>Sale Date May 11, 2021 Type 4 Star Office Sale Price \$120,000,000 Year Built 2021 Price/SF \$550.46 RBA 218,000 SF Parcels 010-299408, 010-300572 Land Acres 7.50 AC Comp ID 5500537 Land SF 326,700 SF Comp Status Research Complete Sale Condition Investment Triple Net</p> 
<p>2 5005 Parkcenter Ave - Dublin Surgical Center SOLD</p> <p>Dublin, OH 43017 Franklin</p> <p>Sale Date Jun 30, 2020 Type 3 Star Office Sale Price \$6,729,500 Year Built 2003 Price/SF \$478.90 RBA 14,052 SF Parcels 273-004533 Land Acres 2.72 AC Comp ID 5169389 Land SF 118,483 SF Comp Status Research Complete Zoning PCD</p> 
<p>3 5040 Forest Dr - New Albany Medical Office Building SOLD</p> <p>New Albany, OH 43054 Franklin</p> <p>Sale Date Apr 26, 2022 Type 4 Star Office Sale Price \$27,688,000 Year Built 2010 Price/SF \$467.44 RBA 59,233 SF Actual Cap Rate 5.50% Land Acres 4.32 AC Parcels 222-003564 Land SF 188,353 SF Comp ID 5986626 Zoning IPUD New Albany Comp Status Research Complete</p> 
<p>4 50 McNaughten Rd - Canyon Center SOLD</p> <p>Columbus, OH 43213 Franklin</p> <p>Sale Date Dec 28, 2021 Type 3 Star Office Sale Price \$7,525,000 Year Built 1976 Price/SF \$349.35 RBA 21,540 SF Parcels 520-121070 Land Acres 1.29 AC Comp ID 5847467 Land SF 56,149 SF Comp Status Research Complete Zoning N/Av, Columbus</p> 
<p>5 1145 Olentangy River Rd - The James SOLD</p> <p>Columbus, OH 43212 Franklin</p> <p>Sale Date Sep 7, 2021 Type 4 Star Office Sale Price \$42,750,000 Year Built 2011 Price/SF \$309.46 RBA 138,146 SF Parcels 010-288228 Land Acres 4.68 AC Comp ID 5683986 Land SF 203,730 SF Comp Status Research Complete Zoning C Sale Condition Lease Option</p> 
<p>6 6670 Perimeter Dr - Avery Place SOLD</p> <p>Dublin, OH 43016 Franklin</p> <p>Sale Date Dec 30, 2020 Type 3 Star Office Sale Price \$14,500,000 Year Built 2006 Price/SF \$288.63 RBA 50,238 SF Parcels 273-012055 Land Acres 5.00 AC Comp ID 5364840 Land SF 217,800 SF Comp Status Research Complete Zoning Neighborhood Office Sale Condition Debt Assumption</p> 