



INVESTMENT OFFERING

5300-5340 E Main Street
Columbus, OH 43214

BRAD KITCHEN, SIOR
Owner/Agent
bkitchen@AlterraRE.com
614.545.2155

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: 5300-5340 E Main Street, Columbus, OH 43214
Office & Medical Suites & Individual Offices
92,612 Gross SF; 83,890 Rentable SF on 7.4 acres

Sales Price: \$7,500,000

Current Occupancy: 65%

Cap Rate: 6.5% Current and 13% at 100% Occupancy

Opportunity: Value Add Opportunity By Increasing Below Market Rents, Lease Up Adding Expense Pass Through Tenants Leases and Increasing Suite Sizes to Measured Rentable Sizes

	<u>2023</u>		<u>2024</u>		
Projected Net Operating Income:	\$487,246		\$1,066,466		
Projected Returns:	Annual Cash Flow	\$181,506	12%	\$575,008	38%
	Annual Debt Reduction	\$0	0%	\$132,480	9%
	Tax Deduction	\$186,239	12%	\$183,602	12%
	Annual Appreciation	<u>\$225,000</u>	<u>3%</u>	<u>\$225,000</u>	<u>3%</u>
	Total Annual Return	\$592,745	28%	\$1,116,089	62%

OFFERING

Investment Highlights:

- 5 building complex with ample parking
- Office and Medical Suites, along with individual office opportunities

Property Description:

- Attractive, well maintained property - common areas updated 12/2018
- 2018: New Roofs on all buildings except 5320. New parking lot. Exterior painted. LED lights
- Franklin County parcel # 090-001580-00
- 92,612 Gross SF building on 7.4 acres
- Monument signage on E Main Street.
- Common conference room for tenant use.
- Keycard access to buildings

Area Description:

- Surrounding area contains an abundance of shops, services and dining options.
- Whitehall is located just east of Bexley, 6.6 miles east of the state capital of Columbus in Franklin County and 8 miles to the John Glenn International Airport
- In recent years, Whitehall has experienced a significant amount of development and redevelopment within the community. Over 2,300+ jobs were created or committed between 2012-2019.
- 1/2 mile to I-270 and I-70 freeway ramps

MAJOR CAPITAL IMPROVEMENTS

5300-5430 E MAIN STREET MAJOR CAPITAL IMPROVEMENTS

New Roofs on 5300, 5310, 5330, 5340 and significant repairs to 5320 in 2017	\$ 384,102.00
Lobby and Common Area Renovations in 2018	\$ 164,335.87
Tuck pointing in 2018	\$ 36,350.00
New key fob entry system for all exterior doors in 2018	\$ 38,998.82
New parking lot in 2019	\$ 177,020.00
New cameras throughout center in 2020	\$ 33,198.50
Exterior Painting in 2021	\$ 16,700.00
Resealing to keep parking lot in optimal condition in 2021	\$ 16,865.00
Replaced various furnaces and RTU's 2017-2021	\$ 53,049.00
TOTAL	\$ 920,619.19

TENANT PROFILES



AARP has been a tenant at the East Main Professional Campus since January of 2008. This program is a paid community service and work based training program. Eligible job seekers age 55-plus receive service-based training at local non-profit and public organizations.



Jolly Pirate Donuts has been a tenant at the East Main Professional Campus since January of 2016. Jolly Pirate Donuts is a breed of cafe that you simply don't find anymore. The quality and selection of donuts can't be beat. You'll find all the classic flavors as well as unique holiday-themed donuts. And the best part is, they're open 24 hours at most of their locations, so you can get your donut and coffee fix anytime!



Ohio Media Schools has been a tenant at the East Main Professional Campus since November of 2007. "Learn by Doing" is the School's style. There is no substitute for operating the tools of broadcasting under the direction of broadcast professionals. The classes and studio sessions are run with the same professional informality that is found throughout the broadcast industry.

RENT ROLL - TENANT INFORMATION

Building/Suite	Moved In	Size
5300-100 & 106 - Youth Mind - Lease Out		3,674
5300-101/102- Life Saver Health	10/01/18	1,850
5300-103-Caring for Kids	10/01/16	403
5300-104-Upshift Work LL	08/01/19	621
5300-105 Heart of Hope HHC	12/01/20	446
5300-106-Vacant (Included Above with Suite 100)		
5300109 Needleman Law	04/01/03	605
5300-110A- Storage		
5300-112- Inspiring Care	09/01/21	533
5300-200-Storage(Outer Hallway)		
5300-201-BF Media	05/31/17	400
5300-203-CONFERENCE ROOM		1,781
5300-204A- GR8 Labor LLC	01/01/22	623
5300-204B- Precision Tax	01/01/19	1,013
5300-204C-Pristine Home Health Care	01/01/21	450
5300-205-Acquah Family Cleaning	06/01/17	584
5300-206- Blue Nile PG	12/01/17	590
5300-207 Good Samaritan HHC	04/01/13	1,243
5300-208-St. Stephen Community House	07/15/22	647
5300-210-Centra Home Health Care	10/01/17	751
5310-102-Apex Counseling	08/15/08	1,962
5310-101-Upwards Speech Therapy	09/01/21	1,061
5310-103 Rightway Driving	10/01/21	764
5310-100 Mecha Media LLC	01/01/22	628
5310-104 New Beginning Healthcare	07/01/21	1,326
5310-105 Vacant		1,387
5310-109-Ohio Driving	12/01/12	554
5310-110 Foreign Way LLC	07/01/22	549
5310-200-Just Listed RE	08/01/20	1,150
5310-201-Vacant		852
5310-204 Eightyplus Property Group	09/01/21	800
5310-206- Beck HHC	05/01/12	724
5310-207-The Chosen Healthcare	02/01/22	862
5310-210-Kings and Queens HHC	09/01/14	2,317
5310-211-Storage(Outer Hallway)		
5310-214-Vacant		926
5310-217-Deluxe Home Health Care	06/01/22	602

Building/Suite	Moved In	Size
5320-100-Vacant		2,599
5320-200-Vacant		1,304
5320-300-Vacant		1,321
5320-400-Affordable Real Estate	10/01/20	1,286
5320-600-AARP Foundation	02/01/08	1,316
5320-700-Vacant		1,303
5320-800-Positive Recovery Solutions	11/01/17	1,302
5330-101B/C-UMCH	09/01/19	1,255
5330-102-Hahn, Garvey, Thomas	09/01/16	1,747
5330-103-Andrew Development Disability Services, LLC	07/01/12	911
5330-108-Grateful Hearts HHC	02/01/21	537
5330-109-Siblings Home Health Care	10/01/14	1,112
5330-112-Central Window Cleaning	07/01/20	550
5330-200/110/110A- Ohio Media School	02/18/08	10,284
5340-Unassigned Suite- Vacant		2,318
5340-Unassigned Suite- Vacant		3,127
5340-103-Jolly Pirate Enterprises	02/01/16	1,045
5340-104-Peak Performance Hypnosis	06/01/18	738
5340-105-Ledus, LLC	09/30/18	950
5340-202-Marvin Smith Agency	12/01/14	1,386
5340-204-Barbara Pest	03/01/15	935
5340-205-Beyond Healthcare and Education	04/01/16	922
5340-206 Care Stream Agency	05/01/18	827
5340-Unassigned Suite- Vacant		1,937
5340-208A-Anointed Healthcare and Residential Services	07/01/20	309
5340-210 Trinity Integrated HHC	07/01/20	204
5340-212-Vacant		1,665
5340-300-Vacant		8,022

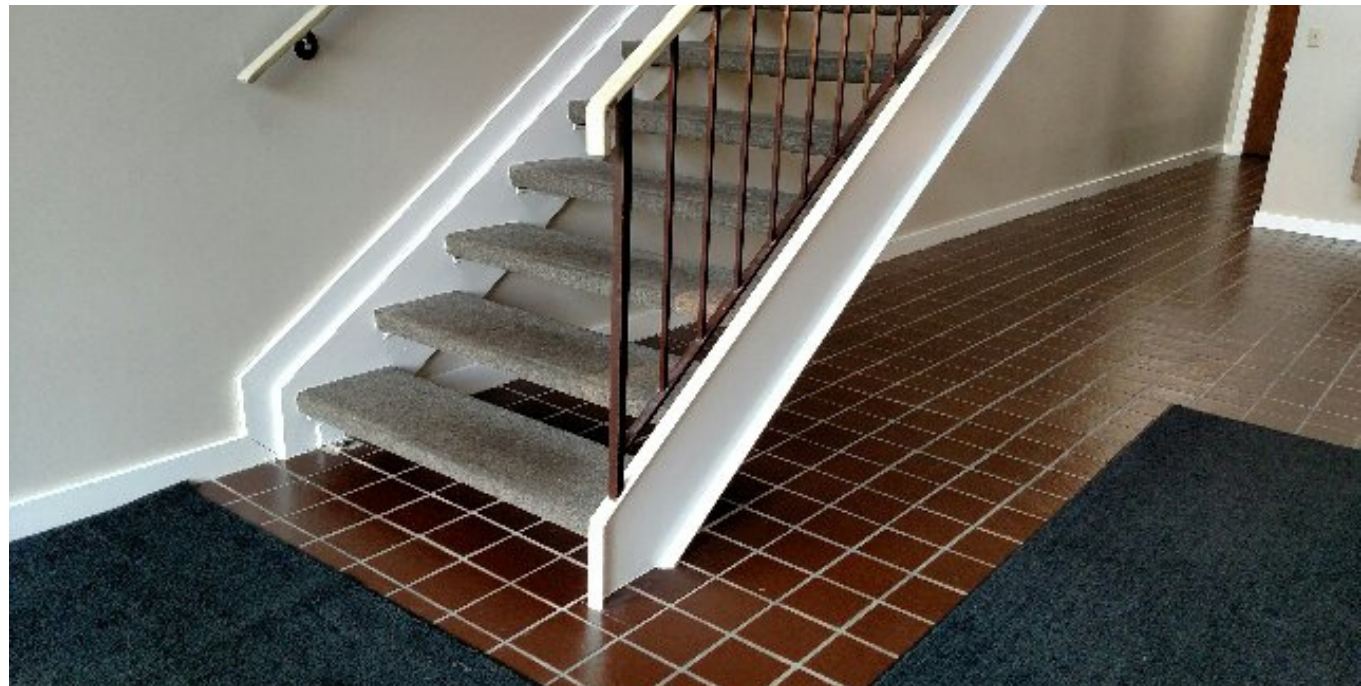
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL

Franklin County Parcel No.

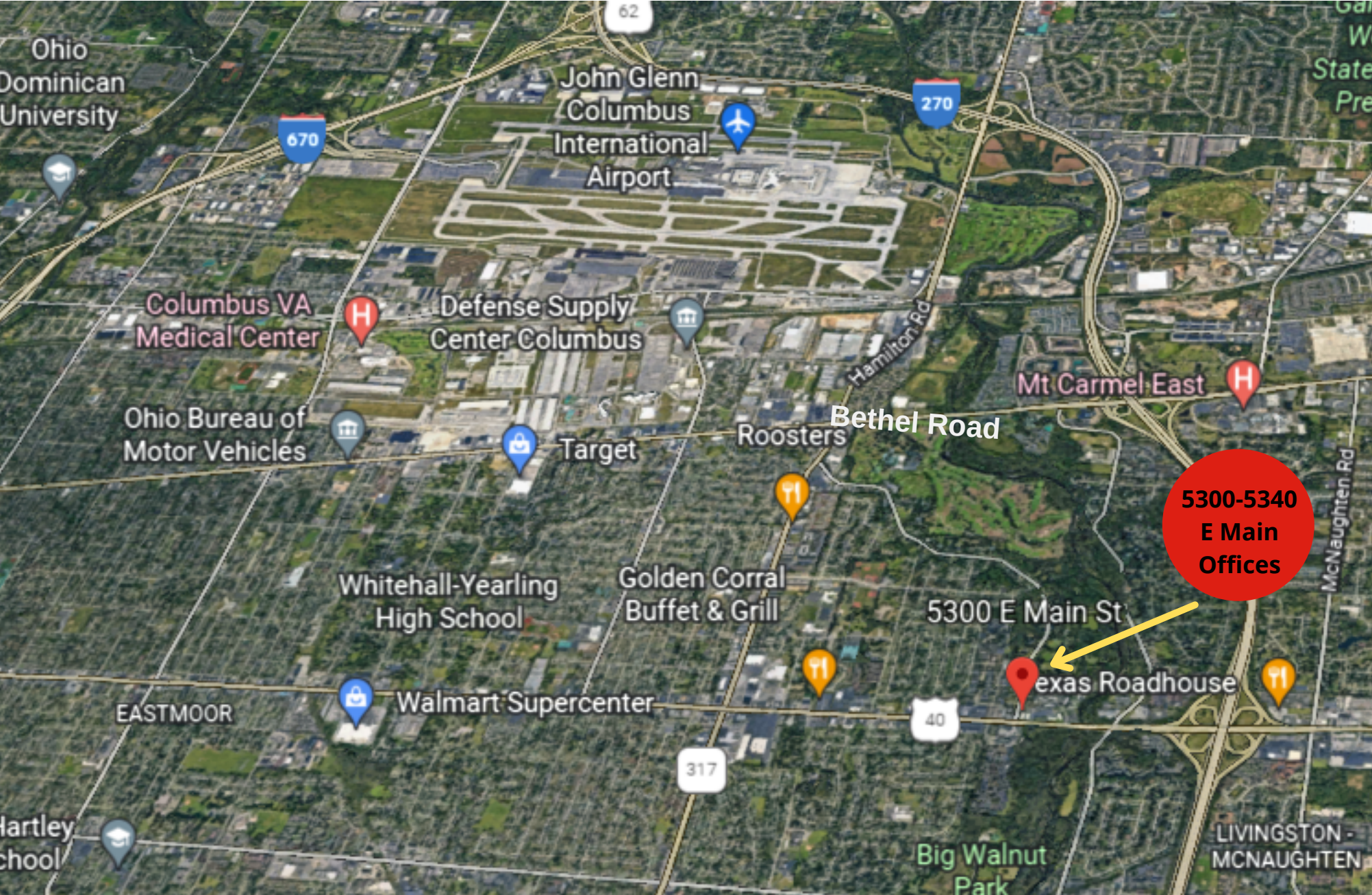
090-001580-00

**Parcel
Aerial**

**5 Building
Complex with
ample parking**



AREA OVERVIEW / NEARBY RETAIL



DEMOGRAPHICS



5300

5300 **EAST MAIN**
The Southeast Law Office, L.L.C. | Lifesaver Health Care, L.L.C.

DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5300 E Main St, Columbus, OH 43213

CITY, STATE

Columbus, OH

POPULATION

172,011

AVG. HH SIZE

2.42

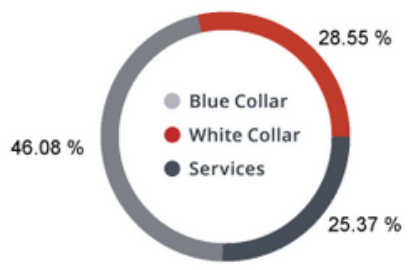
MEDIAN HH INCOME

\$47,019

HOME OWNERSHIP

Renters:	36,257
Owners:	35,366

EMPLOYMENT

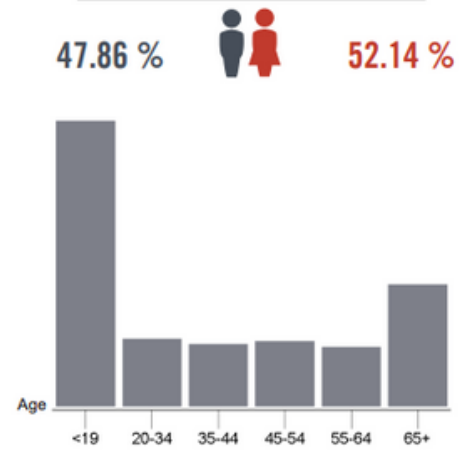


47.19 % Employed
2.53 % Unemployed

EDUCATION

High School Grad:	32.71 %
Some College:	25.23 %
Associates:	6.45 %
Bachelors:	24.99 %

GENDER & AGE

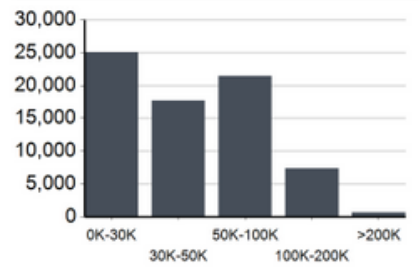


RACE & ETHNICITY

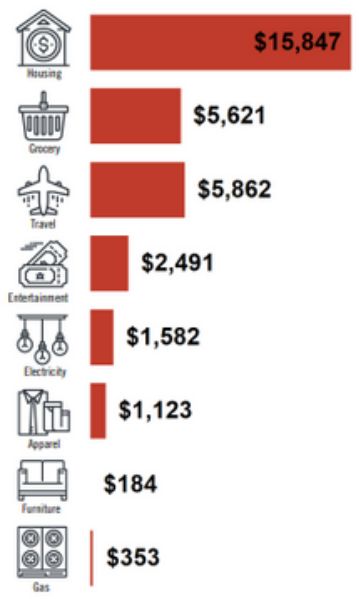
White:	39.68 %
Asian:	0.47 %
Native American:	0.04 %
Pacific Islanders:	0.00 %
African-American:	45.10 %
Hispanic:	7.50 %
Two or More Races:	7.21 %



INCOME BY HOUSEHOLD



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 advisor.

THE STATE OF OHIO



60%

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

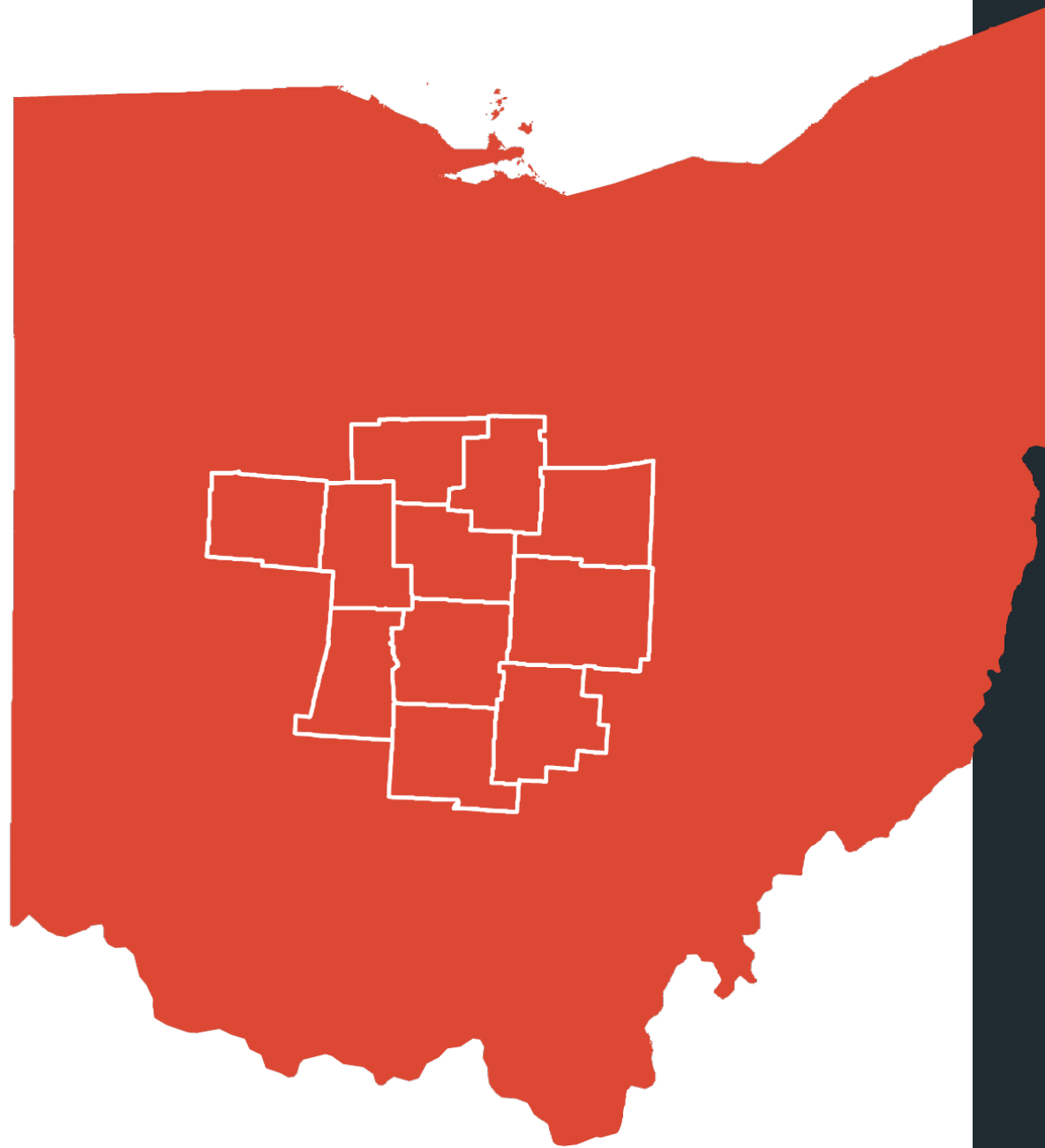
No. 2

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

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+

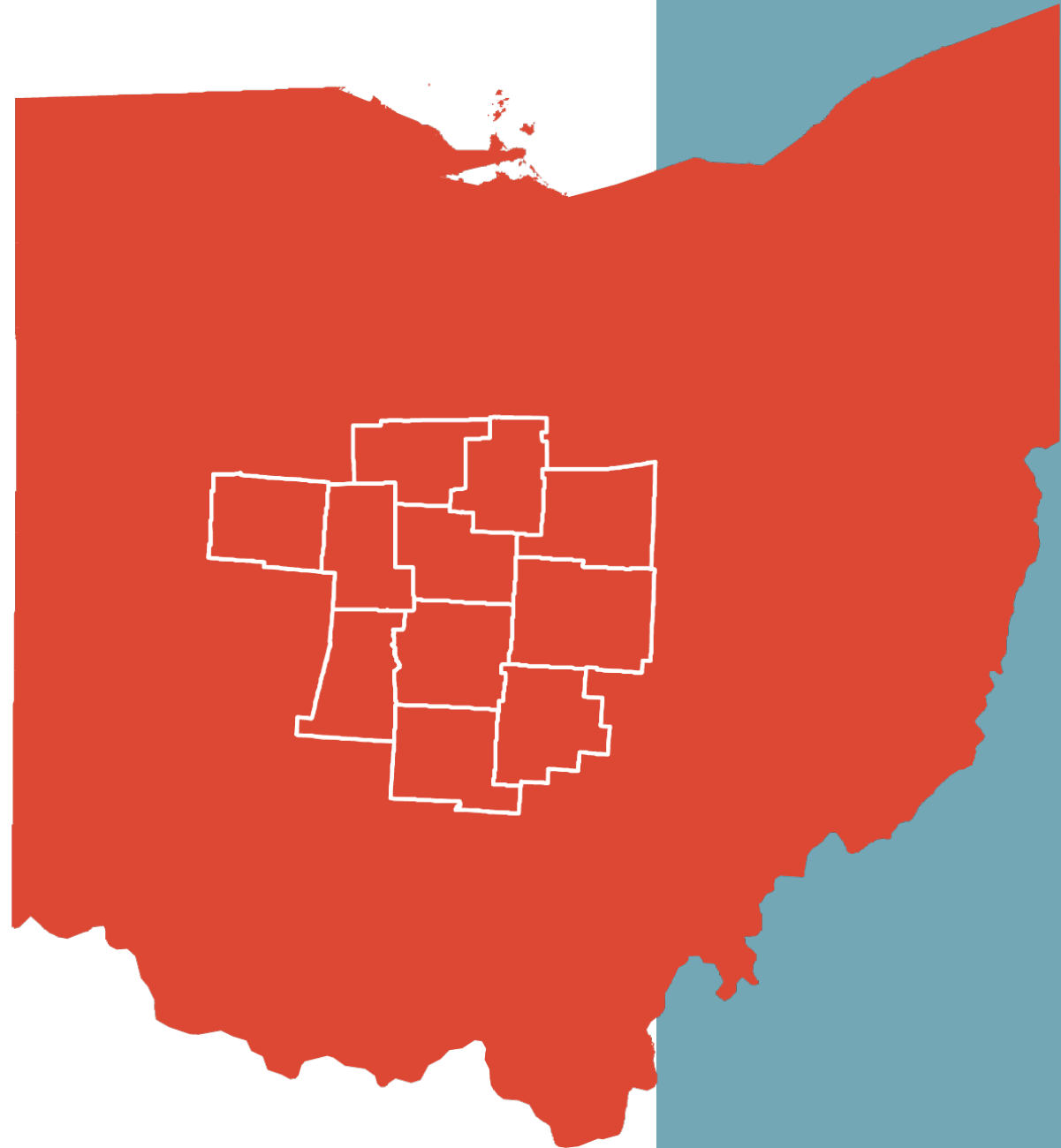
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

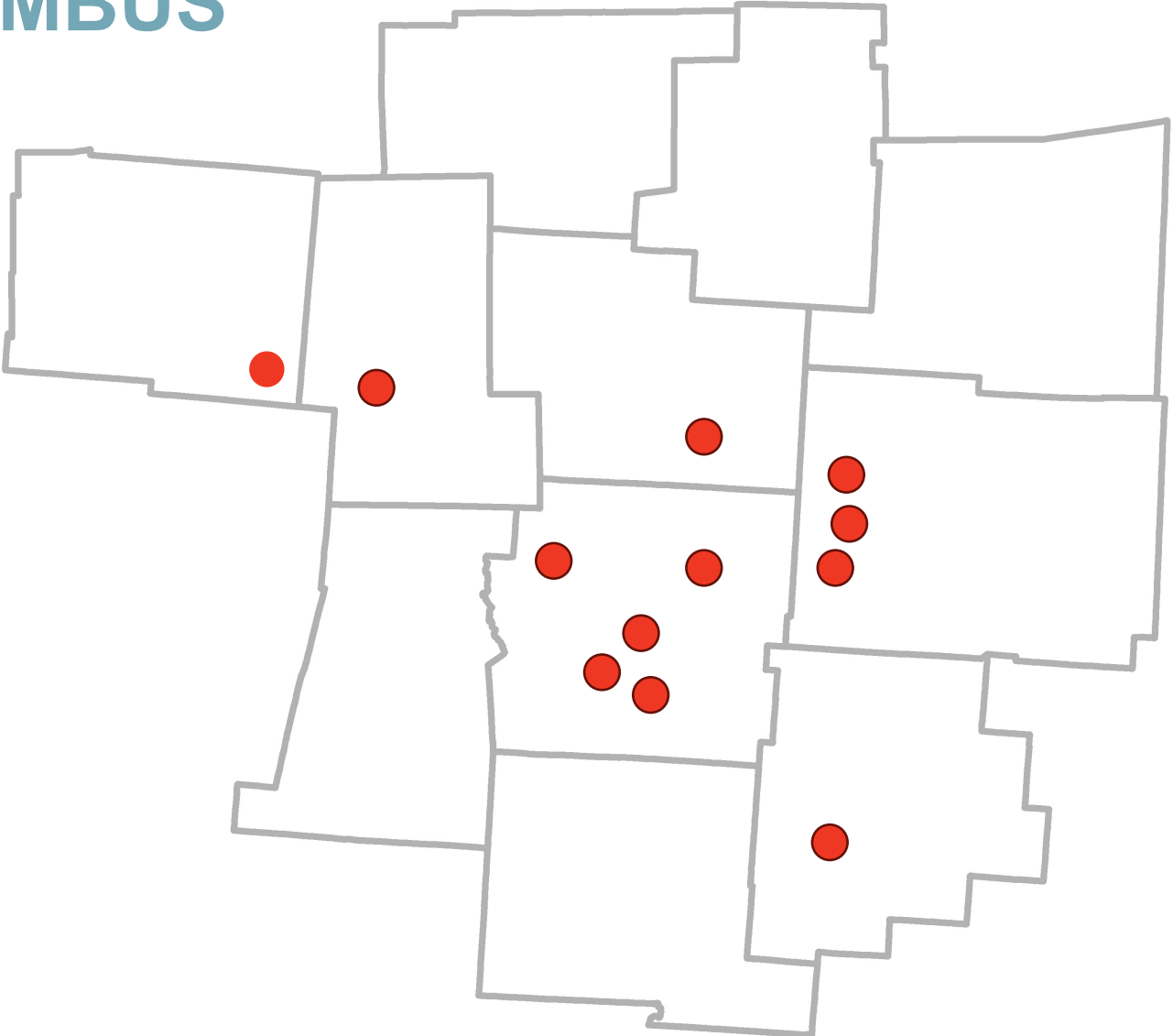
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

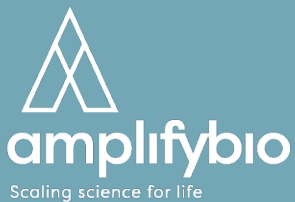


HONDA

Orveon



**FORSEE
POWER**



BBI LOGISTICS



intel



YEAR IN REVIEW: 2022 RESULTS

53



Projects



8,385



Jobs Created



\$807M



New Payroll



\$21.2B

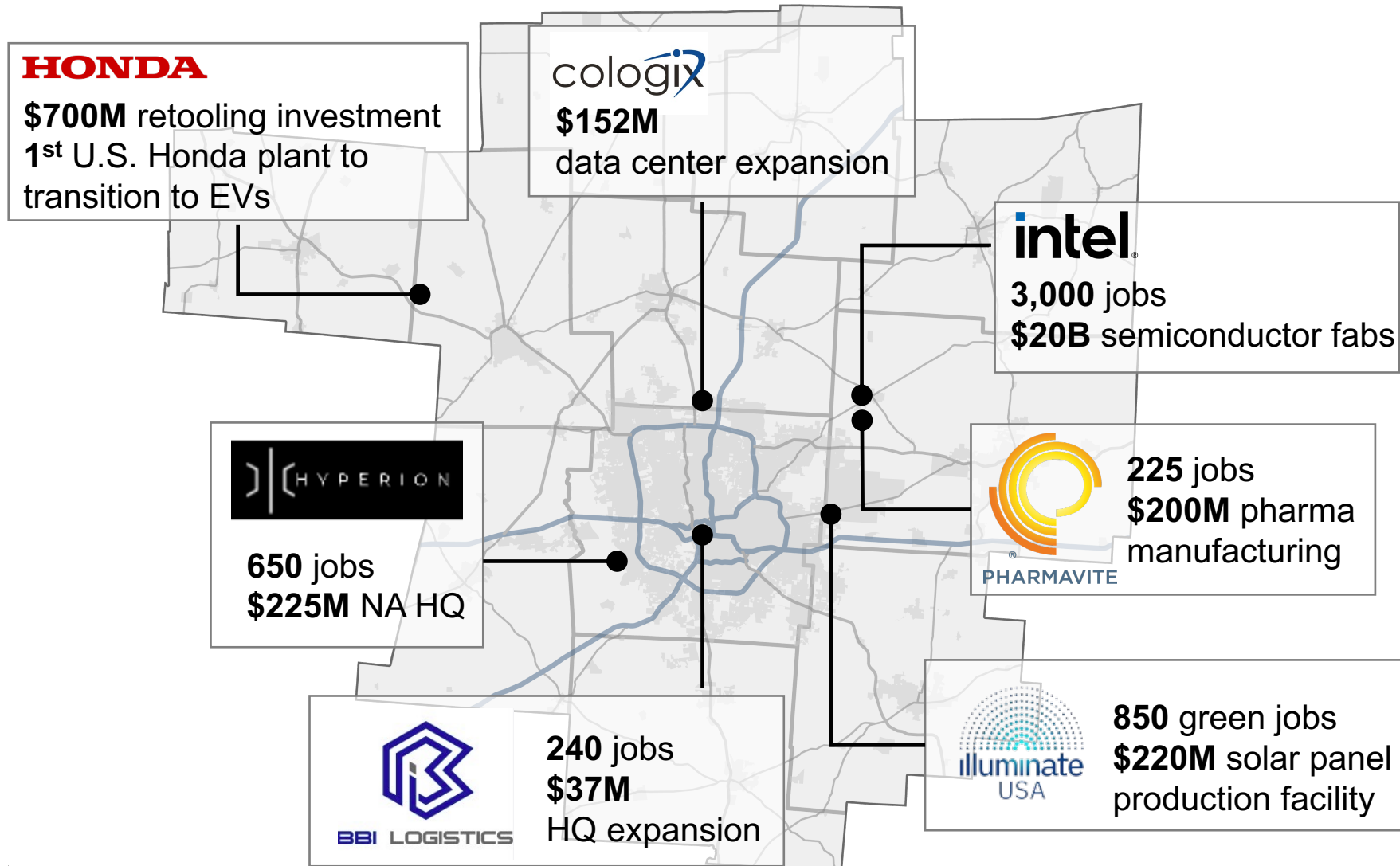


Capital Investment



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

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



**FORSEE
POWER**



intel



Orveon

5,502+
JOBS

