



INVESTMENT OFFERING

423 E Town Street
Columbus, OH 43215

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Columbus, OH 43219

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OFFERING

Property Description: 423 E Town St., Columbus, OH 43215
Fully Leased office investment property. 15 Year Lease Agreement.
9,867 SF

Sale Price: \$1,700,000

Current Occupancy: 100%

Cap Rate 9.75%

	2024		2025	
Projected Net Operating Income:	\$165,763		\$168,716	
Projected Returns:				
Annual Cash Flow	\$57,183	11%	\$60,136	12%
Annual Debt Reduction	\$29,146	6%	\$31,175	6%
Tax Deduction	\$40,680	8%	\$39,930	8%
Annual Appreciation	\$34,000	7%	\$34,000	7%
Total Annual Return	<u>\$161,009</u>	<u>32%</u>	<u>\$165,241</u>	<u>32%</u>

OFFERING

Investment Highlights:

- Fully leased two story office property on the edge of Downtown Columbus and the thriving Old Town East neighborhood.
- 15-year lease agreement in place.
- Corporate Guaranty provided by 614Gig.
- Long-term Tenant in place 10+ years.

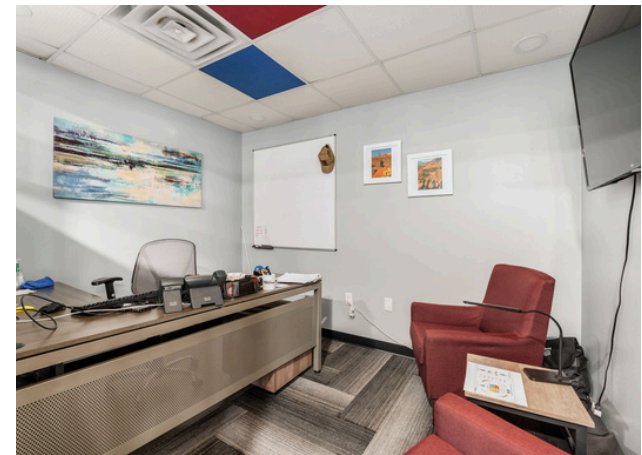
Property Description:

- Property visible to 5,435+ vehicles per day on E Town Street.
- 12 surface parking spaces
- Elevator and stair access
- 12' Ceiling Height
- Signage
- New Roof replacement in 2022 with 25-year warranty

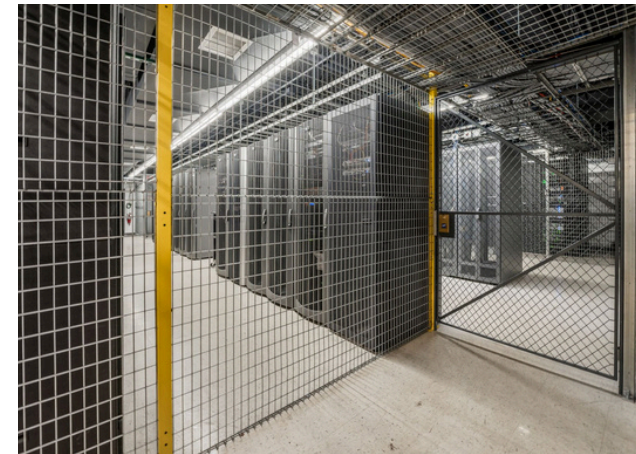
Area Description:

- Located within 8 miles of the John Glenn International Airport via I-71 and I-670 interchanges.

PROPERTY PHOTOS



PROPERTY PHOTOS



TENANT PROFILES



“Founded in 1999, Bresco Broadband is an Ohio-based Internet, Data and VOIP communications company dedicated to providing fast and reliable solutions for business and residential needs headquartered in Columbus Ohio.

Bresco Broadband has a statewide network of Fiber and Fixed Wireless Air Fiber technology that spans major metropolitan cities as well as rural residential areas.

Bresco Broadband owns and operates two secure Data Centers located in central Ohio. Bresco Broadband also provides Internet and Data Connectivity in fifteen other regional data centers. Internet Access as well as direct connects to Amazon, Google, and Microsoft Cloud services are also available in all data centers where Bresco has a presence.

Bresco Broadband partners with many regional and metropolitan fiber networks including, Dublink, WeConnect, City of Columbus, Medina County Fiber, Consolidated Electric Cooperative, Everstream, and Horizon to provide service to thousands of customers.”

DEMOGRAPHICS



DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 423 E Town St, Columbus, OH 43215

CITY, STATE

Columbus, OH

POPULATION

200,307

AVG. HHSIZE

2.34

MEDIAN HH INCOME

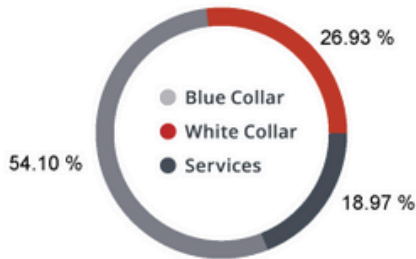
\$36,523

HOME OWNERSHIP

Renters: **51,904**

Owners: **31,269**

EMPLOYMENT



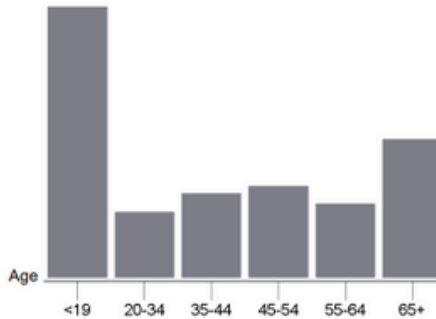
45.91 % Employed
2.65 % Unemployed

EDUCATION

High School Grad: **24.52 %**
Some College: **19.35 %**
Associates: **4.25 %**
Bachelors: **32.60 %**

GENDER & AGE

49.83 % **50.17 %**

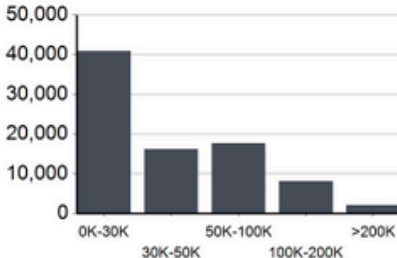


RACE & ETHNICITY

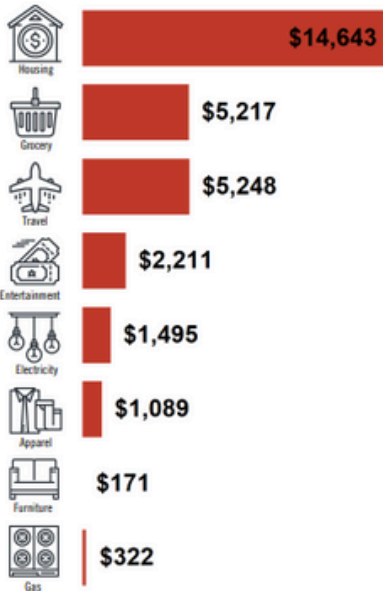
White: **48.20 %**
Asian: **0.89 %**
Native American: **0.02 %**
Pacific Islanders: **0.11 %**
African-American: **46.05 %**
Hispanic: **2.31 %**
Two or More Races: **2.43 %**



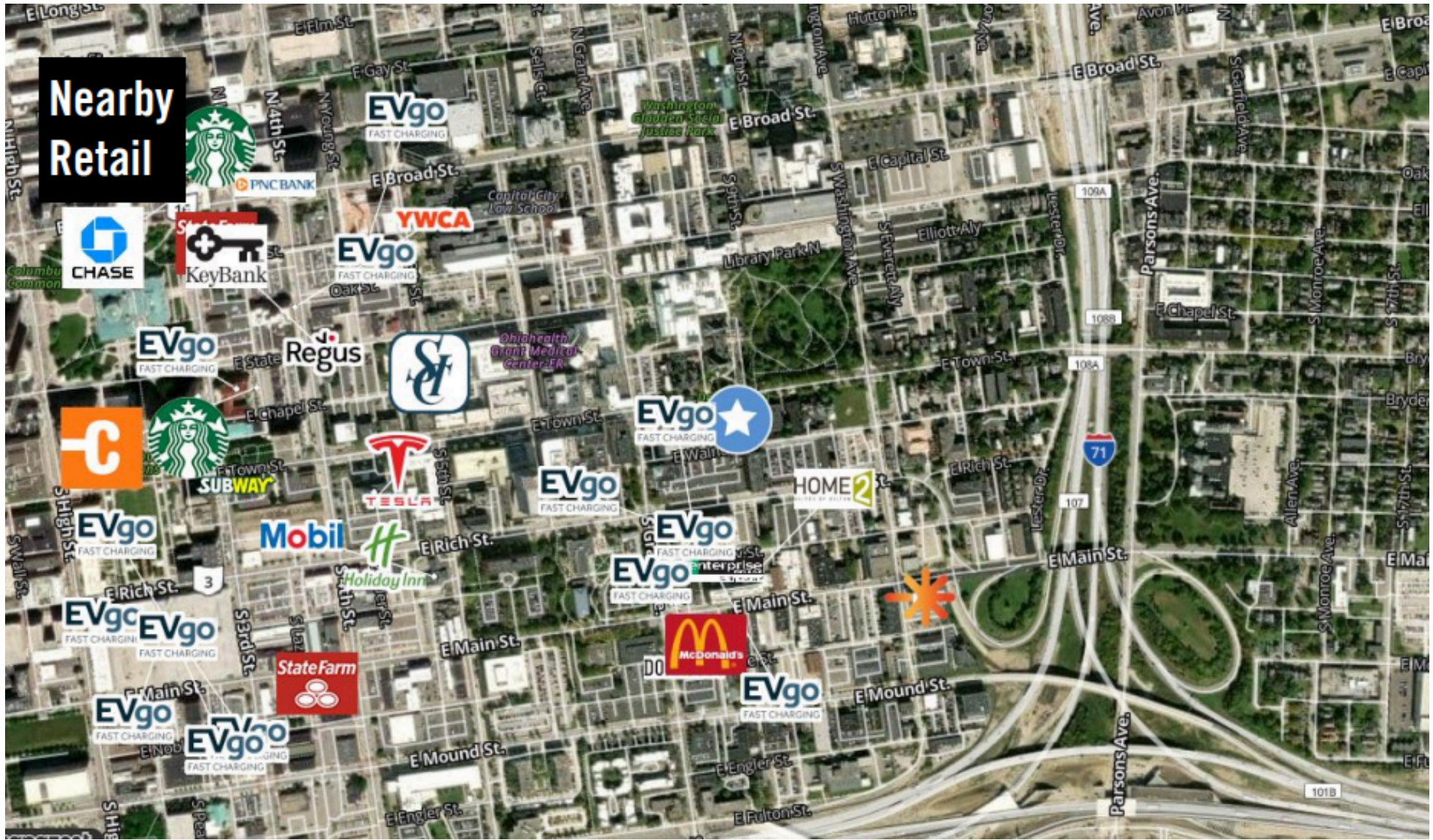
INCOME BY HOUSEHOLD



HH SPENDING



AERIAL WITH RETAIL



THE STATE OF OHIO



60%

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

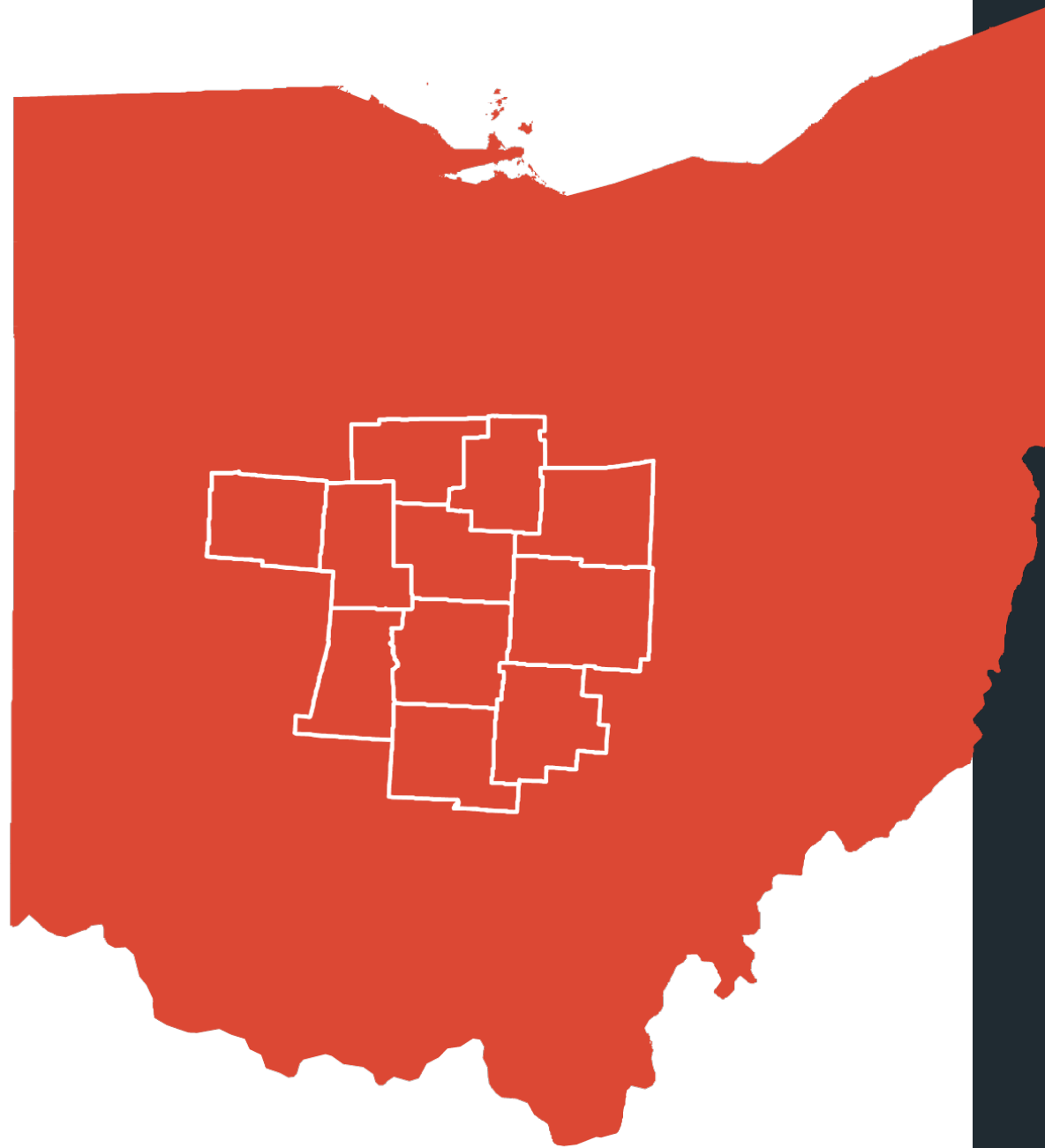
No. 2

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



U.S. Bureau of Economic Analysis, 2011- 2021; U.S. Census Bureau, Decennial Census, 2011-2021; U.S. Bureau of Labor Statistics, 2011-2021 annual averages, not seasonally adjusted; *Columbus ranked among metros in the Midwest with estimated population of 1 million or greater.

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+

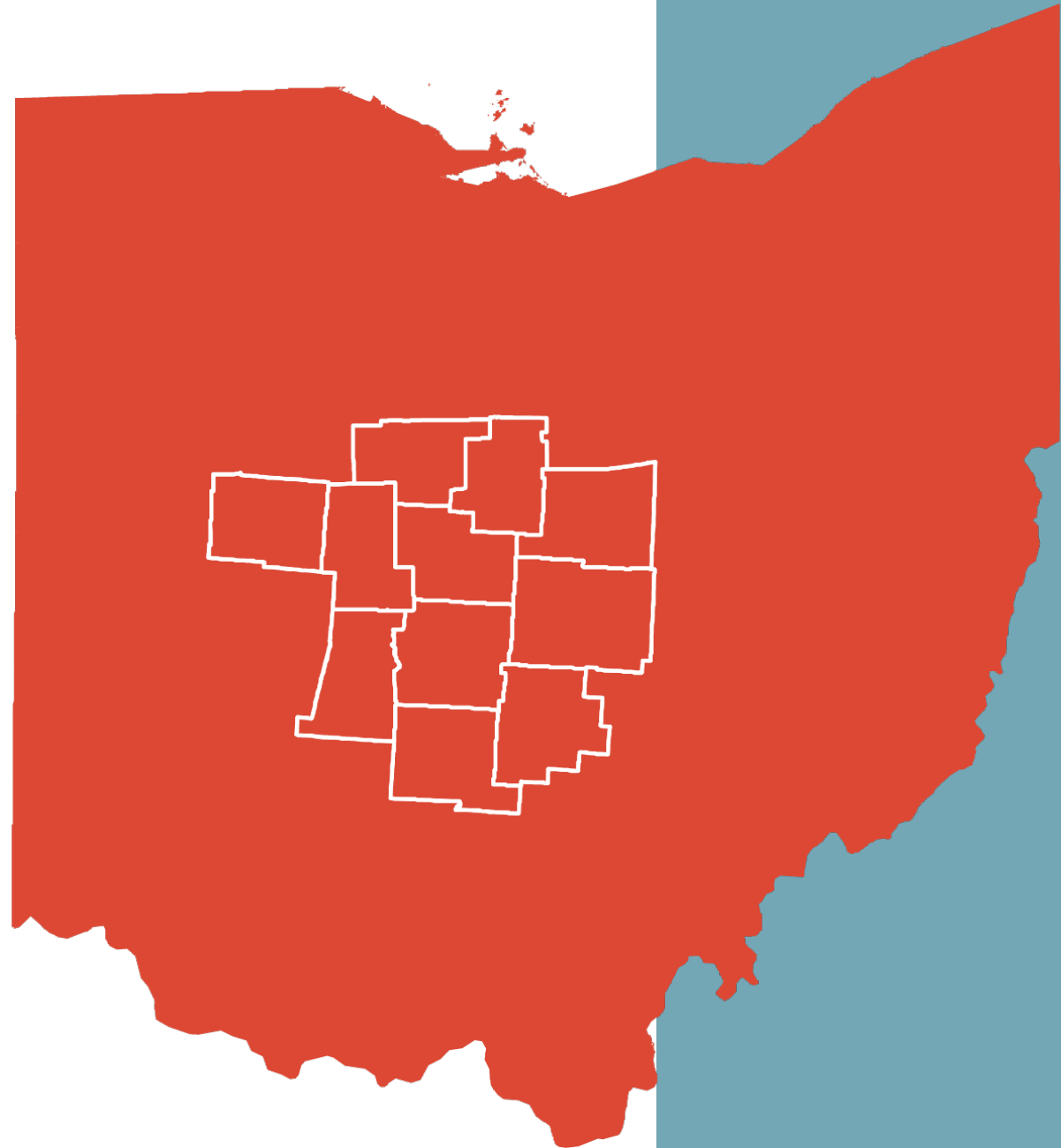
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

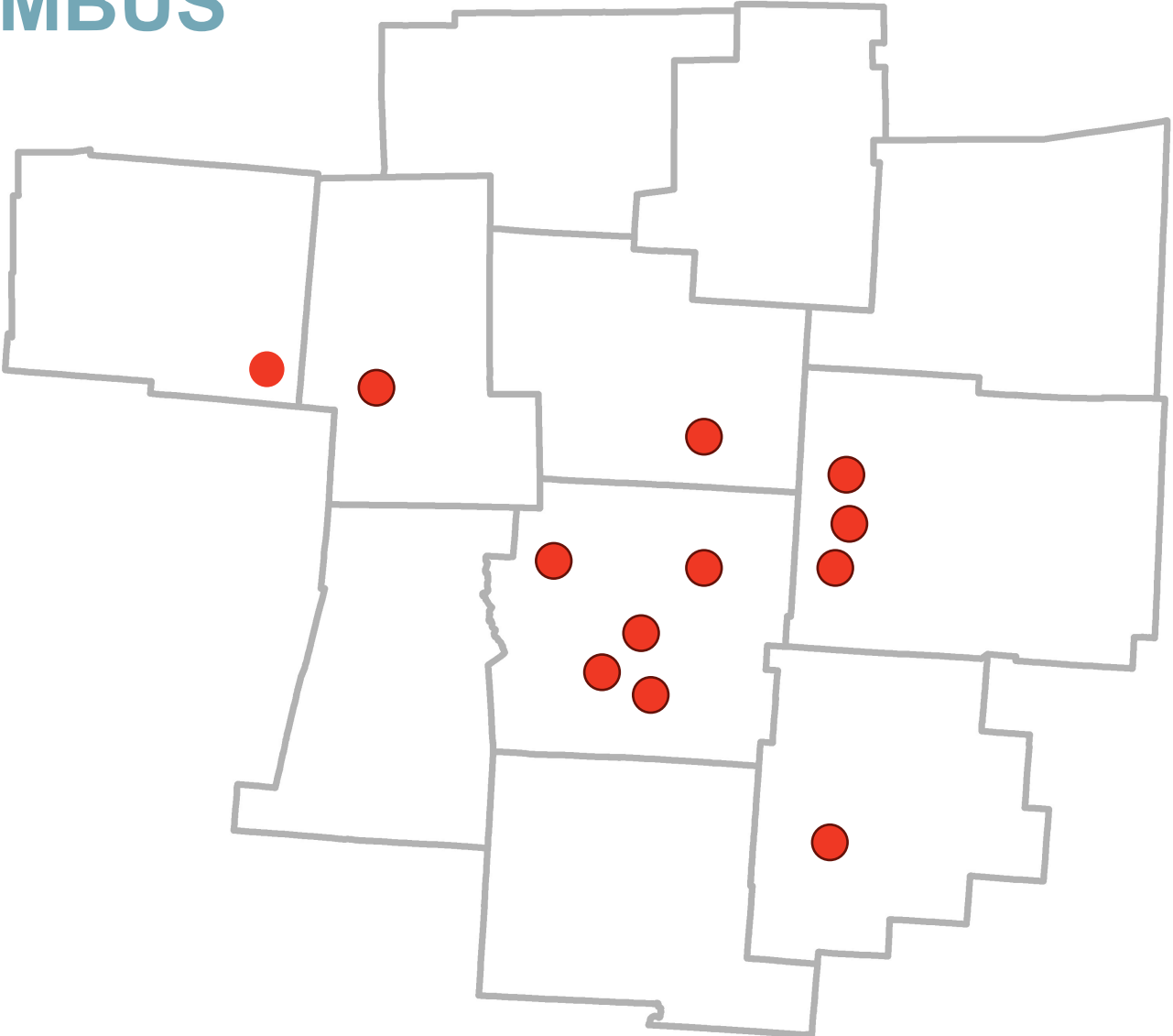
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

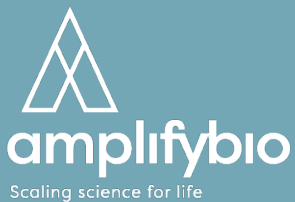


HONDA

Orveon



**FORSEE
POWER**



BBI LOGISTICS



intel

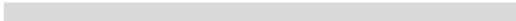


YEAR IN REVIEW: 2022 RESULTS

53



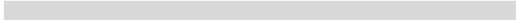
Projects



8,385



Jobs Created



\$807M



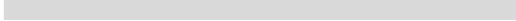
New Payroll



\$21.2B

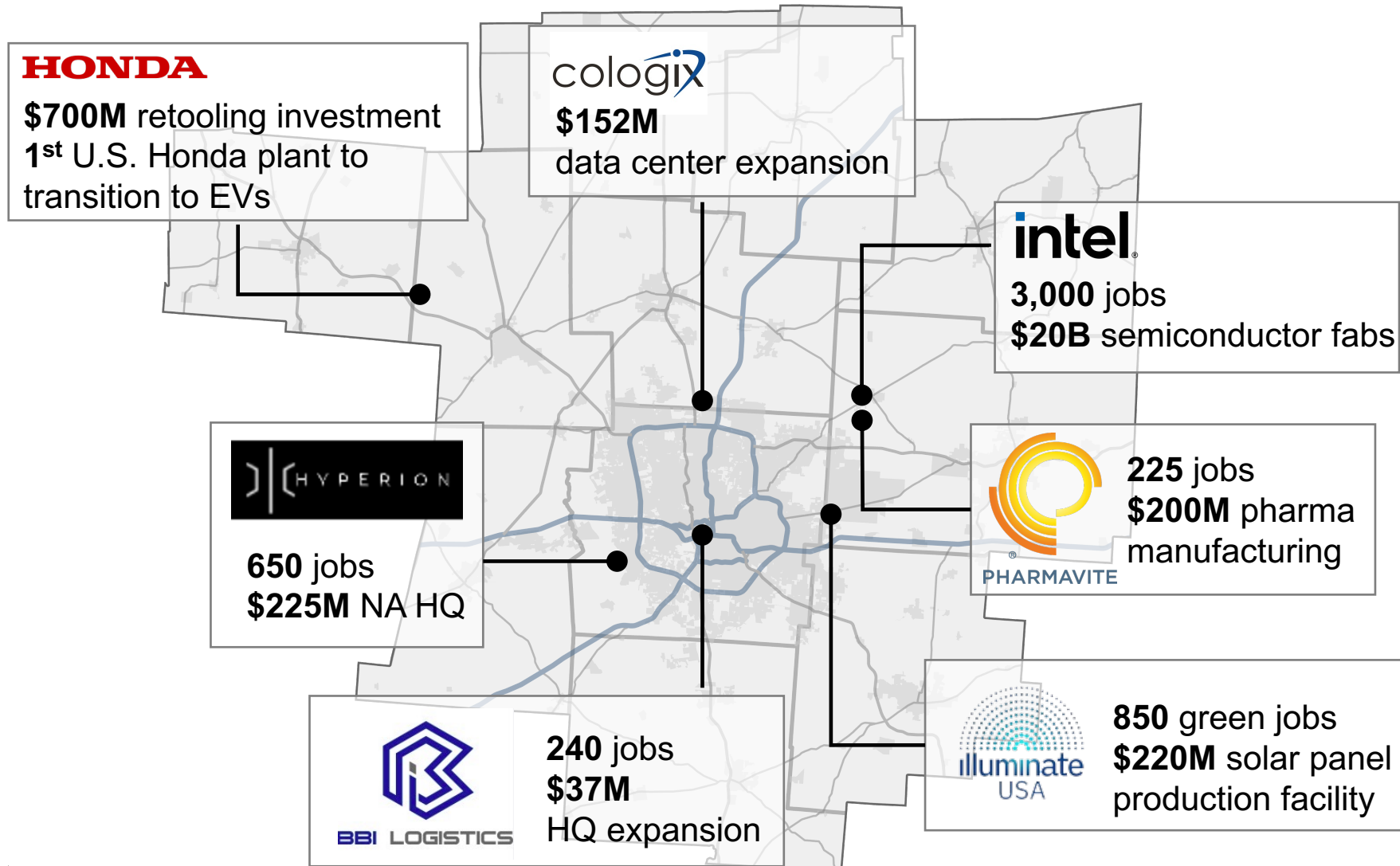


Capital Investment



**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