



INVESTMENT OFFERING

503 S High Street
Columbus, OH 43215

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

OFFERING

Opportunity: Fully Leased 6,000 SF office in great downtown office location.

Property Description: 503 S High Street
Columbus, OH

Sale Price: \$850,000

Current Occupancy: 100%

Cap Rate: 9%

	<u>2024</u>		<u>2025</u>		
Net Operating Income:	\$76,130		\$78,414		
Projected Returns:	Annual Cash Flow	\$33,099	16%	\$35,383	17%
	Annual Debt Reduction	\$0	0%	\$0	0%
	Tax Deduction	\$23,517	11%	\$23,319	11%
	Annual Appreciation	\$25,500	12%	\$25,500	12%
	Total Annual Return	\$82,116	39%	\$84,202	40%

OFFERING

Investment Highlights:

- Fully Leased 6,000 SF office in great downtown office location.

Property Description:

- Parcel: 010-125365-00
- Located in the Brewery District, the building is a short walk from the Franklin County Courts, Downtown Columbus, and the historic German Village. This prime location provides easy access to a variety of restaurants, services, and entertainment options, enhancing convenience for employees and clients alike.
- Ample street parking is available, along with parking in an adjacent garage that offers visitor and validated parking. The building is also located on the COTA bus line and has easy access to major highways (I-71, I-70, and SR 315), making commuting straightforward and convenient.

Property Highlights:

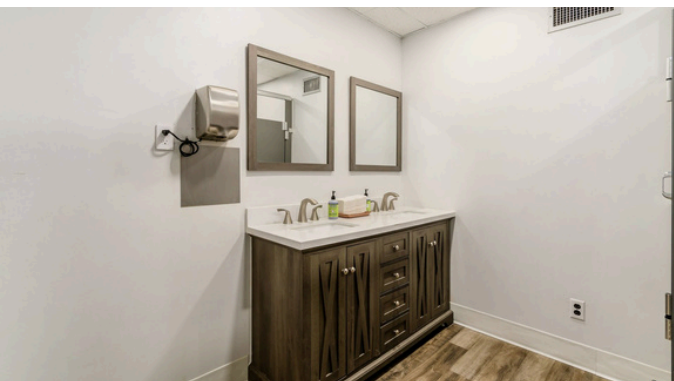
- New Roof: 2023
- New Furnaces: 2022
- LED lighting
- New Exterior Signage

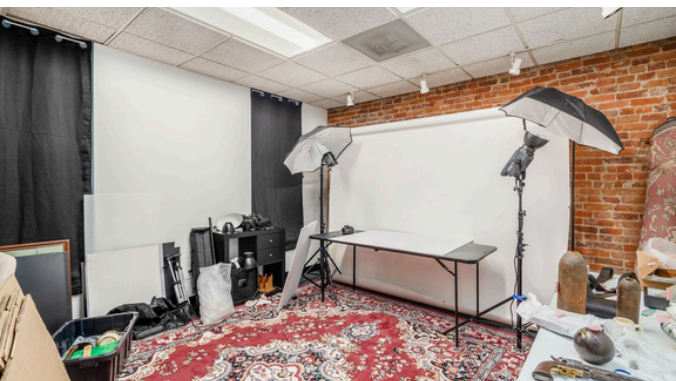
Area Description:

- The Brewery District is a vibrant business community with abundant nearby amenities, including popular dining spots like Chipotle, El Arepazo Latin Grill, and Katzinger's Delicatessen, all within a short walking distance. This creates a dynamic environment for businesses looking to establish or expand their presence in Columbus.
- Columbus is #1 in the Midwest for Population, Job and GDP Growth.
- Near major interchanges of Interstates 71 & 70 & US 23 & 33.
- Located within 8 miles of the John Glenn International Airport.









DEMOGRAPHICS



DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 503 S High St, Columbus, OH 43215

CITY, STATE
Columbus, OH

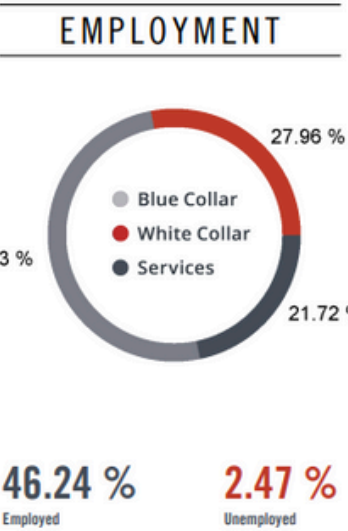
POPULATION
107,072

AVG. HH SIZE
2.34

MEDIAN HH INCOME
\$34,156

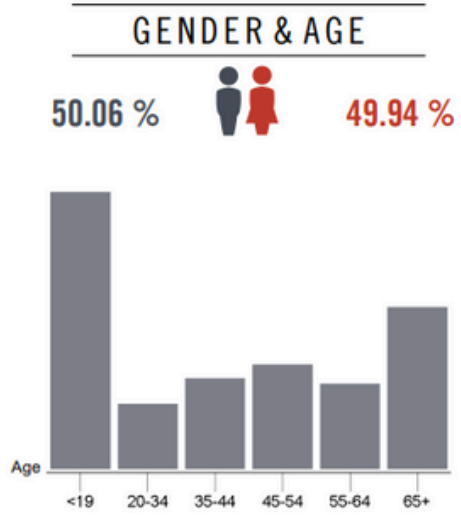
HOME OWNERSHIP

Renters:	28,948
Owners:	16,782



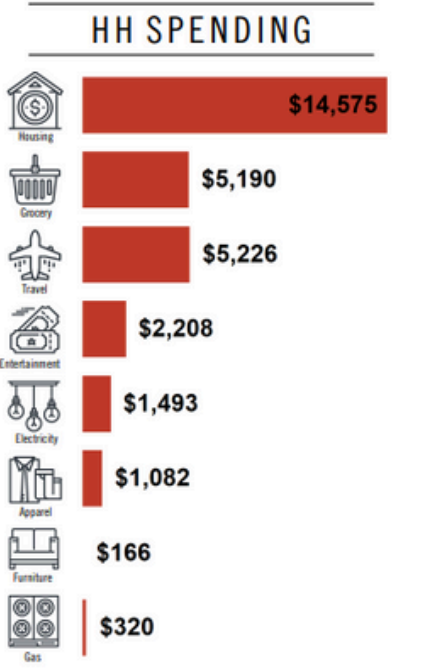
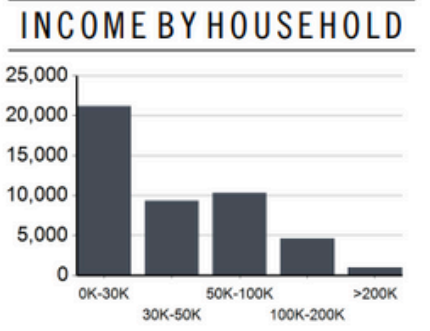
EDUCATION

High School Grad:	26.03 %
Some College:	16.33 %
Associates:	4.35 %
Bachelors:	28.00 %



RACE & ETHNICITY

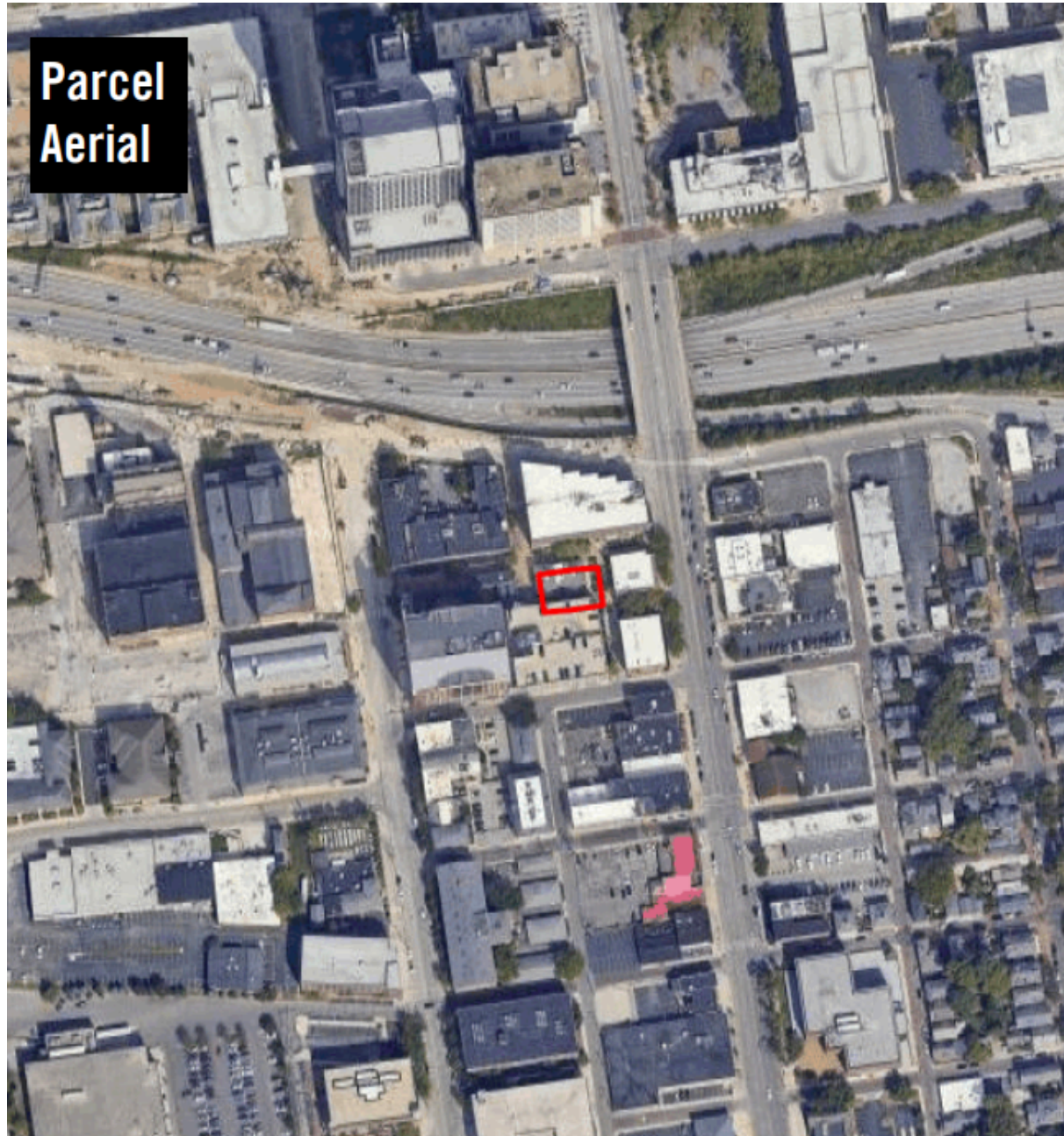
White:	78.59 %
Asian:	0.77 %
Native American:	0.00 %
Pacific Islanders:	0.03 %
African-American:	16.44 %
Hispanic:	1.99 %
Two or More Races:	2.18 %



PARCEL AERIAL



PROPERTY AERIAL



THE STATE OF OHIO



60%

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

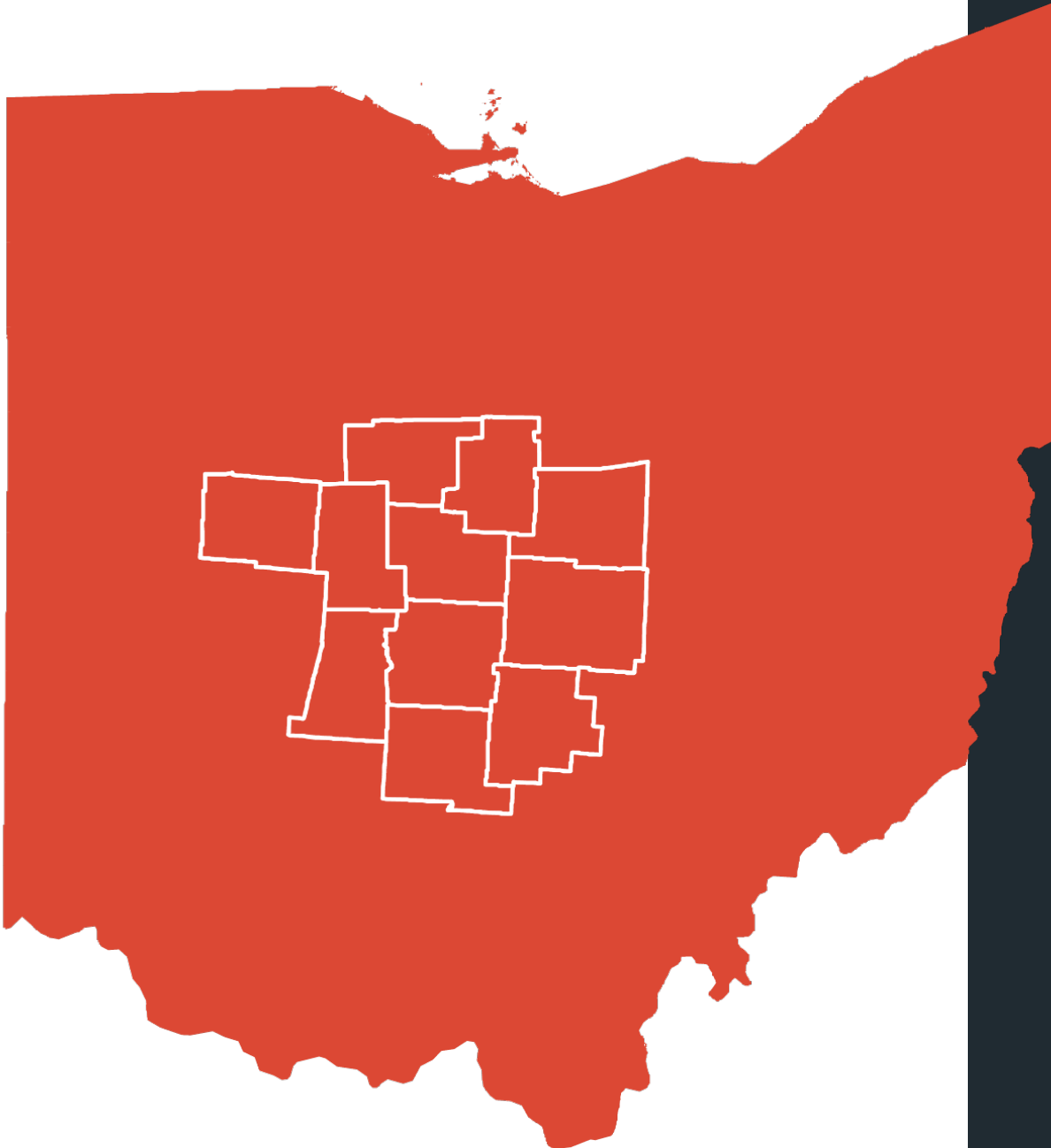
No. 2

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+

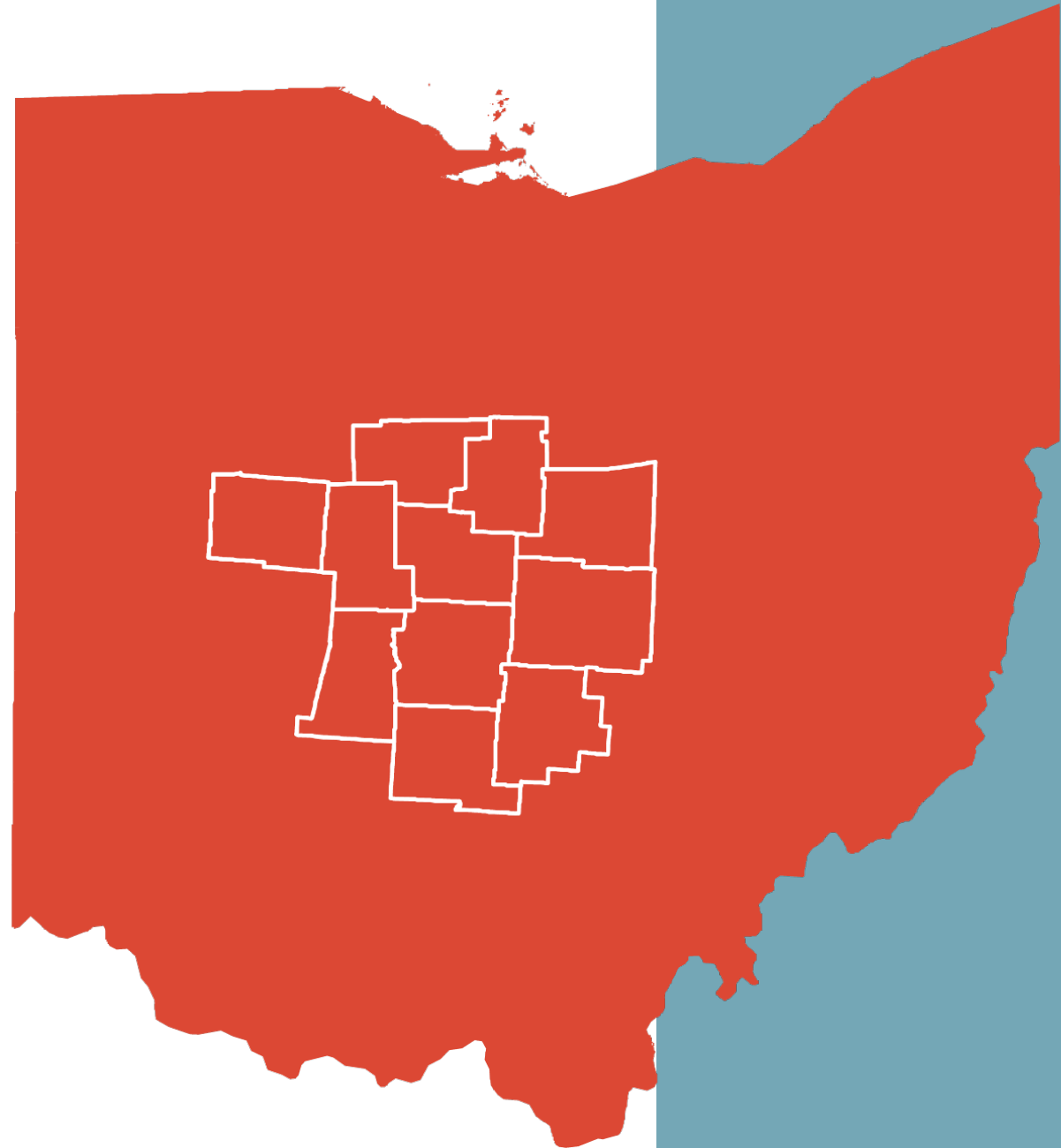
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

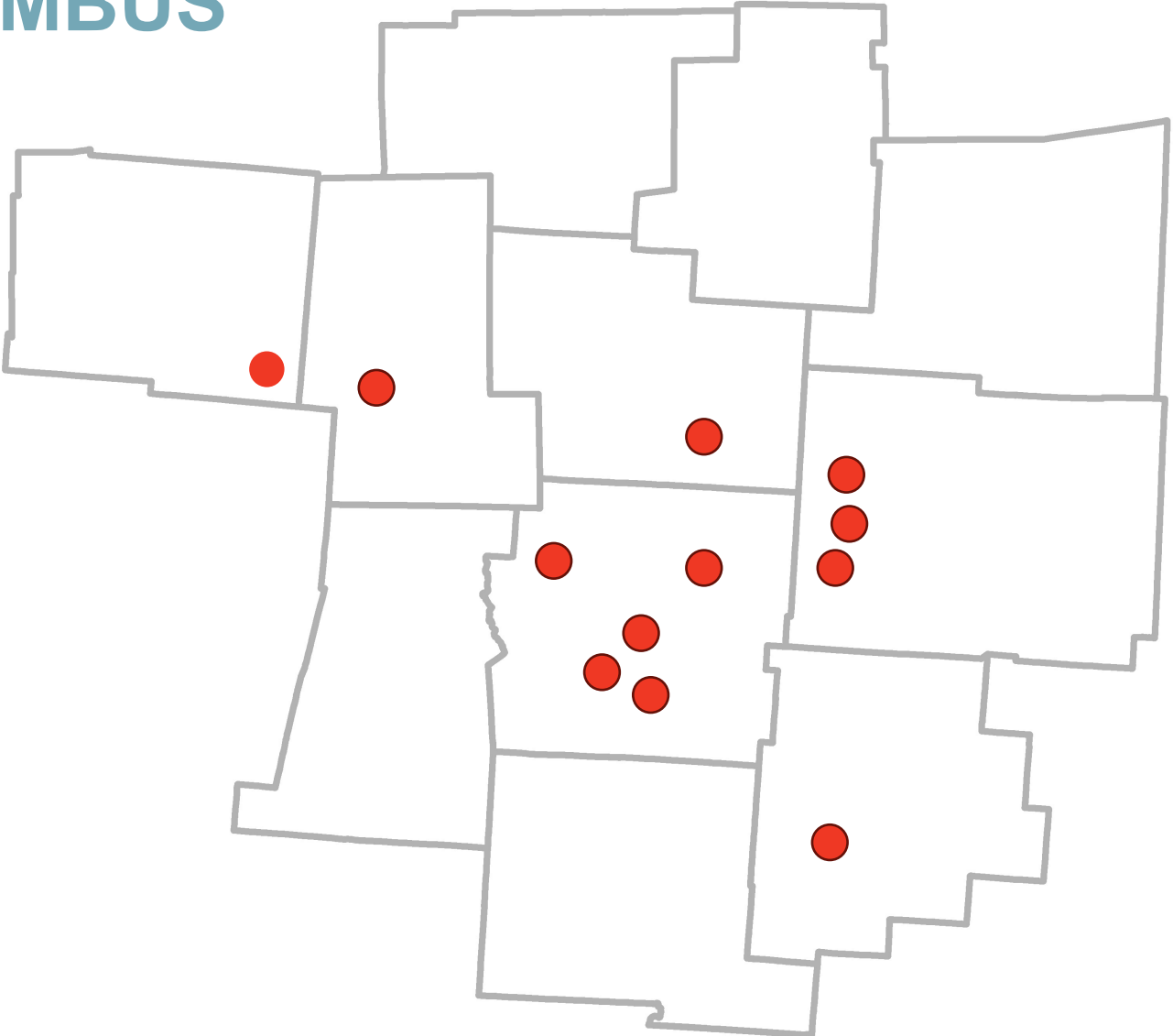
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

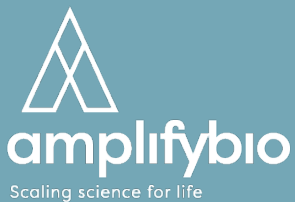


HONDA

Orveon



**FORSEE
POWER**



BBI LOGISTICS



intel



YEAR IN REVIEW: 2022 RESULTS

53



Projects



8,385



Jobs Created



\$807M



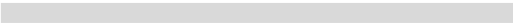
New Payroll



\$21.2B



Capital Investment

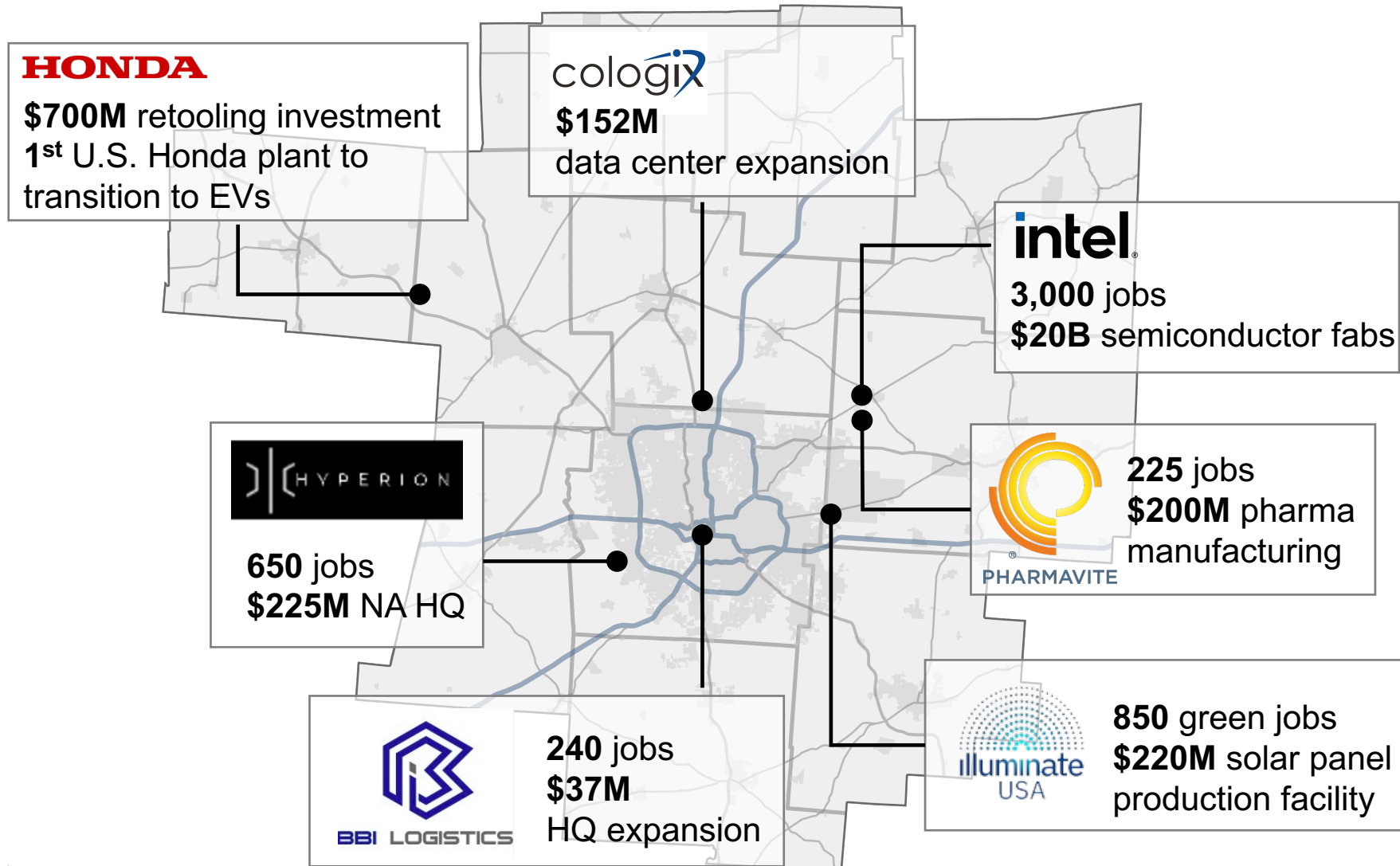


**Projects in
more than 20
communities
across the
Region.**



Source: One Columbus, results since January 2022 as of December 31, 2022. One Columbus projects, does not encompass all market activity.

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**



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5,502+
JOBS

