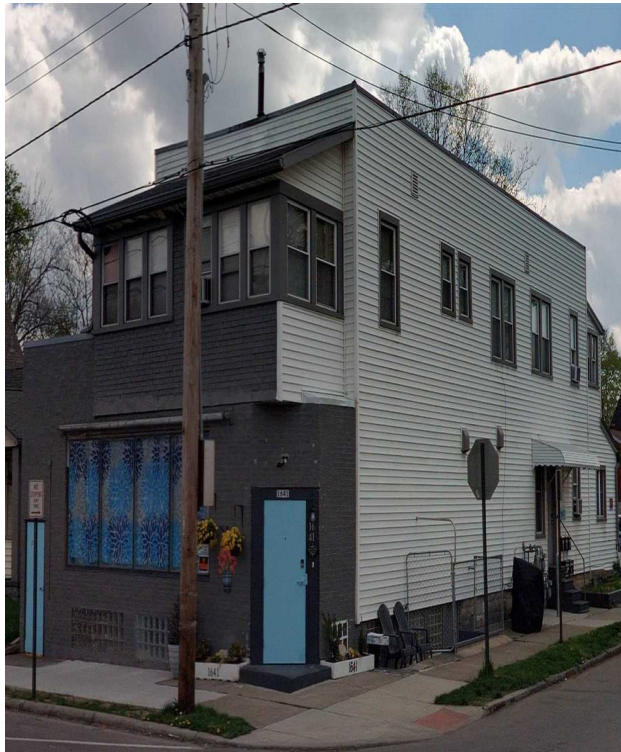


6 PROPERTY PORTFOLIO FOR SALE \$1,200,000



KELLER WILLIAMS GREATER COLUMBUS
1 Easton Oval, Suite
100 Columbus, OH 43219

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Each Office Independently Owned and Operated



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

ADDRESS AND PARCELS



Address	Parcel #	Type	MLS#
1373-1375 E 18th Ave, Columbus	010-061036	Duplex	224030192
320 S Broad St, Lancaster	0535061100 & 0535063410	Quad	224030191
2676 Sullivant Ave, Columbus	010-047369	SFH	224030189
2569 Hiawatha Ave, Columbus	010-094429	SFH	224030187
2970 Dustins Way, Hilliard	560-263636	Condo	224030186
1641 Sullivant Ave, Columbus	010-014111	Mixed	224030183

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FOR SALE



KW Commercial is pleased to present this 6-property portfolio of income producing units FOR SALE!!!

The portfolio consists of:

•**2 single family homes (Columbus)**

2627 Sullivant Ave

2569 Hiawatha

•**1 condo (Hilliard)**

2970 Dustins Way

•**1 mixed-use (Columbus)**

1641 Sullivant Ave

•**1 duplex (Columbus)**

1373-1375 E. 18th ave

•**1 quad (Lancaster)**

320 S. Broad St

The properties have a current NOI of approximately \$85,500 and are being marketed at a 7.2% CAP rate.

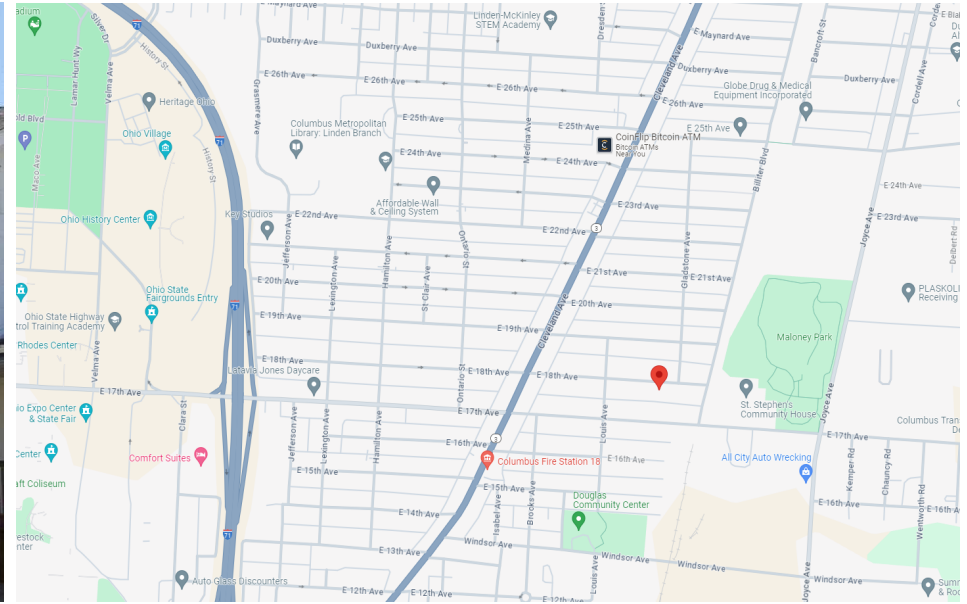
Due to tenant rights, all showings will be contingent on an accepted purchase offer.

***While offers for individual properties may be considered, preference will be given to selling all units together.

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OFFERING SUMMARY

PRICE:	\$1,200,000
AVAILABLE SF:	2,312
LOT SIZE:	0.1125
PARKING:	Multiple Off Street
YEAR BUILT:	1928

PROPERTY OVERVIEW

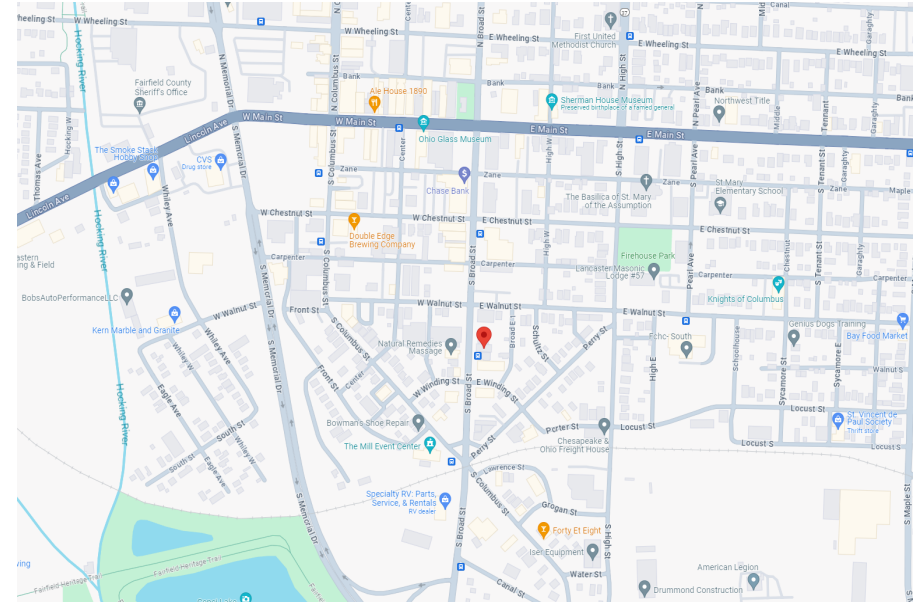
Property Class: R - Residential
 Land Use: 520 - TWO-FAMILY DWLG ON PLATTED LOT
 Tax District: 010 - CITY OF COLUMBUS
 School District: 2503 - COLUMBUS CSD [SD Income Tax]
 City/Village: COLUMBUS CITY
 Taxes: \$2,121

- 3 bedrooms each unit
- Living Units: 2
- Total Rooms: 12
- Bedrooms: 6
- Dining Rooms: 2
- Full Baths: 2
- Basement: FULL BASEMENT
- Level 1: 1136 sqft
- Level 2: 1176 sqft

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320 S BROAD ST LANCASTER OH 43130



OFFERING SUMMARY

PRICE:	\$1,200,000
BUILDING SF:	6,600
LOT SIZE:	0.1515 acres
PARKING:	8 Off Street
YEAR BUILT:	1900

PROPERTY OVERVIEW

Structure: RES 4 FAMILY
Building No: 1
Number of Units: 4
Year Built: 1900
Effective Year: 1985
Grade: C+
Identical Units: 1
Taxes: \$4,022

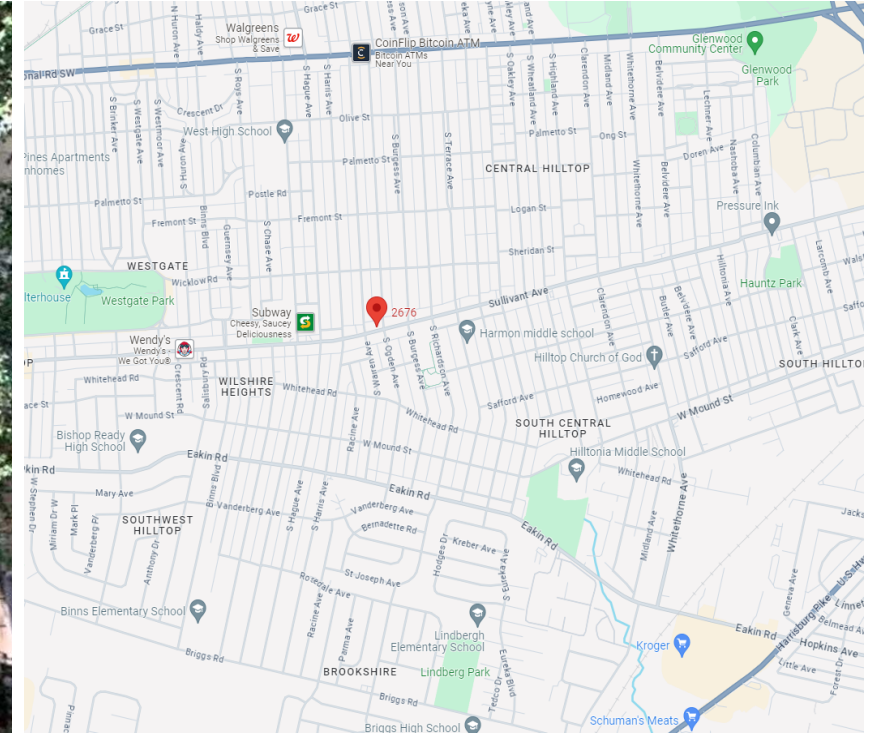
OVERVIEW

- Multi Family 4 unit building
- One 1 bedroom unit
- Three 2 bedroom units
- 2 Parcels

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2676 SULLIVANT AVE



OFFERING SUMMARY

PRICE:	\$1,200,000
AVAILABLE SF:	1524
LOT SIZE:	0.06 acres
PARKING:	2 Off Street
YEAR BUILT:	1917

PROPERTY OVERVIEW

Property Class: R - Residential
Land Use: 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District: 010 - CITY OF COLUMBUS
School District: 2503 - COLUMBUS CSD [SD Income Tax]
City/Village: COLUMBUS CITY
Taxes: \$1,548

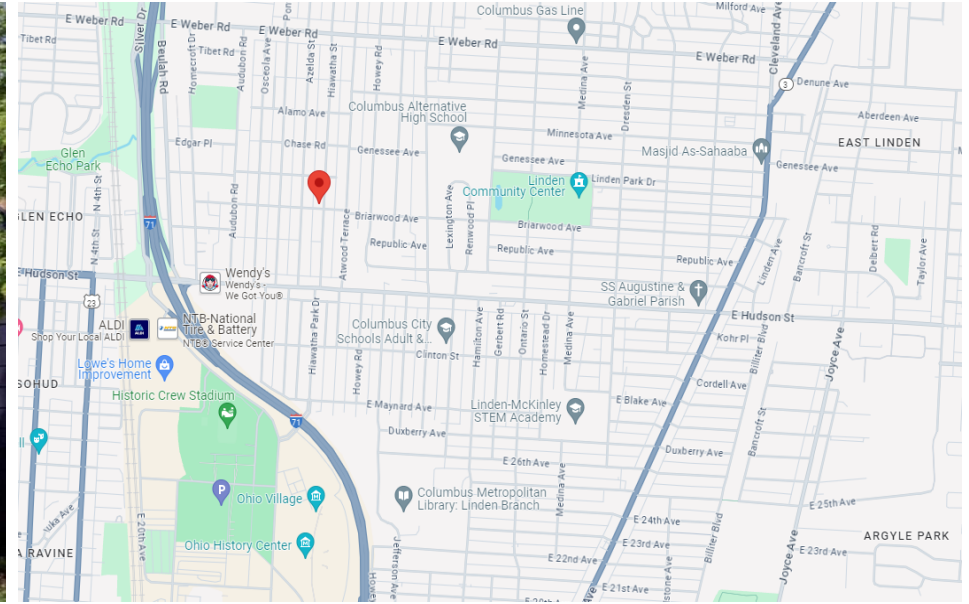
OVERVIEW

- Living Units: 1
- Total Rooms: 6
- Bedrooms: 3
- Dining Rooms: 1
- Full Baths: 1
- Basement: FULL BASEMENT

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2569 HIAWATHA ST COLUMBUS OH 43211



OFFERING SUMMARY

PRICE:	\$1,200,000
BUILDING SF:	0.1074 acres
PARKING:	2 Off Street
YEAR BUILT:	1948

PROPERTY OVERVIEW

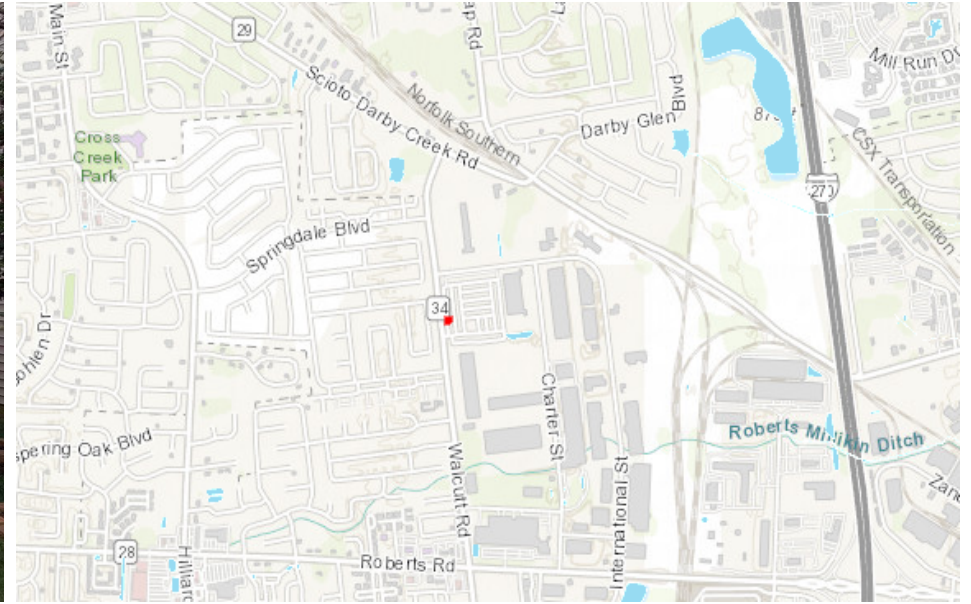
Property Class: R - Residential
Land Use: 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District: 010 - CITY OF COLUMBUS
School District: 2503 - COLUMBUS CSD [SD Income Tax]
City/Village: COLUMBUS CITY
Taxes: \$1,645

OVERVIEW

- Living Units: 1
- Total Rooms: 4
- Bedrooms: 2
- Full Baths: 1
- Basement: FULL BASEMENT

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OFFERING SUMMARY

PRICE:	\$1,200,000
AVAILABLE SF:	1332
PARKING:	2 Car Garage, Detached
YEAR BUILT:	2002

PROPERTY OVERVIEW

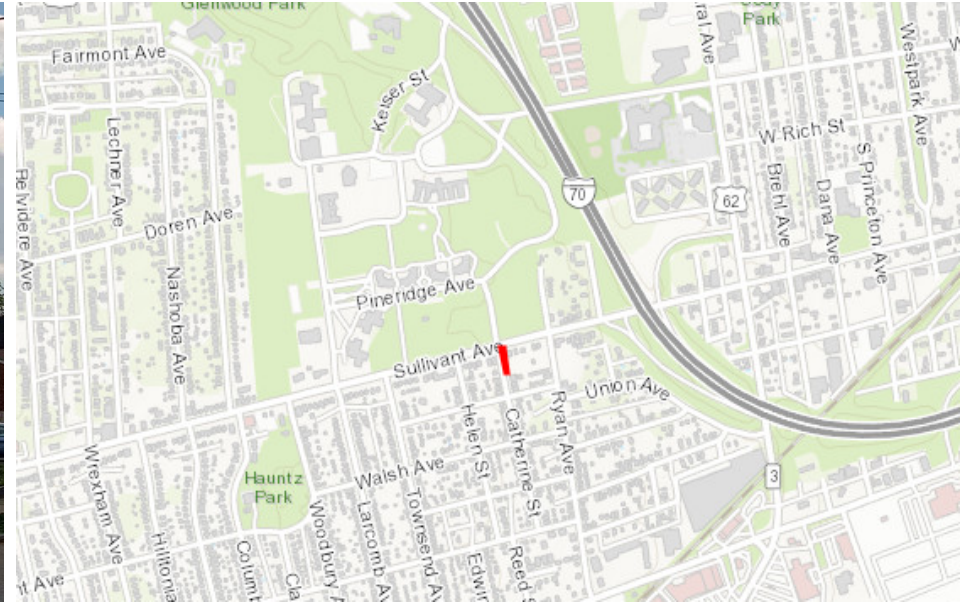
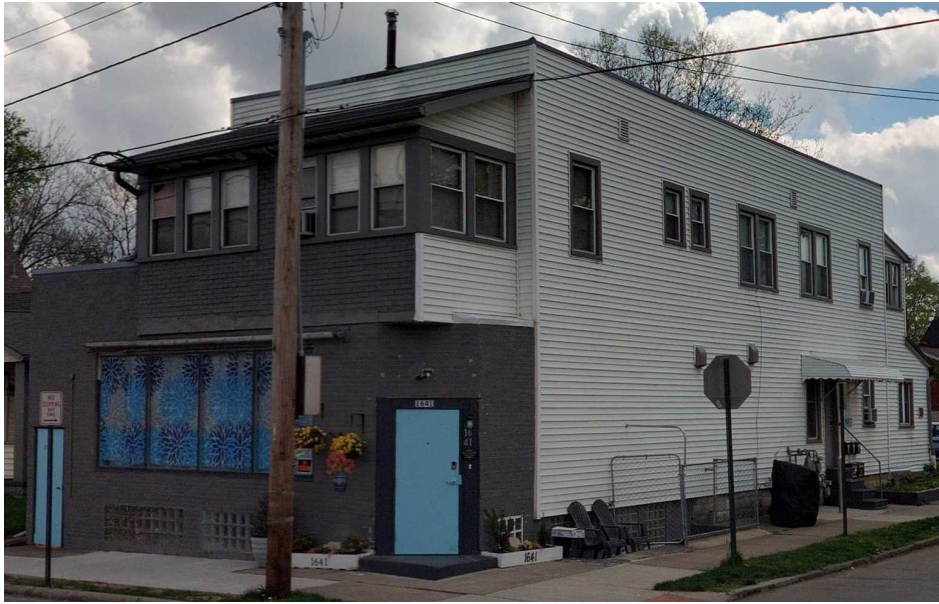
Property Class: R - Residential
Land Use: 550 - CONDOMINIUM UNIT
Tax District: 560 - COLUMBUS-HILLIARD CSD
School District: 2510 - HILLIARD CSD [SD Income Tax]
City/Village: COLUMBUS CITY
Taxes: \$4,100.14
HOA: \$2,060 yearly

- 1st Floor Primary Suite
- Living Units: 1
- Total Rooms: 6
- Bedrooms: 2
- Full Baths: 2
- Half Baths: 1

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1641 SULLIVANT AVE COLUMBUS OH 43223



OFFERING SUMMARY

PRICE:	\$1,200,000
BUILDING SF:	3,762
LOT SIZE:	0.113 acres
PARKING:	7 Off Street
YEAR BUILT:	1900

PROPERTY OVERVIEW

Property Class: C - Commercial
Land Use: 404 - RETAIL/APTS OVER-WALKUP
Tax District: 010 - CITY OF COLUMBUS
School District: 2503 - COLUMBUS CSD [SD Income Tax]
City/Village: COLUMBUS CITY
Taxes: \$8,466

OVERVIEW

- Mixed-use building
- Two commercial retail / office spaces on the ground floor
- Three apartments on the second floor
One Studio & Two 1 bed, 1 bath
- The unit in the front of the building has 1,200 available square feet Zoned C-1 (as well as C-2 with some limitations).
- Attached to the building is a parking lot with 7 dedicated spaces

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LIST OF IMPROVEMENTS



List of improvements

320 S Broad St., Lancaster, OH 43130

Unit A –

- New HVAC – Mar 2024
- New water heater – Mar 2024
- Drainage pipes replaced – Mar 2024
- New flooring – 2024
- Painted all rooms inside
- Replaced drop ceiling with drywall
- New wiring installed for lighting – May 2024
- New toilet, sink, shower installed May 2024
- Chimney removed, drywalled over area

Unit B –

- No improvements, remains vacant

Unit C –

- New flooring – Feb 2024
- Painted all rooms inside – 2024
- Closet walls repaired
- New locks
- New stove
- HVAC repaired – Apr 2024
- Pipes replaced in bathroom – Jan 2024

Unit D –

- Bathroom tub caulked

List of items needing repaired

Outside –

- Back stairs need replaced

Unit A -

- Remainder of kitchen painted
- Remainder of kitchen flooring completed
- Install kitchen sink
- **The above items are needing completed prior to a new tenant moving in; the above items are largely of a cosmetic nature**

Unit B -

- **New HVAC; this will need done prior to a new tenant moving in; owner does not plan to do this work (or fill with a tenant) prior to selling the property**
- Entire unit painted
- Entire unit new flooring

Unit C –

- **Roof repair needed to patch a hole in the roof due to storm damage; insurance claim has been submitted and it is likely the entire roof will be replaced as part of the claim**

Unit D –

- **Roof repair needed to patch a hole in the roof due to storm damage; insurance claim has been submitted and it is likely the entire roof will be replaced as part of the claim**
- Replace plywood with drywall in section of ceiling after roof is replaced

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LIST OF IMPROVEMENTS



List of improvements

1641 Sullivant Ave., Columbus, OH 43223

Hallway between units –

- Painted

Roof –

- 80% partial replacement – Jan 2024

Unit A –

- All inside painted
- Baseboard heaters installed – Oct 2023
- New stove
- New fridge
- New toilet seat
- New bathtub faucets
- Bathroom pipes replaced – Mar 2024
- Electric wiring replaced – Feb 2024

Unit B –

- Bedroom floor replaced
- New toilet seat
- New shower faucets
- New stove
- New fridge
- Baseboard heaters installed – Oct 2023
- Closet ceiling replaced
- Bedroom wall replaced

Unit C –

- Water heater replaced and inspected - Aug 2023

Unit D –

- No improvements

Unit E (main unit – commercial)

- Water heater replaced – Mar 2024

List of items needing repaired

- Steps repainted from use

- Hole in drywall repaired

- Bathroom sink & piping replaced
- **Tenant for commercial unit D is the same tenant as Unit E; unit D is used for tenant's storage; repairs won't be done until tenant moves out**

- Wall around front window replaced due to previous roof leak

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LIST OF IMPROVEMENTS



List of improvements

List of items needing repaired

1373 E. 18th Ave., Columbus, OH 43211

- All the inside painted
- New fridge

1375 E. 18th Ave., Columbus, OH 43211

- Back door repaired
- Front door repaired
- Kitchen window replaced

- Part of the living room ceiling needs patched and painted due to damage from a previous roof leak (that has been remedied)

BOTH UNITS

- Outside yard area filled in and leveled out to reduce water in basements from heavy rain
- Basement walls resealed after drying from leaks, hasn't gotten wet since

LIST OF IMPROVEMENTS



List of improvements

List of items needing repaired

2569 Hiawatha St., Columbus, OH 43211

- New electric panel – Jan 2024
- New fridge

- Roof repair needed to patch a hole in the roof due to storm damage; insurance claim has been submitted and it is likely the entire roof will be replaced as part of the claim
- Water damage to bedroom wall (due to roof leak) needs repair and patching once the roof repairs / replacement is completed
- Water damage to kitchen wall drywall repaired (due to roof leak); will be completed once roof repairs / replacement is completed

2676 Sullivant Ave., Columbus, OH 43211

- Bathroom pipes replaced – June 2024
- New stove
- New fridge
- All inside painted
- New water heater – June 2024

- New back door
- Gutters replaced
- Roof needs looked at (there are no current leaks); an insurance claim has been filed due to storm damage; it is likely the entire roof will be replaced as part of the claim

2970 Dustins Way, Columbus, OH 43228

- New water heater – 2020
- New flooring – 2023
- New microwave – 2020
- New roof - 2012

FINANCIAL SUMMARY & PROFORMA



Address	Parcel #	Type	Rent Current	Rent Market	Status	BOV Current	BOV Pro Forma	BOV 1% Rule
1373-1375 E 18th Ave, Columbus	010-061036	Duplex	\$2,350	\$2,500	100% occupied	302,573	327,748	235,000
320 S Broad St, Lancaster	0535061100 & 0535063410	Quad	\$1,900	\$4,000	50% occupied	198,238	550,685	190,000
2676 Sullivant Ave, Columbus	010-047369	SFH	\$1,200	\$1,350	Lease through 6/30/25	116,517	141,692	120,000
2569 Hiawatha Ave, Columbus	010-094429	SFH	\$1,175	\$1,175	Lease through 10/31/24	139,886	139,886	117,500
2970 Dustins Way, Hilliard	560-263636	Condo	\$1,570	\$1,570	Lease through 1/31/26	140,573	275,000	157,000
1641 Sullivant Ave, Columbus	010-014111	Mixed	\$3,150	\$4,600	100% occupied; leased through 2025	298,392	541,748	315,000
Totals:			\$11,345	\$15,195		1,196,180	1,976,760	1,134,500

BOV Assumptions (except where noted)

10%
7.2%

Estimated Repairs / Maint. / Vacancy Exp
Market CAP Rate

Expenses:

Address	Taxes	Insurance	Water / Sewer	Repairs / Maint. / Vacancy Exp	BOV	NOI
1373-1375 E 18th Ave, Columbus	\$2,121	\$958	\$667	\$2,820	\$302,573	\$21,634
320 S Broad St, Lancaster	\$4,022	\$2,324	\$0	\$2,280	\$198,238	\$14,174
2676 Sullivant Ave, Columbus	\$1,548	\$908	\$2,173	\$1,440	\$116,517	\$8,331
2569 Hiawatha Ave, Columbus	\$1,645	\$684	\$359.14	\$1,410	\$139,886	\$10,002
2970 Dustins Way, Hilliard	\$6,160	\$745	\$0	\$1,884	\$140,573	\$10,051
1641 Sullivant Ave, Columbus	\$8,466	\$3,145	\$1,074	\$3,780	\$298,392	\$21,335
					\$1,196,180	\$85,527

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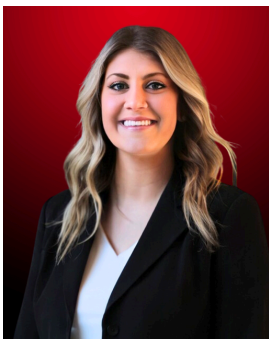


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