



MULTIFAMILY INVESTMENT OPPORTUNITY

ASHLAND AVENUE DUPLEX PORTFOLIO

SIX DUPLEXES | 12 UNITS | COLUMBUS, OH 43212



A MEMBER OF CORFAC INTERNATIONAL



EXCLUSIVELY PRESENTED BY

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EXECUTIVE SUMMARY

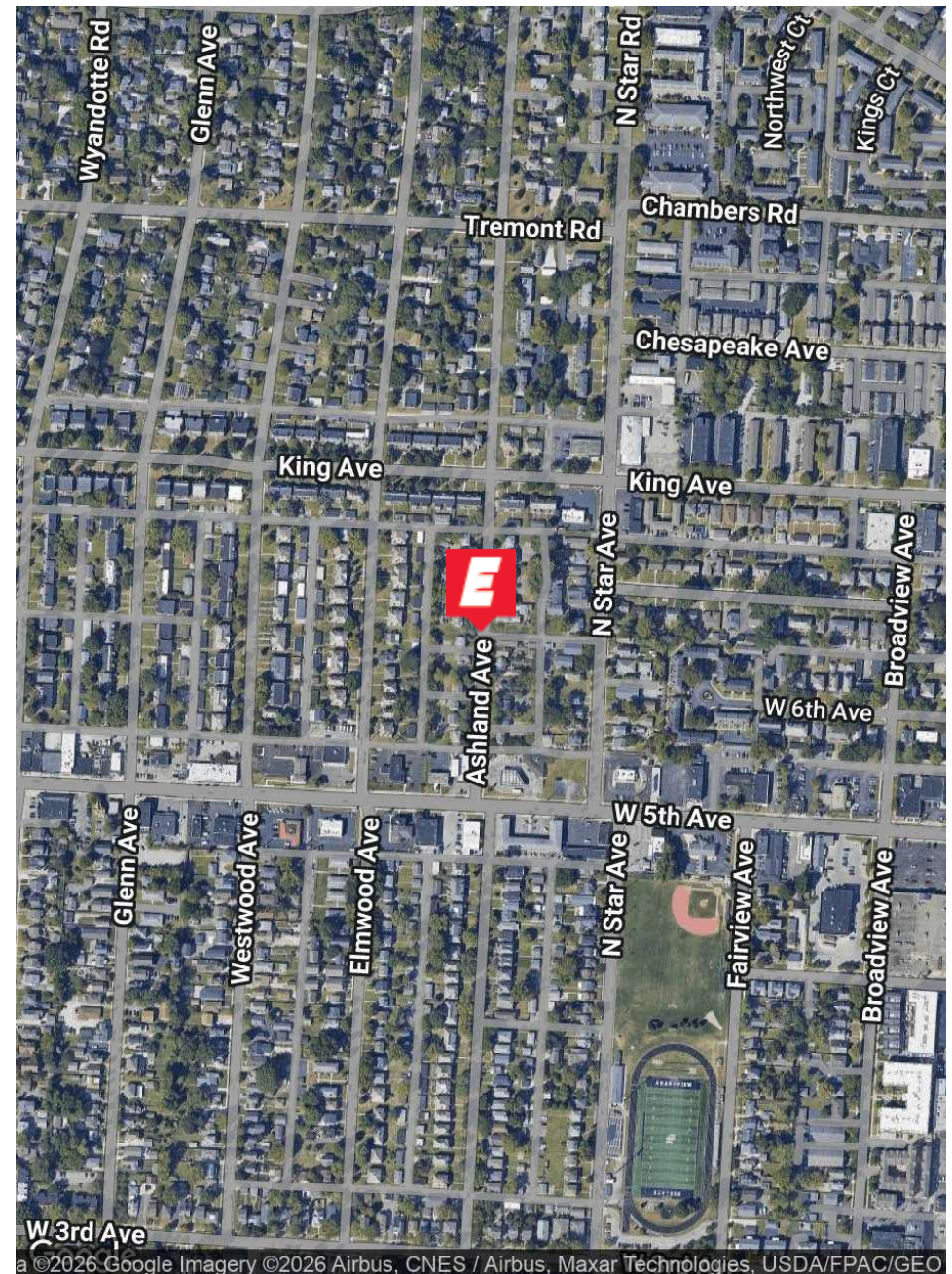
Elford Realty and RE/MAX Premier Choice are proud to present a well-positioned portfolio of six two-story duplexes comprising 12 residential units, along with two vacant lots, conveniently located along Ashland Avenue between West 5th Avenue and King Avenue.

Five duplexes feature two-bedroom, one-bathroom units with full basements and washer/dryer hookups. The sixth duplex includes two one-bedroom, one-bathroom units, a private porch, and a shared basement with washer/dryer hookups.

Currently averaging \$1.13 per square foot in rent, the portfolio offers meaningful upside through continued rent growth and targeted capital improvements.

Located just minutes from The Ohio State University, the properties provide convenient access to SR-315, US-33, and I-670. Proximity to Grandview Heights and Upper Arlington places residents near an extensive selection of dining, retail, entertainment, and lifestyle amenities, positioning the portfolio within one of Columbus' most desirable rental markets.

With strong value-add potential in a supply-constrained submarket, this offering presents a rare opportunity for investors to expand their holdings and achieve meaningful scale. Financial information, a detailed rent roll, and interior photographs are available upon execution of a confidentiality agreement.





\$2,800,000

ASKING PRICE

MULTIFAMILY

PROPERTY TYPE

6/12/9

BUILDINGS/UNITS/PARCELS

23/12

BEDROOMS/BATHROOMS

9,238

TOTAL SQUARE FOOTAGE

1.9625 ACRES

TOTAL ACREAGE

COLUMBUS/GRANDVIEW HEIGHTS

MARKET/SUBMARKET

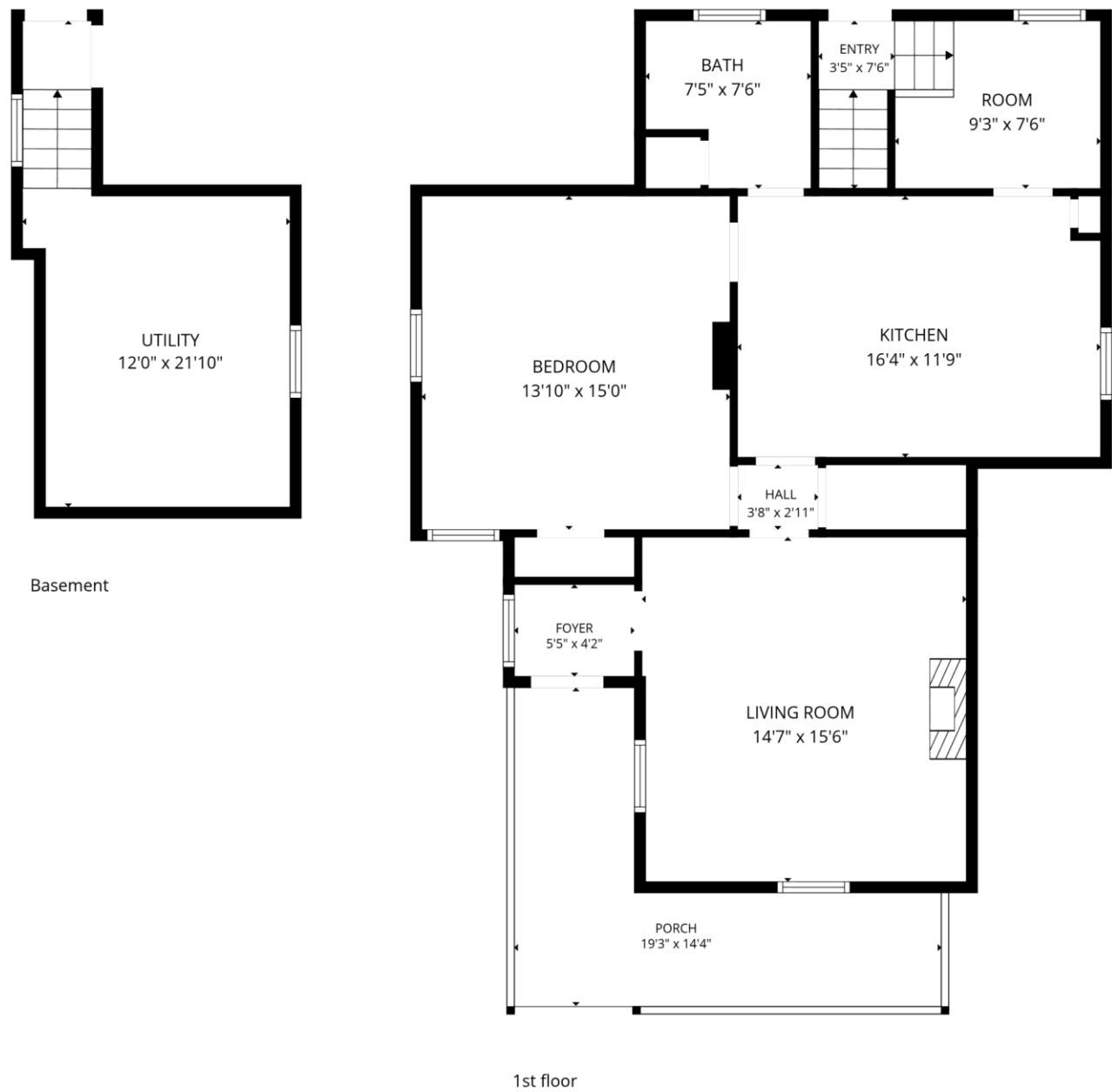
PROPERTY PHOTOS



PROPERTY PHOTOS



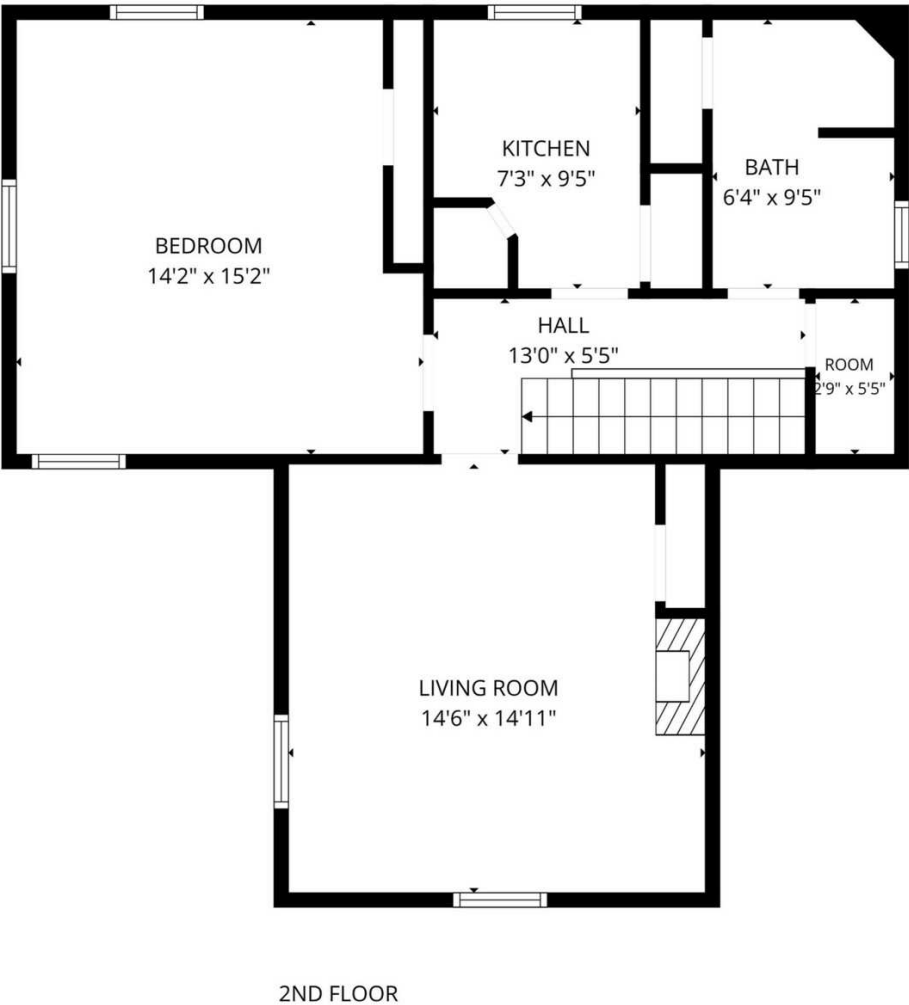
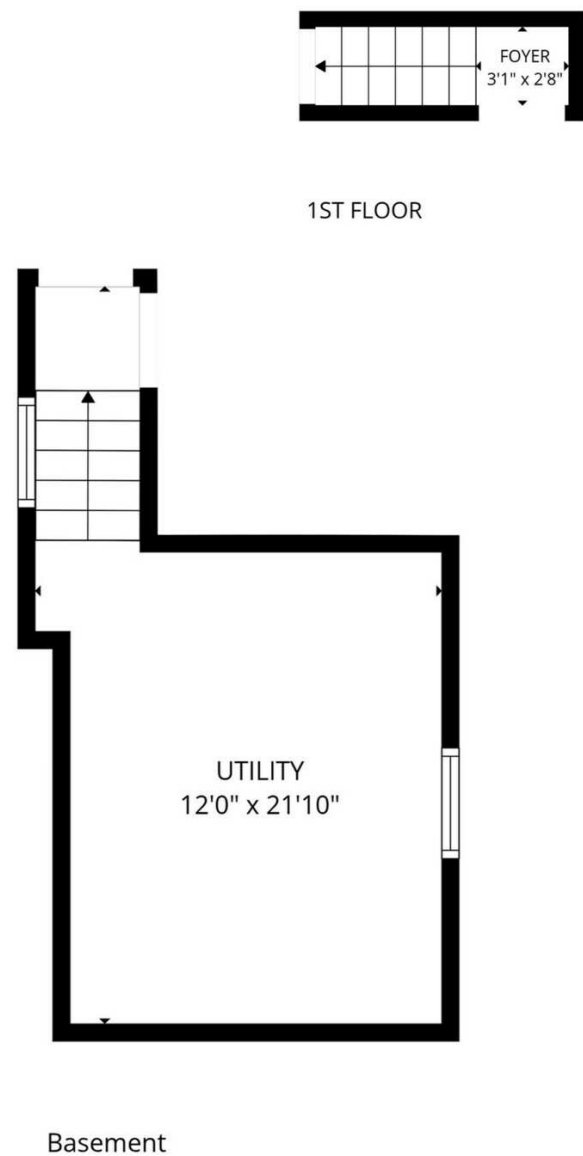
FLOOR PLAN - FIRST FLOOR



PROPERTY PHOTOS



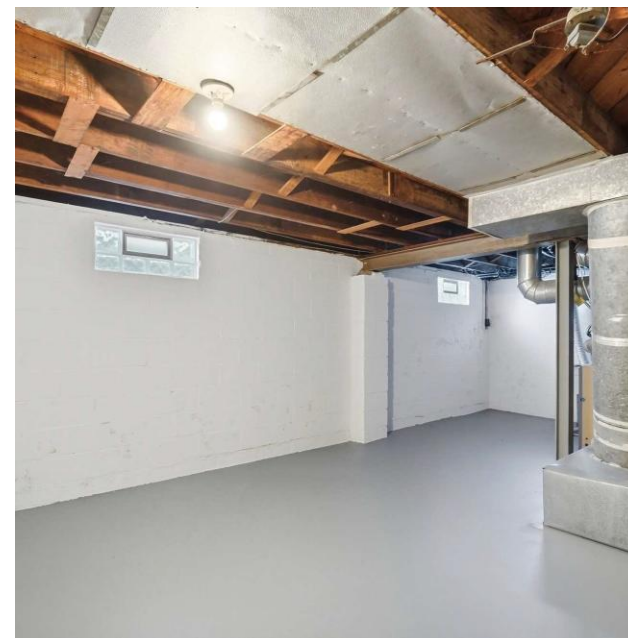
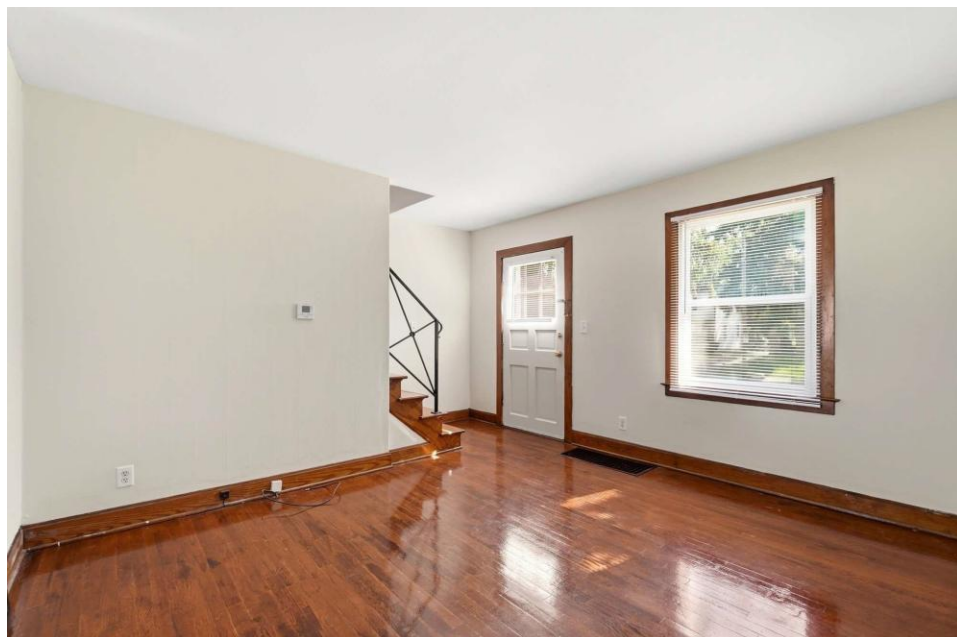
FLOOR PLAN - SECOND FLOOR



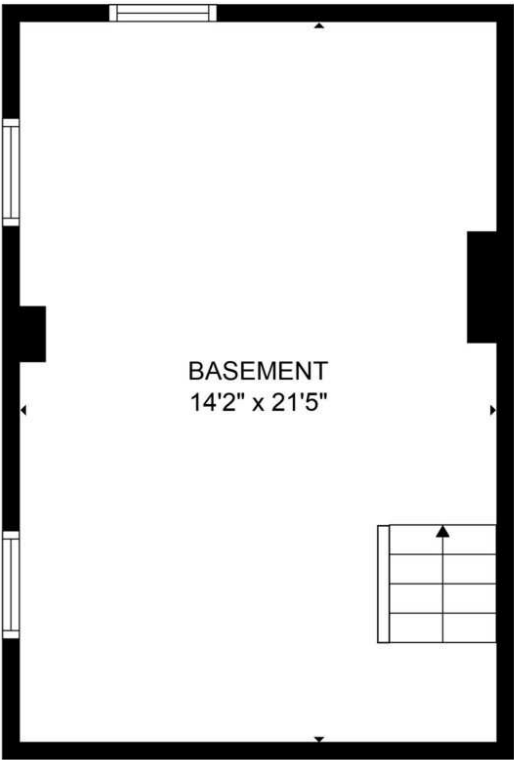
PROPERTY PHOTOS



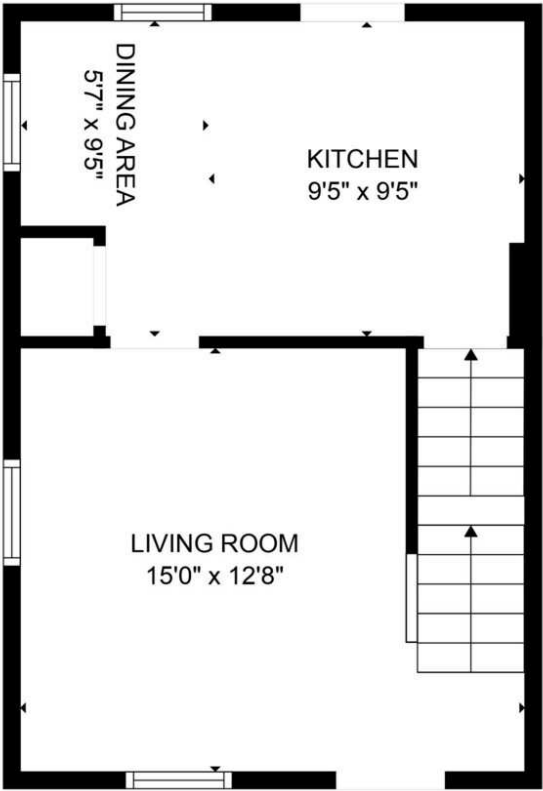
UNIT EXAMPLE (FULL PORTFOLIO AVAILABLE UPON SIGNED NDA)



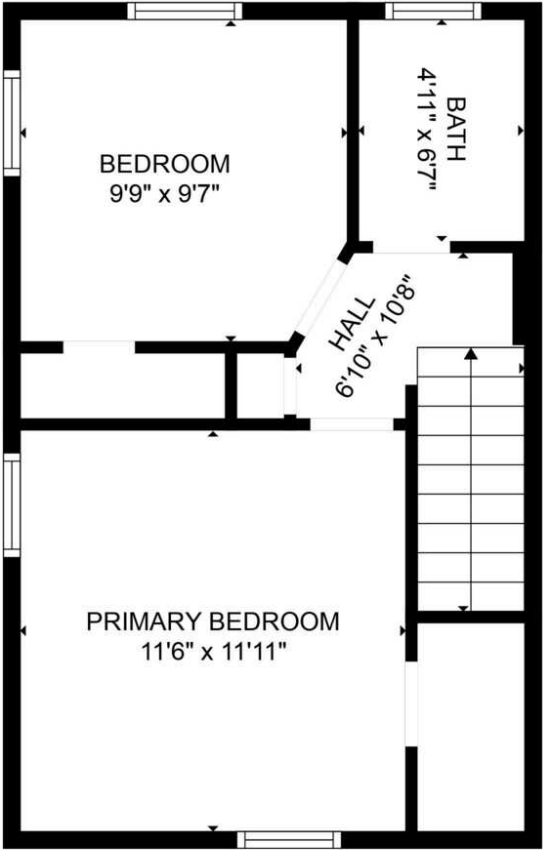
FLOOR PLAN



FLOOR 1



FLOOR 2



FLOOR 3

PROPERTY SUMMARY SHEET

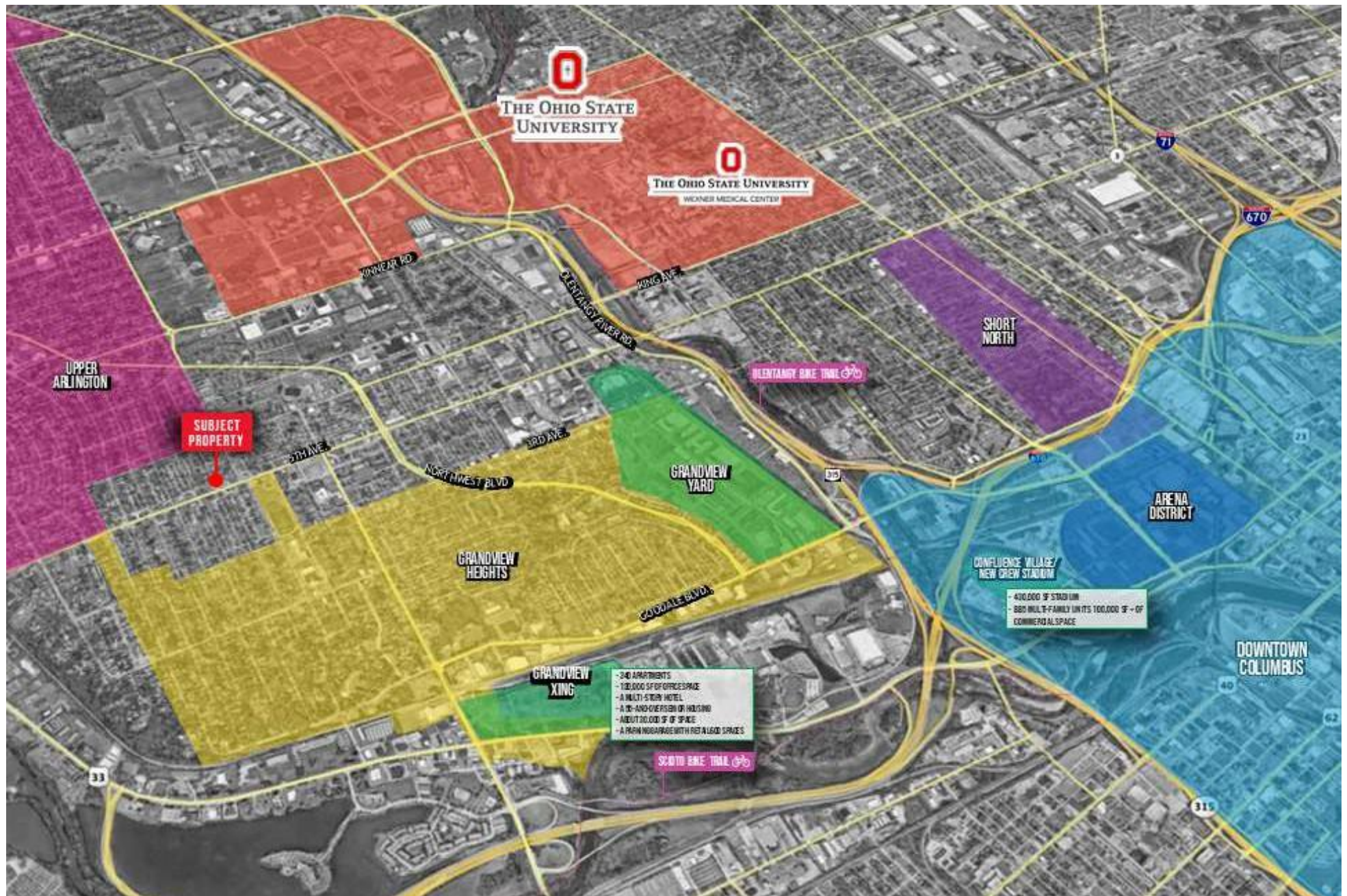
Ashland Townhomes		1621-1623 Ashland Ave	
Site & Mechanical Description		Site & Mechanical Description	
Number of Buildings	5	Number of Buildings	1
Number of Units	10	Number of Units	2
Number of Bedrooms/Baths	20 beds/10 baths	Number of Bedrooms/Baths	3 beds/2 baths
Year Built	1950	Year Built	1920
Total Square Feet	7,484	Total Square Feet	1974
Acres (w/buildings & lots)	1.8321 acres	Acres (w/buildings)	0.1304
Parking	Surface	Parking	Surface
Hot Water	Gas	Hot Water	Gas
HVAC	Forced Heat/Air	HVAC	Forced Heat/Air - 3rd floor separate wall unit
Trash	Landlord - City Bins	Trash	Landlord pays - City bins
Water	Tenant Reim - 1 meter split equally	Water	Tenant
Gas/Electric	Tenant	Gas/Electric	Tenant
Cable/Internet	Tenant	Cable/Internet	Tenant
Laundry	Private Basement Electric Hookups	Laundry	Shared Basement Electric Hookups

Fees & Deposits		Taxes & Zoning	
Application Fee	3rd party handles	Franklin County PID#s	See Auditor Information Page
Security Deposit	1 month's rent	Land Use	520
Lease Term	12 months	Zoning	Residential, R4
Late Fee	\$25/per week - \$100 per month	School District	Columbus
Pet Policy	Cats-\$200 dep/\$30/month		
Parking Fee	N/A		
Construction		Comments	
Exterior	Siding	Large Parcels - Upside in excess land for additional units	
Style	2-story		
Foundation	Concrete Block Basement		
Structure	Wood Frame		
Roof	Asphalt Shingle		
Parking	Surface		
Interior Floors	Wood/Vinyl/Carpet (1621-1623)		
		2025 Income & Expenses	
		2025 Income:	\$130,803.00
		2025 Expenses:	\$25,598.58
		2025 Net Income:	\$105,204.42

AUDITOR INFORMATION

Address	Parcel #	# Of Units	Total Square Footage	Land Use	Acreage	Current Taxes
1589-1591 Ashland Ave	010-062309-00	2	1488	Two family dwlg	0.1467	\$5,398.26
1595-1597 Ashland Ave	010-062332-00	2	1510	Two family dwlg	0.1467	\$5,478.70
1603-1605 Ashland Ave	010-062095-00	2	1510	Two family dwlg	0.978	\$4,717.44
1611 Ashland Ave	010-062097-00	-	-	Land	0.0978	\$2,011.18
1611-1613 Ashland Ave	010-062096-00	2	1488	Two family dwlg	0.0978	\$4,703.18
1617 Ashland Ave	010-062098-00	-	-	Land	0.0978	\$2,011.18
1621-1623 Ashland Ave	010-062350-00	2	1754	Two family dwlg	0.1304	\$5,579.82
1625-1627 Ashland Ave	010-062279-00	2	1488	Two family dwlg	0.1695	\$5,522.36
Ashland Ave	010-062094-00	-	-	Two family dwlg	0.0978	\$2,011.18
					1.9625	\$37,433.30

LOCATION MAP



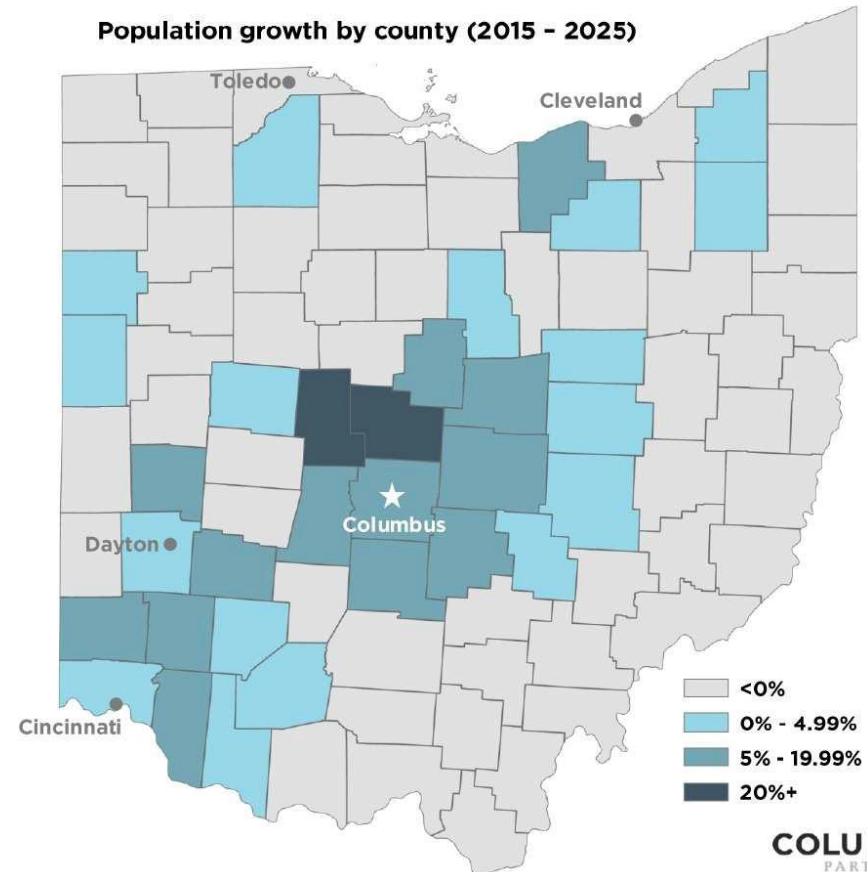
COLUMBUS REGION DRIVING OHIO'S GROWTH

The vast majority (96%) of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties.

Seven of the top fastest growing counties are in the Columbus Region.

Rank	County	% Population Growth, 2015 - 2025
#1	Union	27.7%
#2	Delaware	22.0%
#3	Warren	12.0%
#4	Fairfield	11.2%
#5	Pickaway	9.6%
#6	Madison	9.5%
#7	Licking	7.6%
#8	Miami	6.9%
#9	Franklin	6.8%

Sources: U.S. Census Bureau, Population Estimates, 2015-2025.



AREA OVERVIEW



ABOUT COLUMBUS

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 15th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With 18 Fortune 1000 companies based in the area, as well as the state's capital offices and The Ohio State University, the metro's economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

*Source: <https://columbusregion.com/>

POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accomodate that continued growth.

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000

*Source: <https://www.macrotrends.net/cities/22963/columbus/population>



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

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