THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com

THE ROBERT WEILER COMPANY

Appraisal Brokerage Consulting Development

42 NEWLY CONSTRUCTED TOWNHOMES

11 Woodford Way, Pataskala, OH 43062

NEWLY CONSTRUCTED TOWNHOME COMMUNITY

Brynn Mar Crossing presents the opportunity to acquire a newly constructed 42-unit townhome community in Pataskala, Ohio, located in the rapidly growing Licking County market. The property consists of spacious two- and three-bedroom townhomes designed to provide residents with the privacy and convenience of single-family living while maintaining the efficiencies of a professionally managed rental community.

Each residence features a modern floor plan, 2.5 bathrooms, and an attached garage, offering a highly desirable alternative to traditional multifamily housing. Licking County continues to experience significant population, employment, and economic growth, creating a strong foundation for continued housing demand and long-term rent growth.

With new construction, attractive unit layouts, limited near-term capital requirements, and a location positioned to benefit from the continued expansion of the Licking County market, Brynn Mar Crossing offers investors an opportunity to acquire a high-quality rental community with attractive long-term growth potential.

Property Highlights:

- Spacious Two- and Three-Bedroom Floor Plans
- Attached Garages and Private Entrances
- Limited Near-Term Capital Requirements
- Strong Demographic and Employment Growth
- Attractive Long-Term Rent Growth Potential
- Located Within the Columbus MSA in High-Growth Licking County

Property Overview

Address:	11 Woodford Way Pataskala, OH 43062
County:	Licking
Schools:	Southwest Licking
PID:	064-068442-00.047
Location:	SEC of E Broad Street SW and Watkins Road SW
Unit Mix	
2BR, 2.5 BA:	20 Units
3BR, 2.5 BA:	22 Units
Total:	42 Units
Acreage:	6.88 +/- ac
Year Built:	2026
Levels:	2 Stories
Asking Price:	Negotiable
NOI:	$708,488
Zoning:	RM - Multi-Family Residential

Investment Highlights

Newly Constructed 42-Unit Townhome Community
Located in High-Growth Licking County, Ohio
Spacious 2BR & 3BR Floor Plans with Attached Garages
NOI $708,488
Limited Near-Term Capital Requirements
Positioned Near Intel's Ohio One Campus & New Albany Business Park
Efficient 31.3% Operating Expense Ratio
Strong Long-Term Rent Growth Potential

Financial Snapshot

Asking Price:	Negotiable
Units:	42
NOI:	$708,488

Why Licking County

Intel Ohio One Campus
New Albany International Business Park
Continued Population Growth
Major Employment Expansion
Access to John Glenn International Airport
Regional Connectivity via I-70, I-270 & SR-161

PROPERTY OVERVIEW			
Metric	**Amount**	**Per Unit**	**Notes**
Units	42		Brand-new townhomes
Average Monthly Market Rent	$1,956	$1,956	Based on current rent roll
Annual Gross Potential Rent	$985,812	$23,472	Current RR at 100%

STABILIZED OPERATING PRO FORMA			
Revenue	**Annual ($)**	**Per Unit ($)**	**% of EGI**
Gross Potential Rent	$985,812	$23,472	95.6%
Less: Vacancy / Credit Loss	($29,574)	($704)	(2.9%)
Other Income	$75,000	$1,786	7.3%
Effective Gross Income	**$1,031,237**	**$24,553**	**100.0%**
Operating Expenses	**Annual ($)**	**Per Unit ($)**	**% of EGI**
Real Estate Taxes	$130,000	$3,095	12.6%
Insurance	$30,000	$714	2.9%
Property Management	$41,249	$982	4.0%
Repairs & Maintenance	$17,500	$417	1.7%
Turnover / Make-Ready	$7,500	$179	0.7%
Landscaping / Snow	$22,000	$524	2.1%
Common Utilities	$5,000	$119	0.5%
Trash	$8,000	$190	0.8%
Administrative / Legal / Accounting	$6,500	$155	0.6%
Marketing / Leasing	$5,000	$119	0.5%
Payroll / Maintenance Allocation	$50,000	$1,190	4.8%
Total Operating Expenses	**$322,749**	**$7,685**	**31.3%**
NET OPERATING INCOME	**$708,488**	**$16,869**	**68.7%**

BRYNN MAR CROSSING

PROPERTY VIDEO TOUR

www.apartments.com

Click the links below or scan the QR code to view the community video and virtual tour.

Matterport 3D Exterior

Brynn Mar Crossing Townhomes

Community Exterior Photos

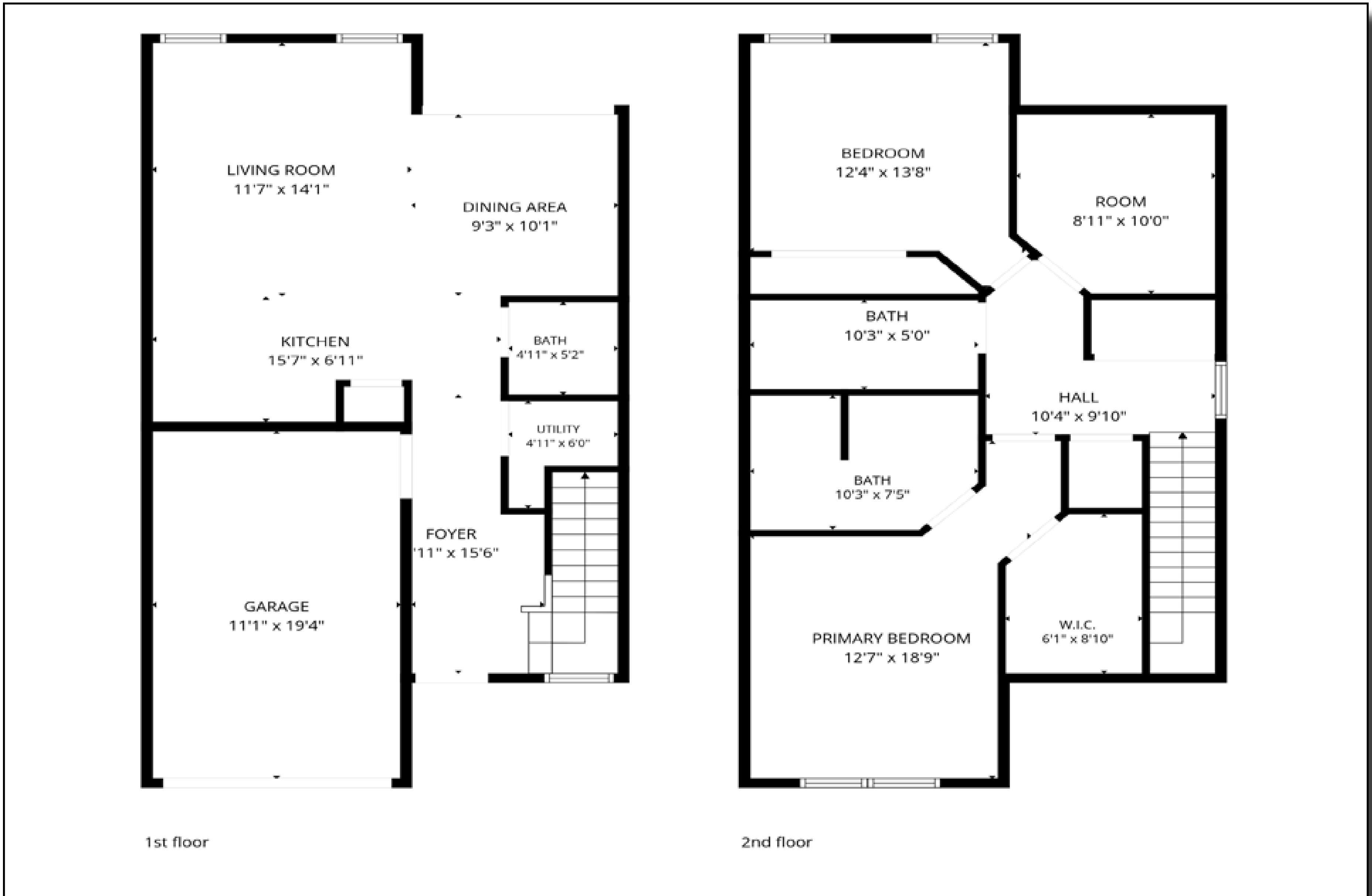
Townhome Interior Photos



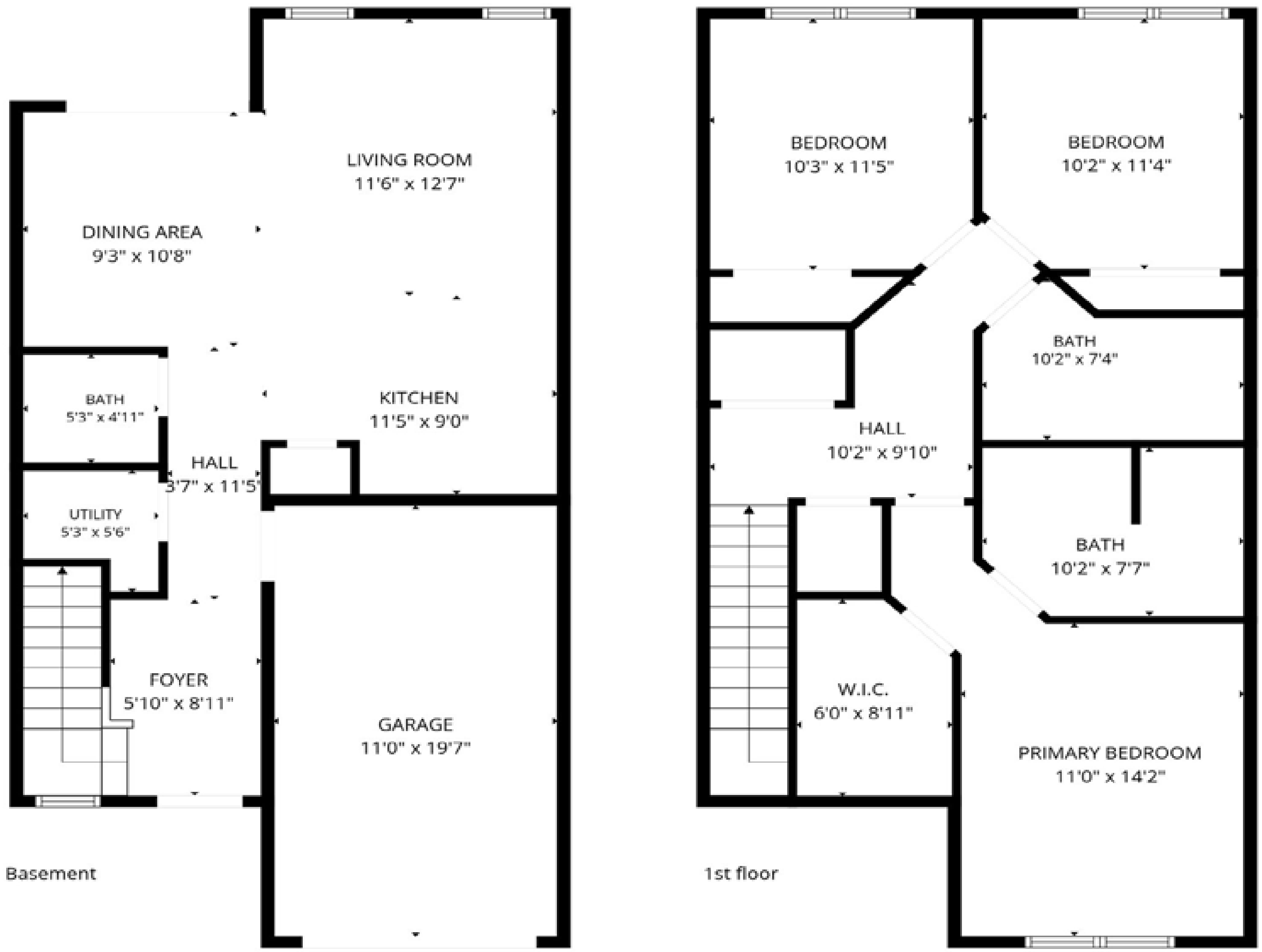



Townhome Interior Photos

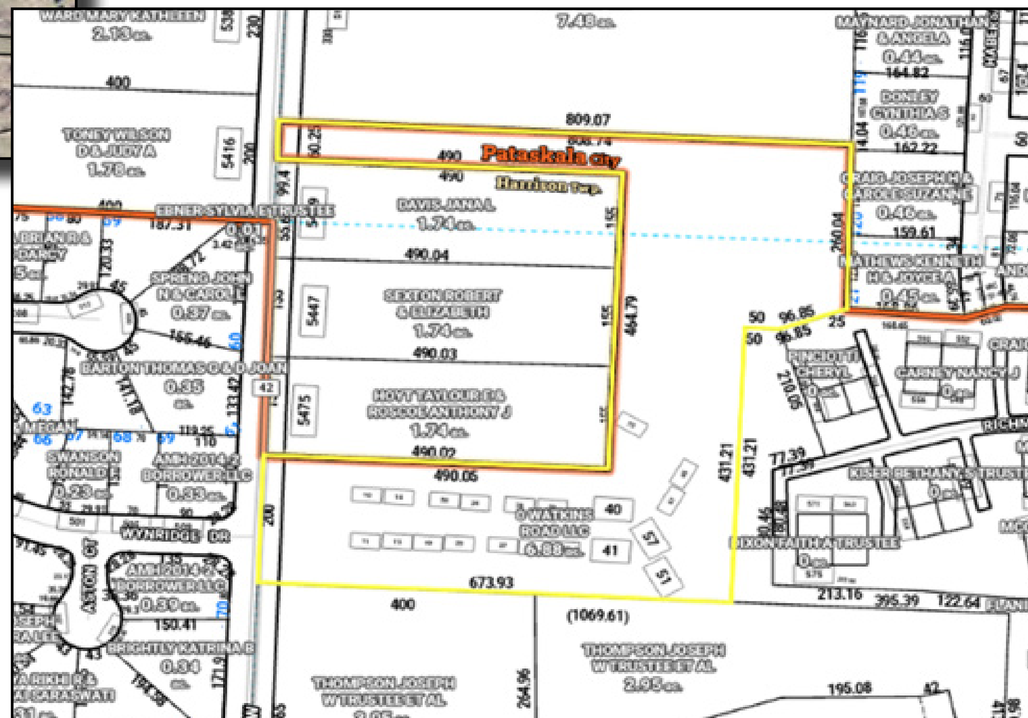
2BR, 2.5BA Floor Plan



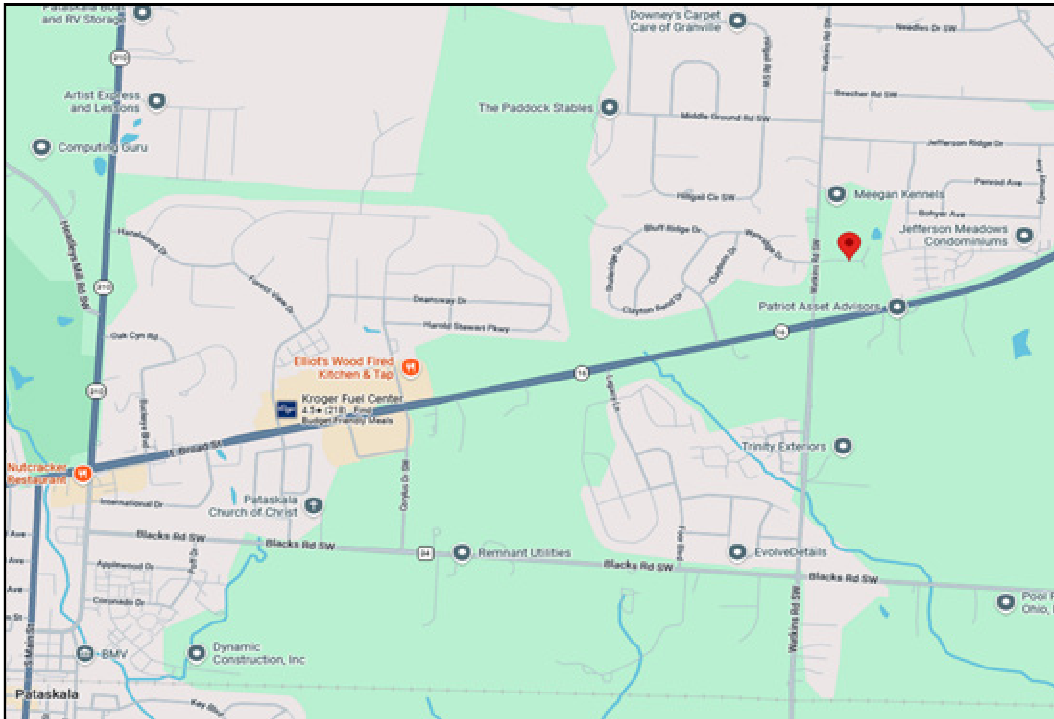
3BR, 2.5BA Floor Plan

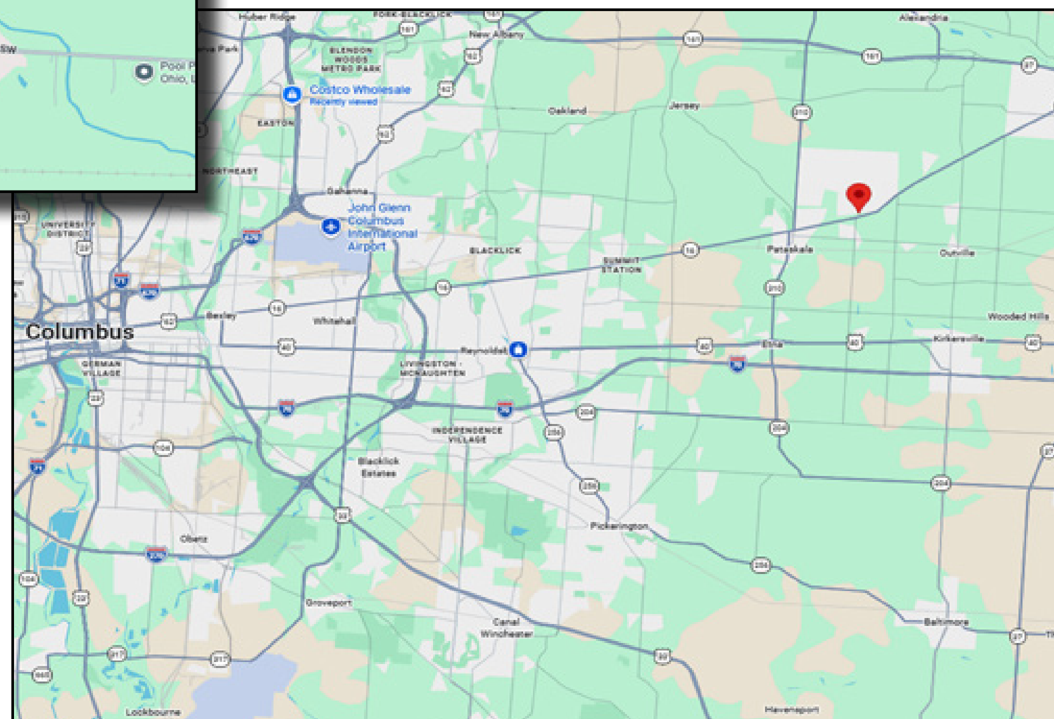


Aerial & Plat Maps



Street Maps

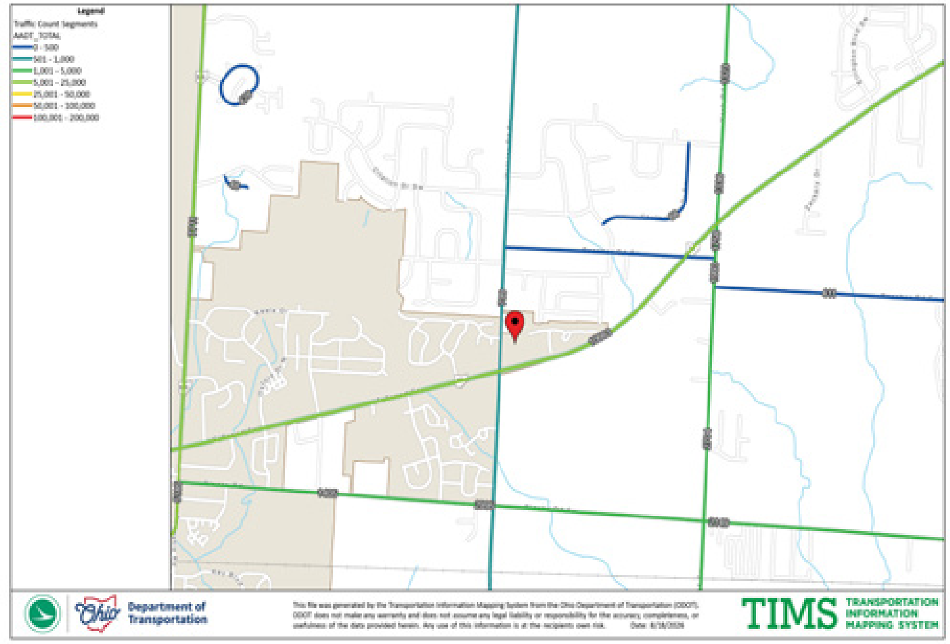

Downey's Carpet Care of Granville
Artist Express and Lessons
Computing Guru
The Paddock Stables
Meegan Kennels
Jefferson Meadows Condominiums
Patriot Asset Advisors
Elliot's Wood Fired Kitchen & Tap
Kroger Fuel Center
Trinity Exteriors
Nutcracker Restaurant
Pataskala Church of Christ
Blacks Rd SW
Remnant Utilities
EvolveDetails
Dynamic Construction, Inc
BMV
Pataskala


Costco Wholesale
John Glenn Columbus International Airport
Oakland
Jersey
Pataskala
Columbus

Demographic Summary Report

Brynn Mar Crossing
11 Woodford Way, Pataskala, OH 43062

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	4,747		18,174		30,686	
2025 Estimate	4,607		17,649		29,893	
2020 Census	4,348		16,705		28,737	
Growth 2025 - 2030	3.04%		2.97%		2.65%	
Growth 2020 - 2025	5.96%		5.65%		4.02%	
2025 Population by Hispanic Origin	122		431		825	
2025 Population	4,607		17,649		29,893	
White	3,786	82.18%	14,747	83.56%	24,791	82.93%
Black	129	2.80%	501	2.84%	810	2.71%
Am. Indian & Alaskan	2	0.04%	6	0.03%	8	0.03%
Asian	322	6.99%	1,055	5.98%	1,948	6.52%
Hawaiian & Pacific Island	0	0.00%	4	0.02%	11	0.04%
Other	368	7.99%	1,336	7.57%	2,325	7.78%
U.S. Armed Forces	0		5		47	
Households						
2030 Projection	1,707		6,659		11,044	
2025 Estimate	1,656		6,467		10,758	
2020 Census	1,564		6,132		10,359	
Growth 2025 - 2030	3.08%		2.97%		2.66%	
Growth 2020 - 2025	5.88%		5.46%		3.85%	
Owner Occupied	1,393	84.12%	5,211	80.58%	8,871	82.46%
Renter Occupied	263	15.88%	1,256	19.42%	1,887	17.54%
2025 Households by HH Income	1,655		6,467		10,759	
Income: <$25,000	39	2.36%	481	7.44%	903	8.39%
Income: $25,000 - $50,000	108	6.53%	705	10.90%	1,203	11.18%
Income: $50,000 - $75,000	407	24.59%	1,303	20.15%	2,008	18.66%
Income: $75,000 - $100,000	172	10.39%	799	12.36%	1,312	12.19%
Income: $100,000 - $125,000	395	23.87%	1,078	16.67%	1,797	16.70%
Income: $125,000 - $150,000	125	7.55%	466	7.21%	907	8.43%
Income: $150,000 - $200,000	251	15.17%	1,035	16.00%	1,594	14.82%
Income: $200,000+	158	9.55%	600	9.28%	1,035	9.62%
2025 Avg Household Income	$120,657		$113,836		$113,568	
2025 Med Household Income	$106,424		$98,294		$99,113	



Brynn Mar Crossing
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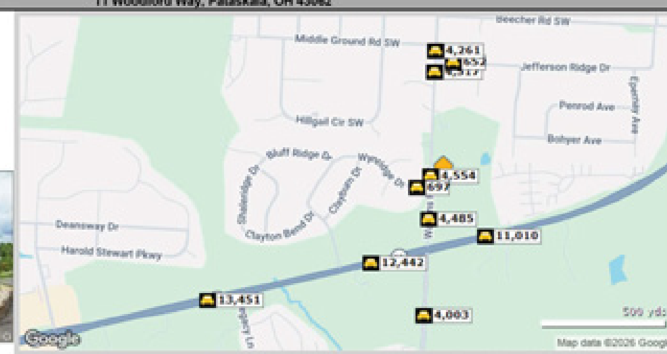

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Watkins Road Southwest	Wynridge Dr	0.03 S	2026	4,554	MPSI	.04
2	Wynridge Drive	Aston Ct	0.01 W	2026	697	MPSI	.06
3	Watkins Road Southwest	Broad St SW	0.04 S	2026	4,485	MPSI	.08
4	Broad Street Southwest	Watkins Rd SW	0.14 W	2026	11,010	MPSI	.15
5	East Broad Street	Barrington Ridge	0.06 W	2026	12,442	MPSI	.24
6	Watkins Road Southwest	Jefferson Ridge Dr	0.03 N	2026	4,517	MPSI	.28
7	Jefferson Ridge Drive	Watkins Rd SW	0.04 W	2026	652	MPSI	.30
8	Watkins Road Southwest	Stonegate Dr	0.10 S	2026	4,003	MPSI	.31
9	Watkins Road Southwest	Middle Ground Rd SW	0.02 N	2026	4,261	MPSI	.33
10	East Broad Street	East Broad Street	0.09 E	2026	13,451	MPSI	.61

Nearby Demand Drivers	
Intel Ohio One Campus	15 Min
New Albany Business Park	15 Min
Easton Town Center	20 Min
John Glenn International Airport	20 Min
Downtown Columbus	25 Min

Great Location

Strategically located within the Northeast Columbus growth corridor, providing convenient access to Intel's Ohio One Campus, the New Albany International Business Park, John Glenn International Airport, Easton Town Center, and Downtown Columbus.

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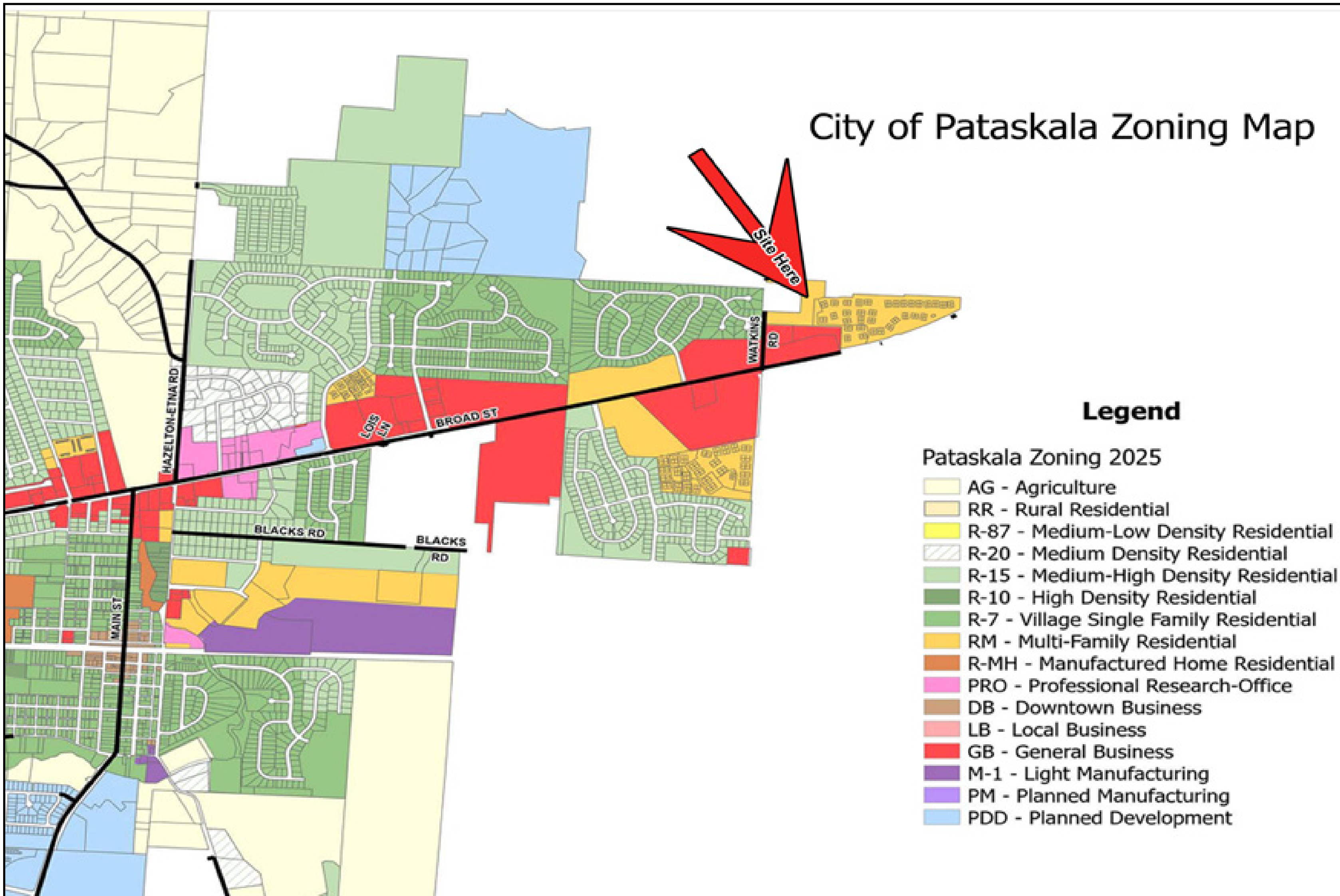
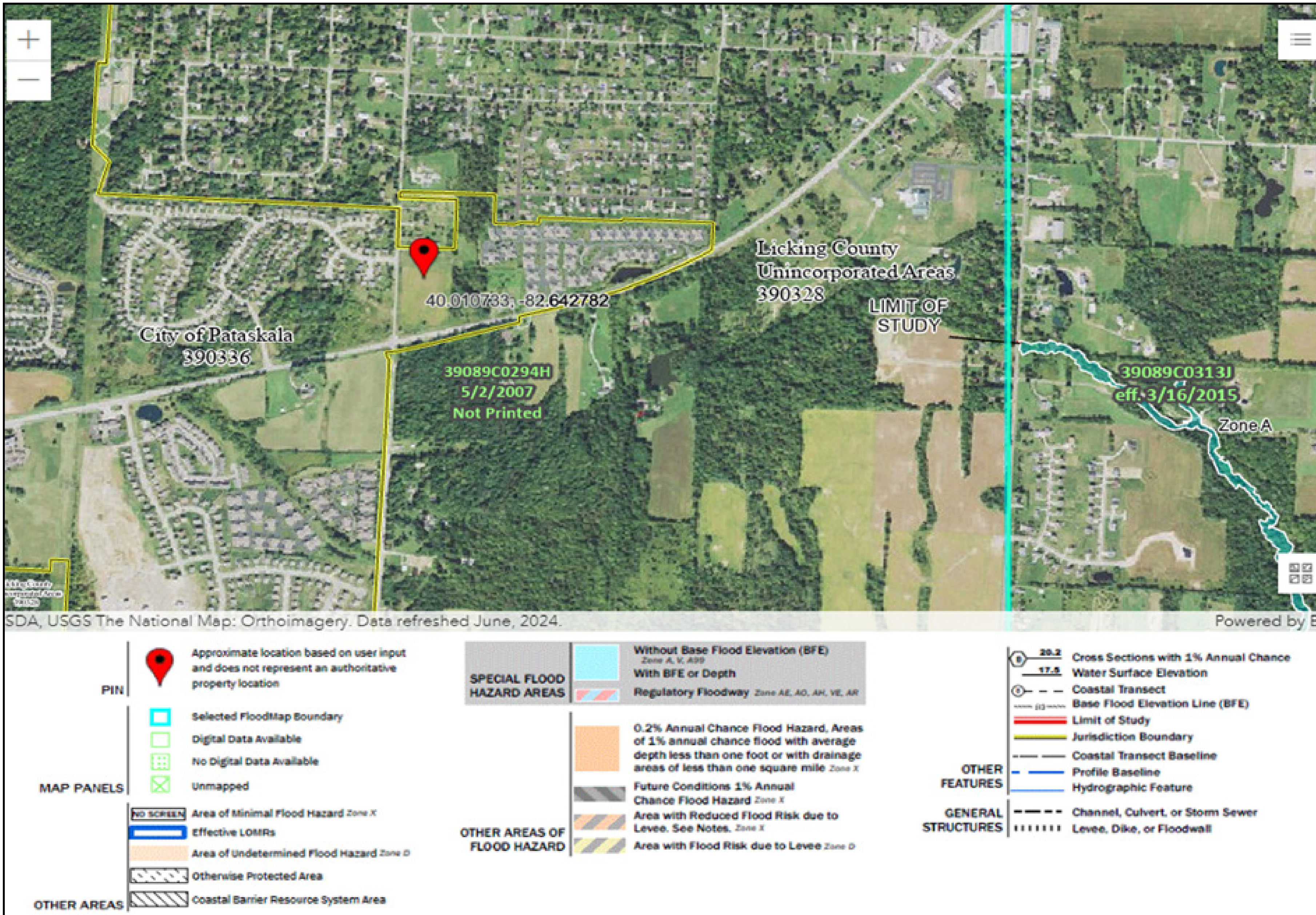
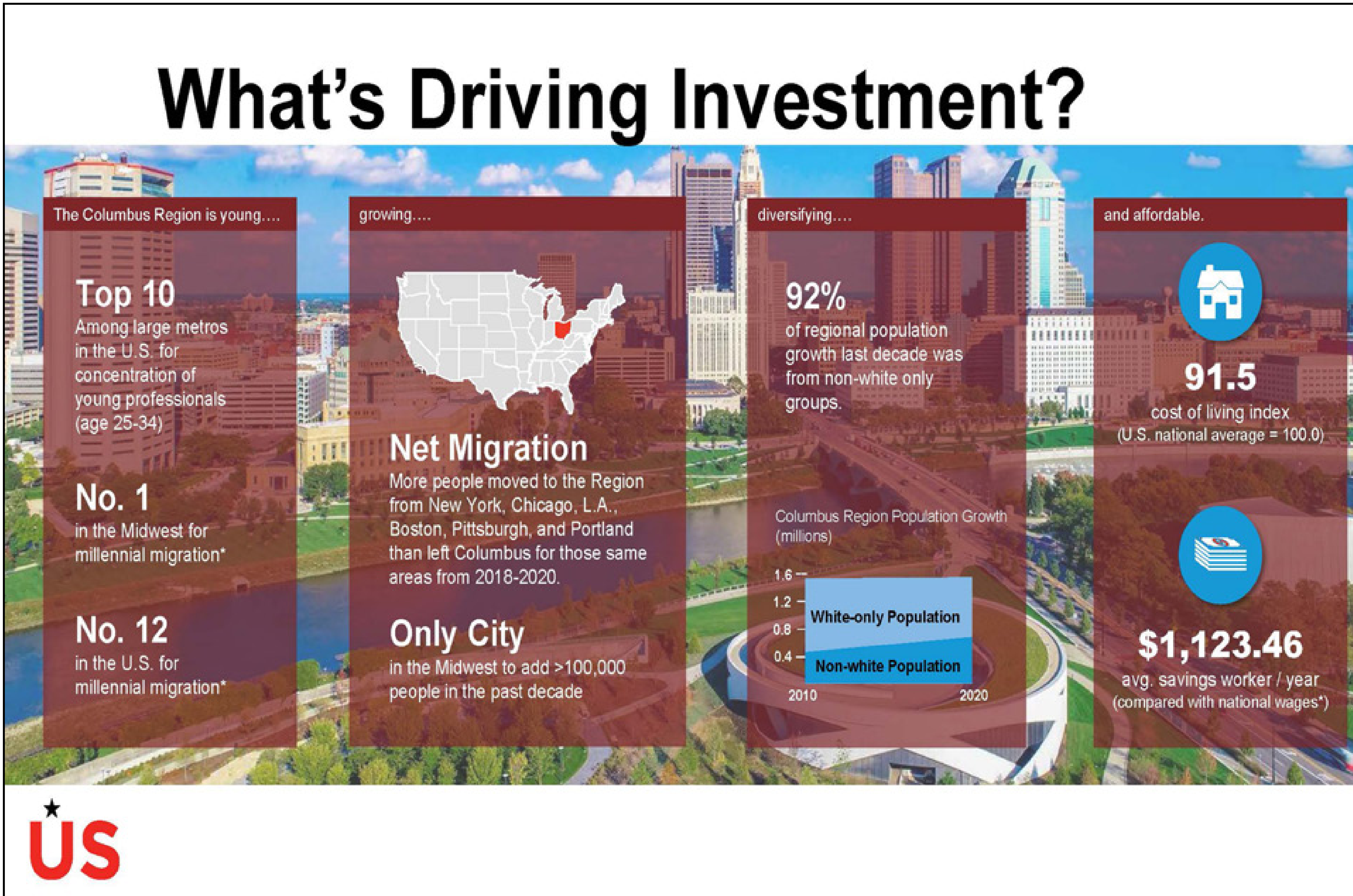
Zoning Map

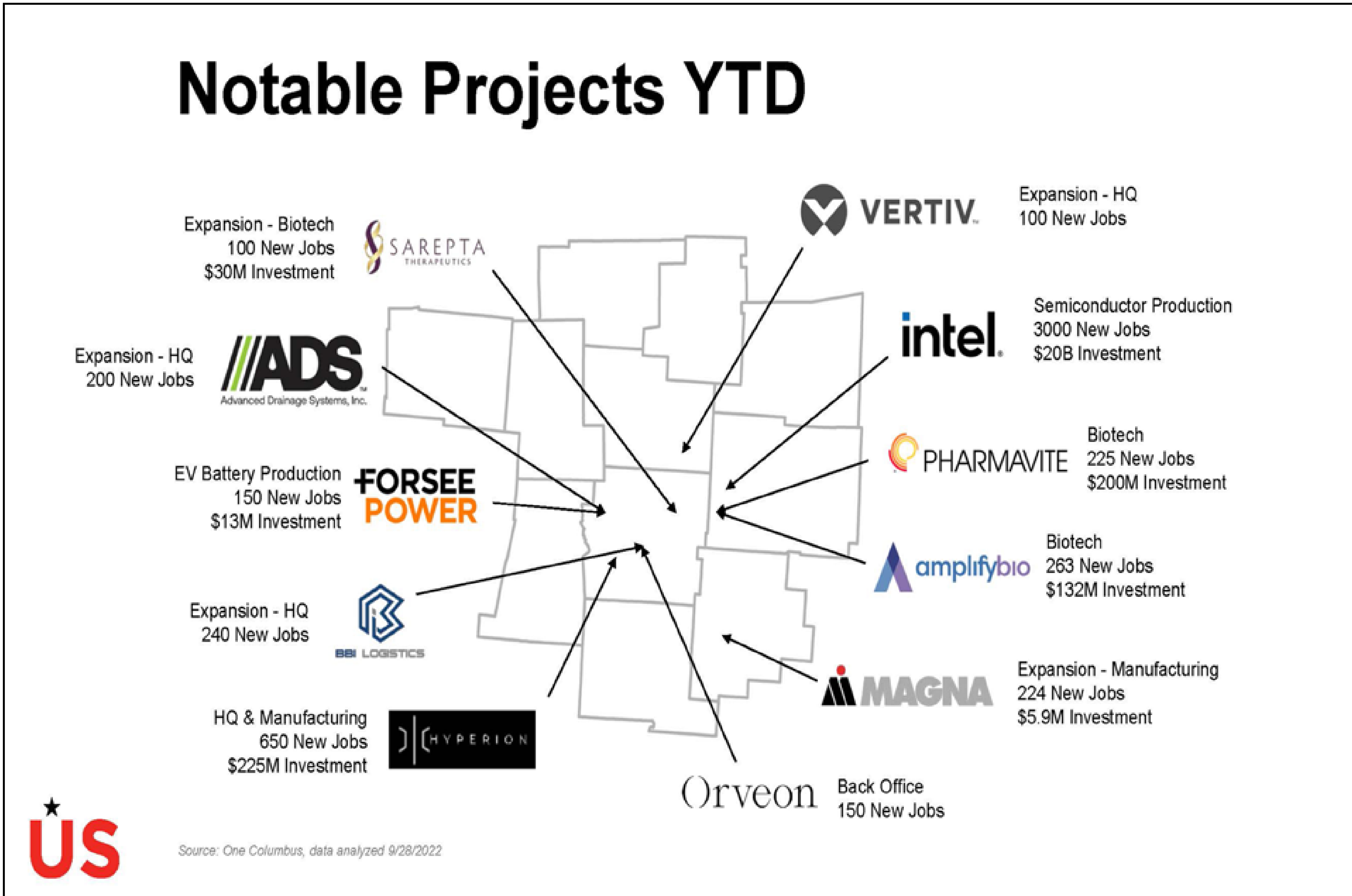


Click here to see zoning text

Flood Map


Licking County
Unincorporated Areas
390328
LIMIT OF
STUDY
City of Pataskala
390336
40.010733, -82.642782
39089C0294H
5/2/2007
Not Printed
39089C0313J
eff. 3/16/2015
Zone A
SDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.
Powered by Es
PIN
Approximate location based on user input and does not represent an authoritative property location
MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped
NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area
OTHER AREAS
Coastal Barrier Resource System Area
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
20.2
17.5
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
OTHER FEATURES
Profile Baseline
Hydrographic Feature
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall


What's Driving Investment?
The Columbus Region is young....
Top 10
Among large metros in the U.S. for concentration of young professionals (age 25-34)
No. 1
in the Midwest for millennial migration*
No. 12
in the U.S. for millennial migration*
growing....
Net Migration
More people moved to the Region from New York, Chicago, L.A., Boston, Pittsburgh, and Portland than left Columbus for those same areas from 2018-2020.
Only City
in the Midwest to add >100,000 people in the past decade
diversifying....
92%
of regional population growth last decade was from non-white only groups.
Columbus Region Population Growth (millions)
1.6
1.2
0.8
0.4
White-only Population
Non-white Population
2010
2020
and affordable.
91.5
cost of living index
(U.S. national average = 100.0)
$1,123.46
avg. savings worker / year
(compared with national wages*)
US


Notable Projects YTD
Expansion - Biotech
100 New Jobs
$30M Investment
SAREPTA
THERAPEUTICS
Expansion - HQ
200 New Jobs
ADS
Advanced Drainage Systems, Inc.
EV Battery Production
150 New Jobs
$13M Investment
FORSEE POWER
Expansion - HQ
240 New Jobs
BBI LOGISTICS
HQ & Manufacturing
650 New Jobs
$225M Investment
HYPERION
VERTIV
Expansion - HQ
100 New Jobs
intel
Semiconductor Production
3000 New Jobs
$20B Investment
PHARMAVITE
Biotech
225 New Jobs
$200M Investment
amplifybio
Biotech
263 New Jobs
$132M Investment
MAGNA
Expansion - Manufacturing
224 New Jobs
$5.9M Investment
Orveon
Back Office
150 New Jobs
US
Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938

The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.

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Learn more about us at
www.rweiler.com

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