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

OLENTANGY TERRACE MULTIFAMILY COMMUNITY

4575-4577 Olentangy River Road, Columbus, OH 43214

Property Description

VALUE - ADD MULTIFAMILY INVESTMENT

Olentangy Terrace is a 53-unit multifamily community located in one of Columbus' most desirable and supply-constrained rental corridors. 35 of the property's 53 apartment homes have been renovated, of which 19 are "Full Reno" and 16 and "Mid Reno". Full reno have granite counter tops in the kitchen and bath as well as tile surround bath, electrical, plumbing, fixtures, flooring, baseboards. The Mid reno has original cabinets and counters have all the updates except cabinets. o Since acquisition in 2023, ownership has invested $965,673 in capital improvements at Olentangy Terrace. The interior renovation program touched 44 of 52 apartment units plus the single-family house; 18 full renovations, 16 mid-level renovations, and 10 classic-plus refreshes featuring granite countertops, premium LVP flooring, new cabinetry, lighting, and hardware packages. Building systems work included HVAC replacements, upgraded electrical panels throughout the property, new windows, common-area plumbing upgrades, and new appliance packages. Ownership also added a fitness center and package room, refreshed the laundry and common areas, and completed asphalt, exterior paint, and lighting improvements. The heavy capital work is complete, leaving the next owner a substantially de-risked asset with upside concentrated in lease-up and rent growth rather than construction.

A significant differentiator is the opportunity to develop an additional 24 apartment units on the property's excess land, creating a compelling avenue for future value creation and increased scale. This expansion potential, combined with the remaining renovation program, offers investors multiple opportunities to enhance returns.

The property offers convenient access to State Route 315, providing seamless connectivity to Downtown Columbus and many of Central Ohio's most sought-after neighborhoods, including Dublin, Upper Arlington, and Grandview Heights. Residents also benefit from proximity to major employment centers, The Ohio State University, premier healthcare systems, shopping, dining, and recreational amenities, supporting strong and consistent rental demand.

With a combination of proven renovation success, meaningful remaining value-add potential, the opportunity to develop 24 additional units, and an exceptional location with outstanding regional connectivity, Olentangy Terrace presents a compelling investment opportunity in the Columbus multifamily market.

CALL FOR OFFERS

Interested parties are requested to *submit offers by Wednesday, September 2, 2026, at 5:00 PM EST*. The seller reserves the right to accept an offer prior to the deadline, reject any or all offers, or modify the offering process at its sole discretion.

Property Highlights

Address: 4575-4577 Olentangy River Rd
Columbus, OH 43214

County: Franklin

Location: NWC of W Henderson Rd and Olentangy River Rd, West of SR-315

Building Details:

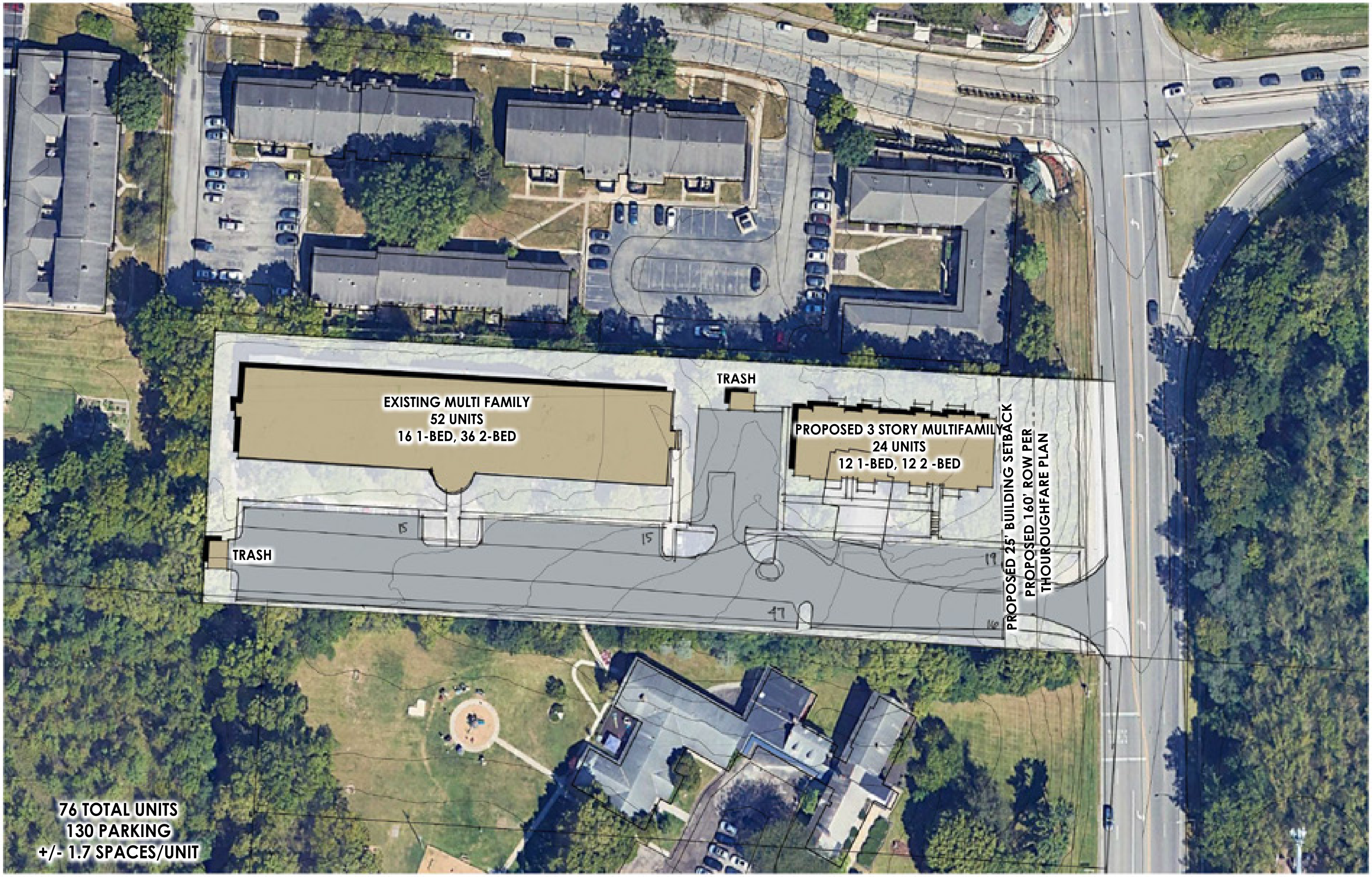
4575 Olentangy River Road
- 1,450 +/- SF
- Single-Family Residence
- Built in 1955

4577 Olentangy River Road
- 65,894 +/- SF
- Three-Story Apartment Building
- 52 Units
- Built in 1970

Asking Price: Negotiable

Zoning: Multi -Family, ARLD

Future Development Concept: 24 Additional Units



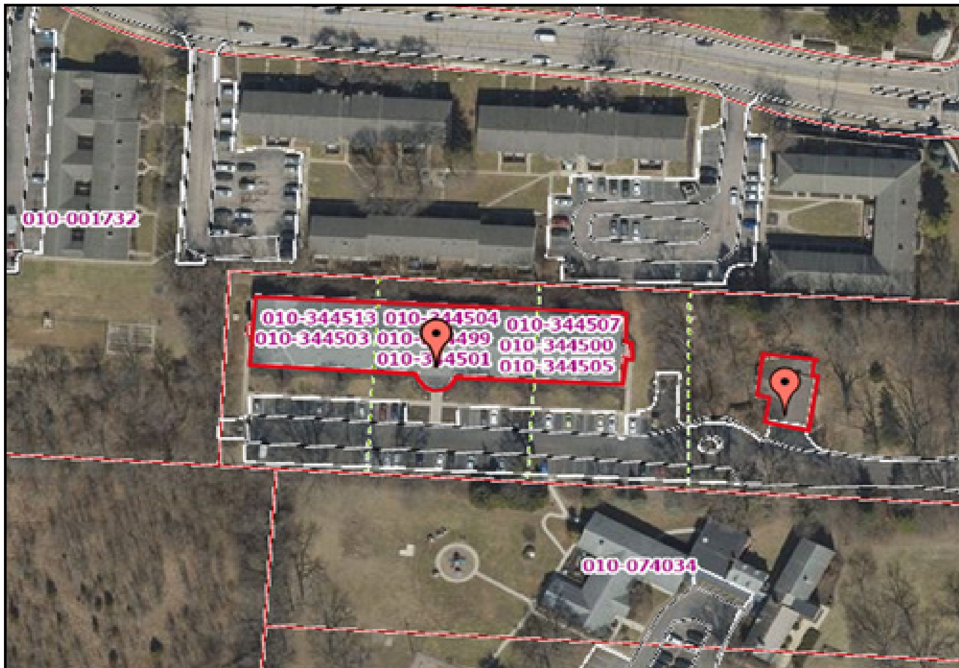
CONCEPT SITE PLAN

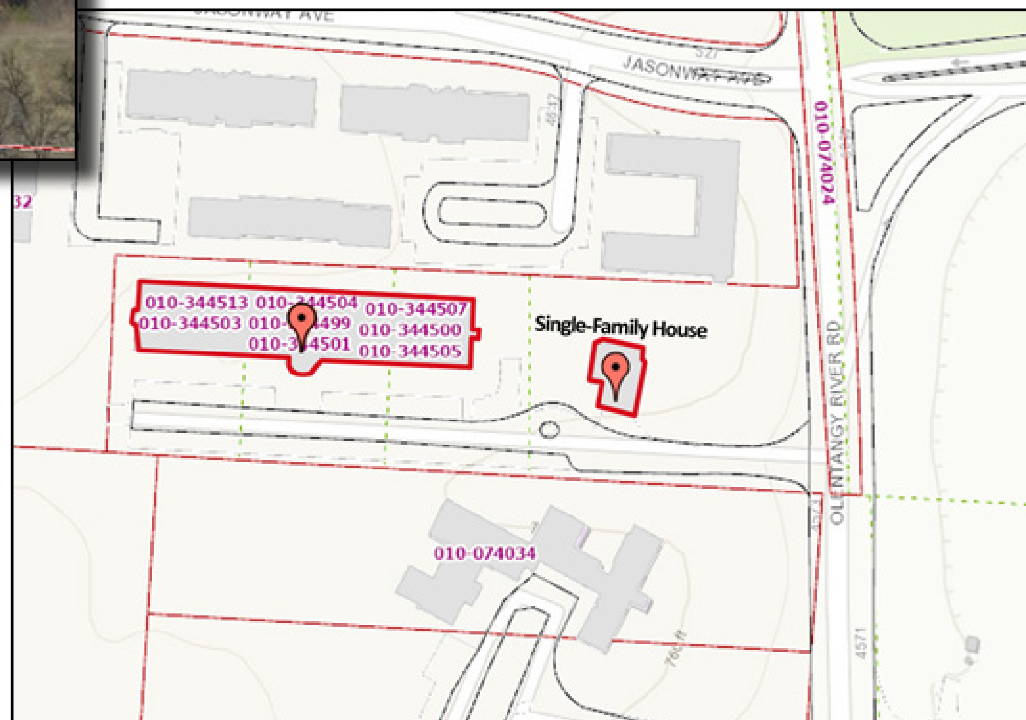
Proforma

Bedrooms	Market Rent	Number of Units
1 BR - 750 SF	$1,275	**16**
2 BR - 1,100 SF	$1,575	**36**
House - 1,450 SF	$2,700	**1**

	Proforma	Per Unit
Monthly Revenue	$79,800	$1,506
Additional Income	$5,665	$107
Annual Revenue	**$963,265**	**$18,175**
Payroll & Marketing	$9,448	$178
Management	$59,879	$1,130
Property Taxes	$92,198	$1,740
Insurance	$24,851	$469
Repairs	$45,477	$858
Admin	$4,000	$75
Utilities	$67,480	$1,273
Landscaping	$4,332	$82
Total Expenses	**$307,665**	**$5,805**
NOI	**$655,600**	**$12,370**

Aerial & Plat Maps





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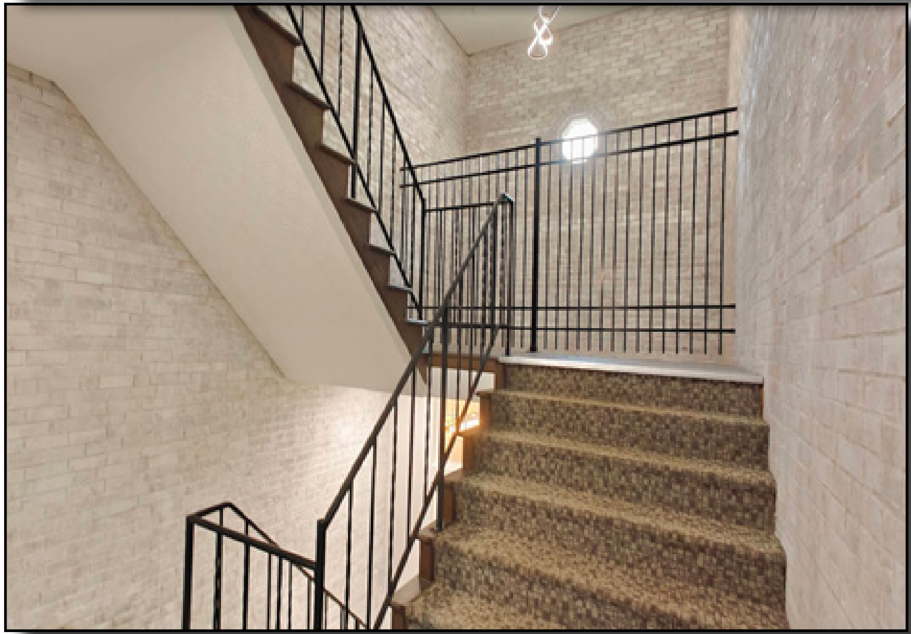
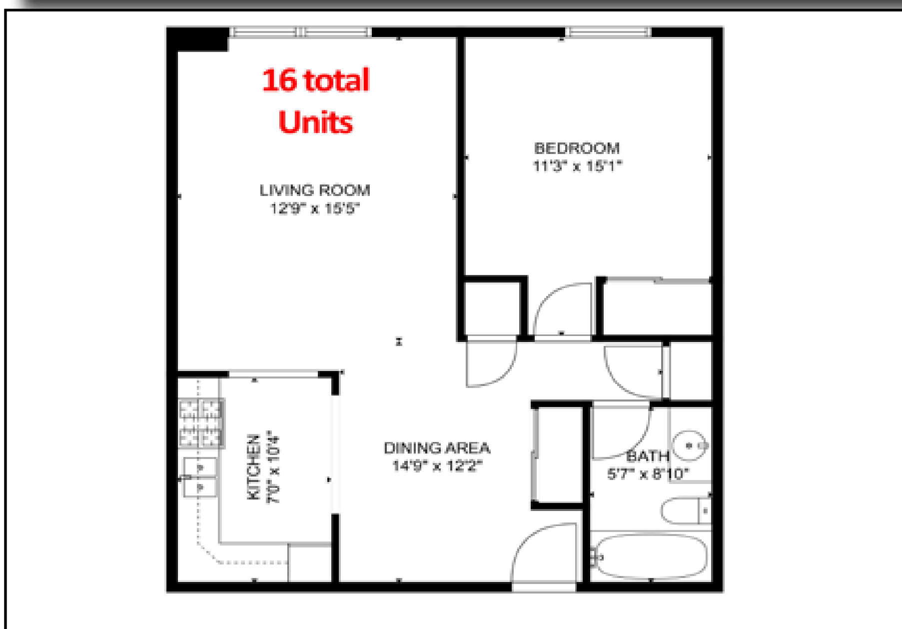
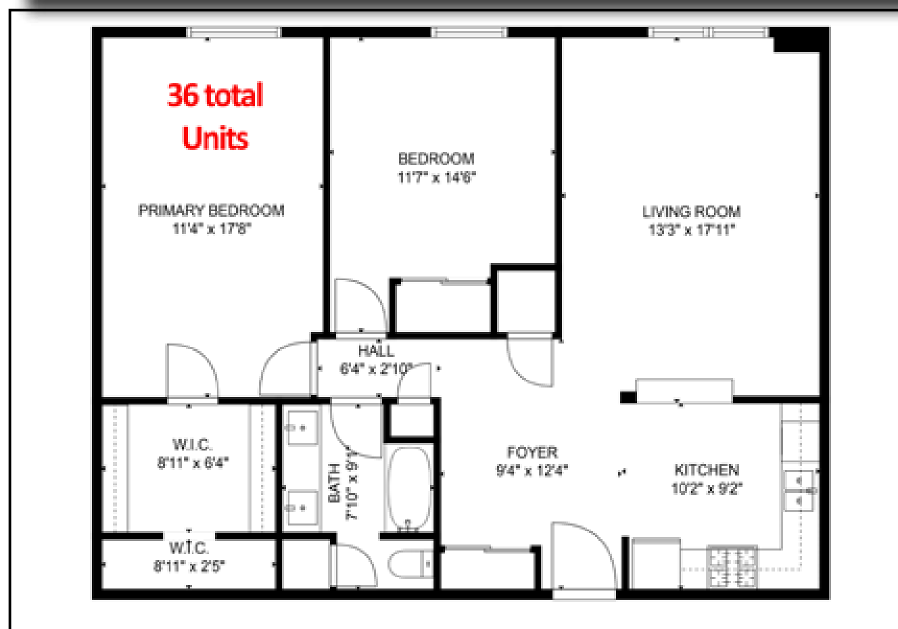
Property Views

Common Area Photos

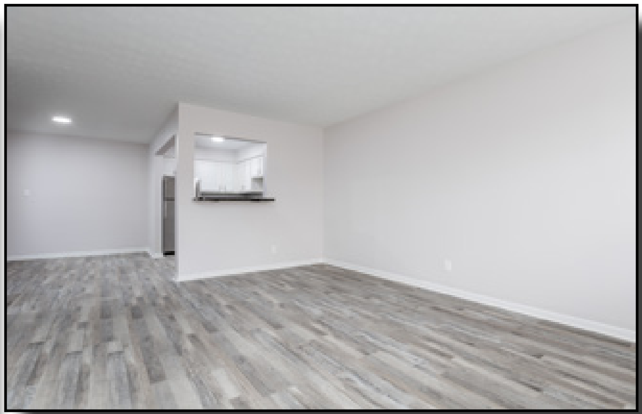


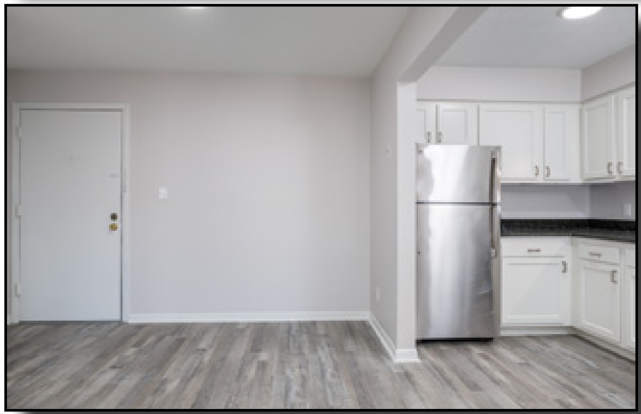
Olentangy Terrace Apartment Floor Plans



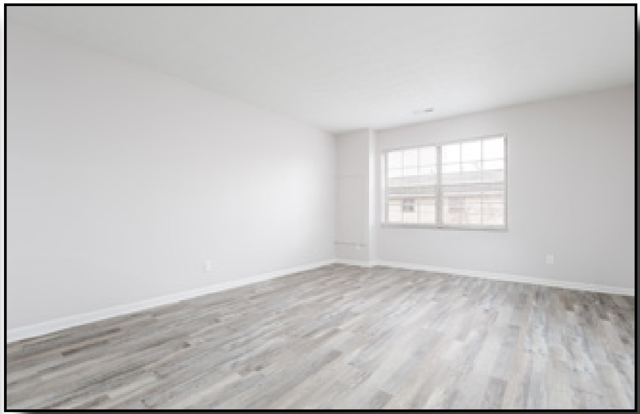
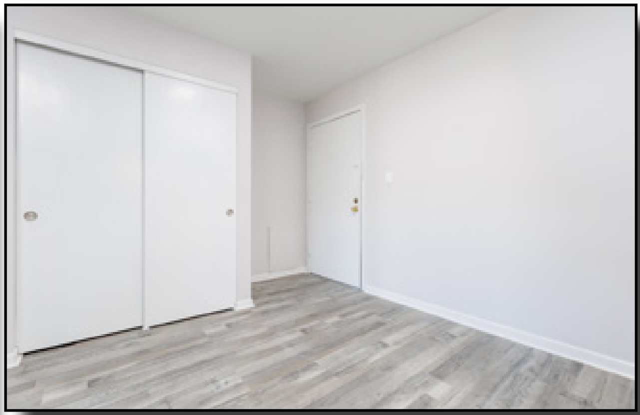


One Bedroom Apartment Photos





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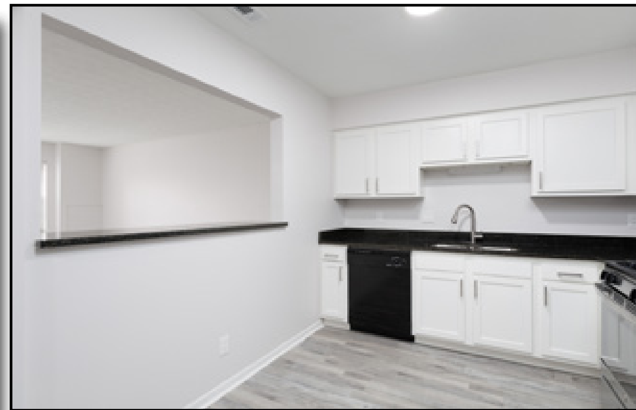
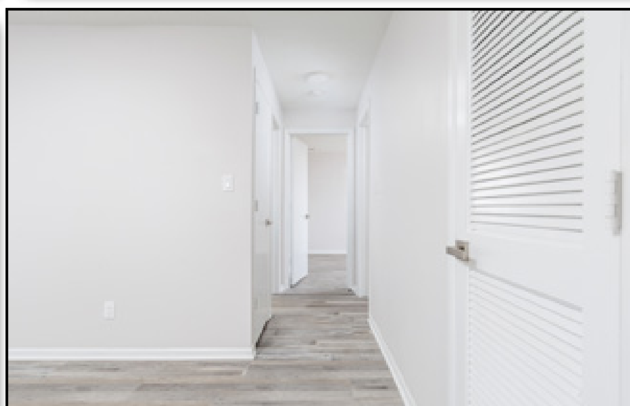
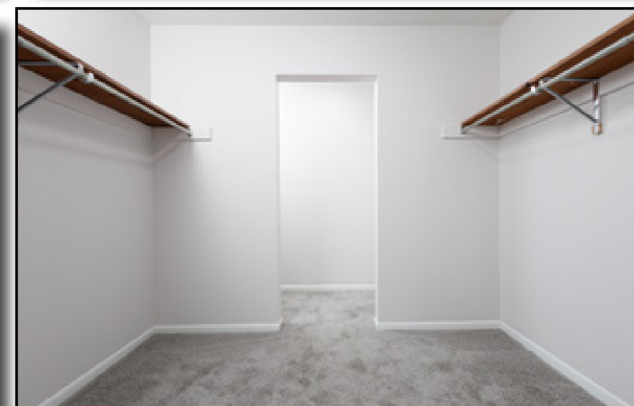
Two Bedroom Apartment Photos

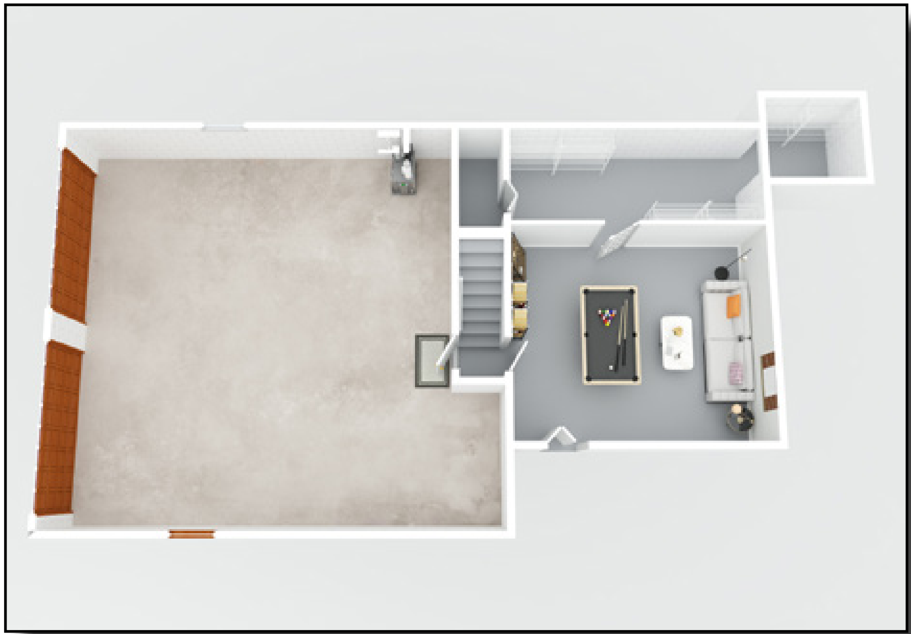



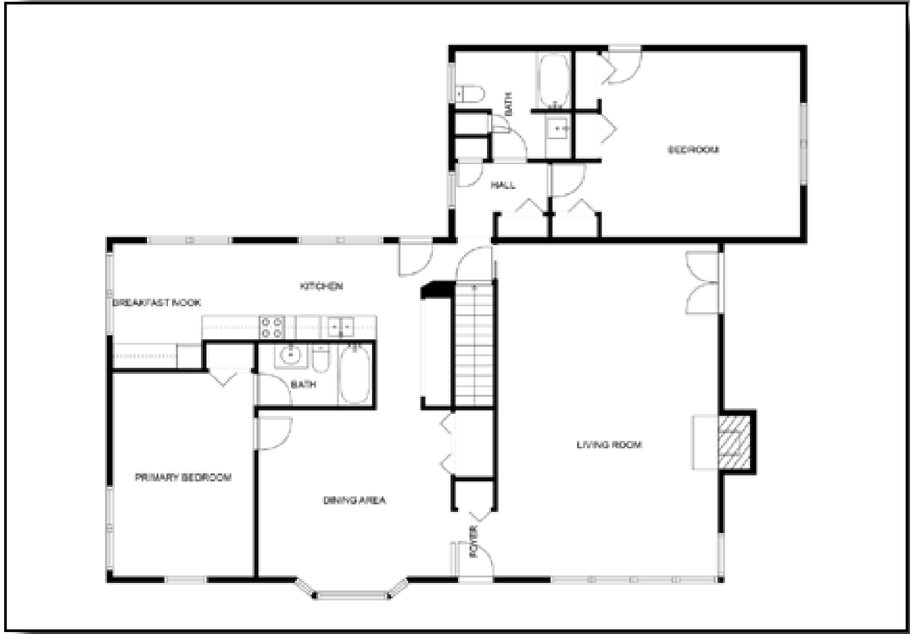


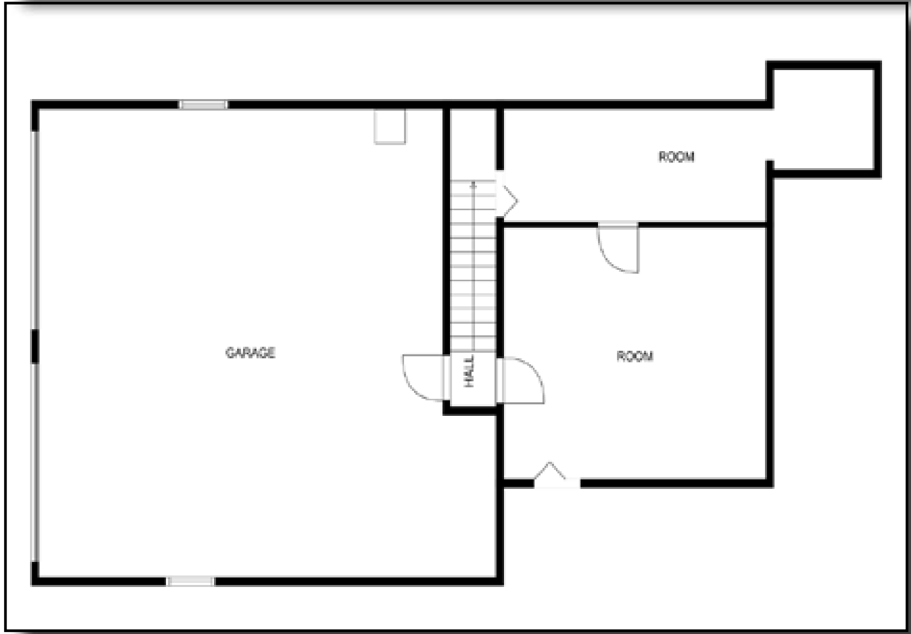


Single-Family Residence Floor Plan







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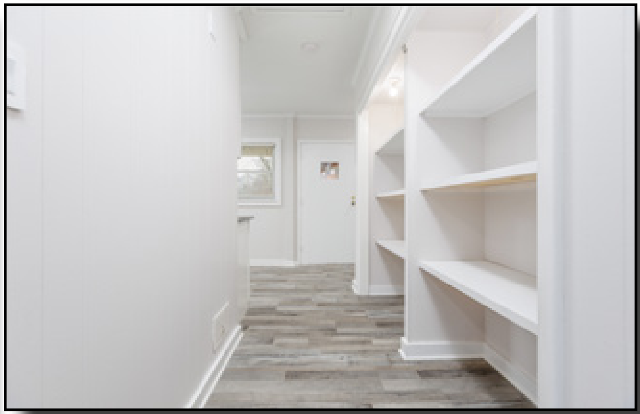
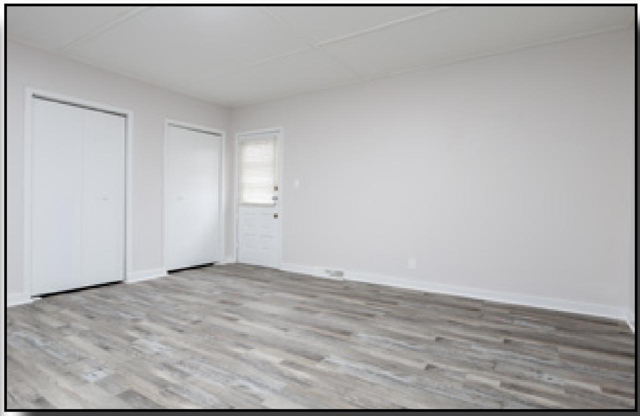
Single-Family Residence Photos







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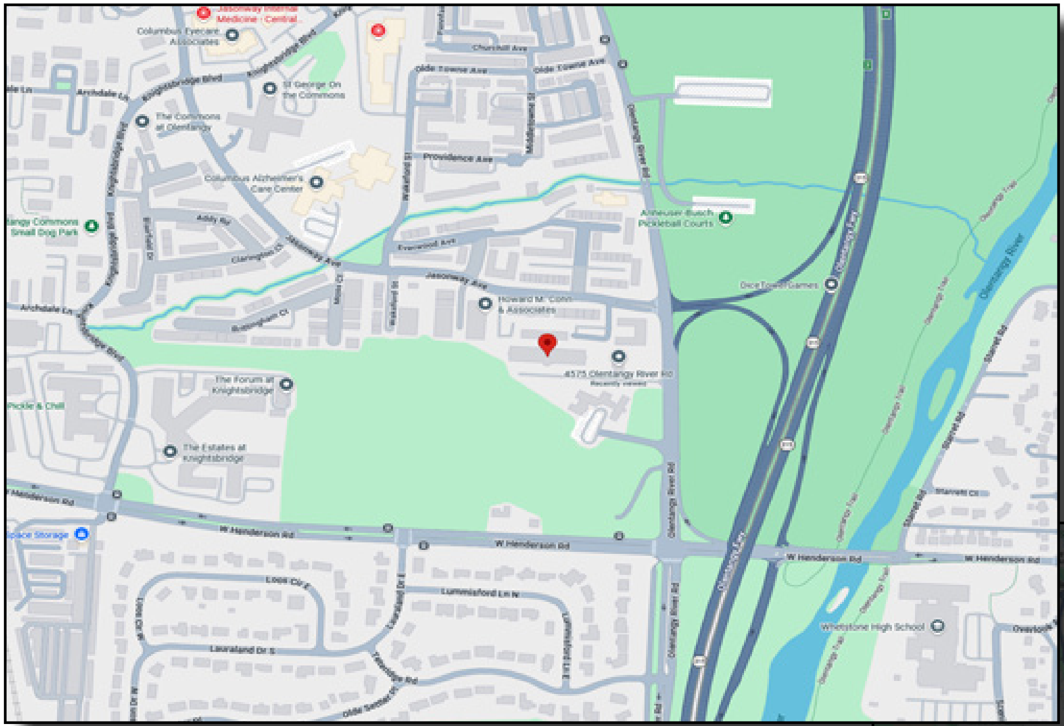
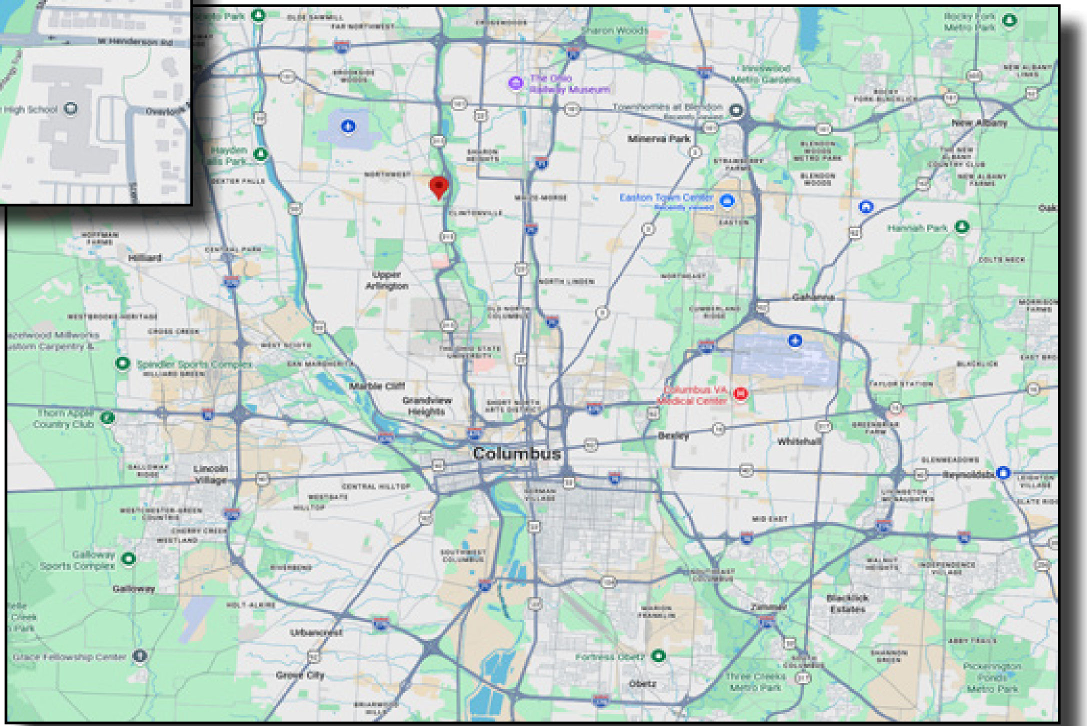
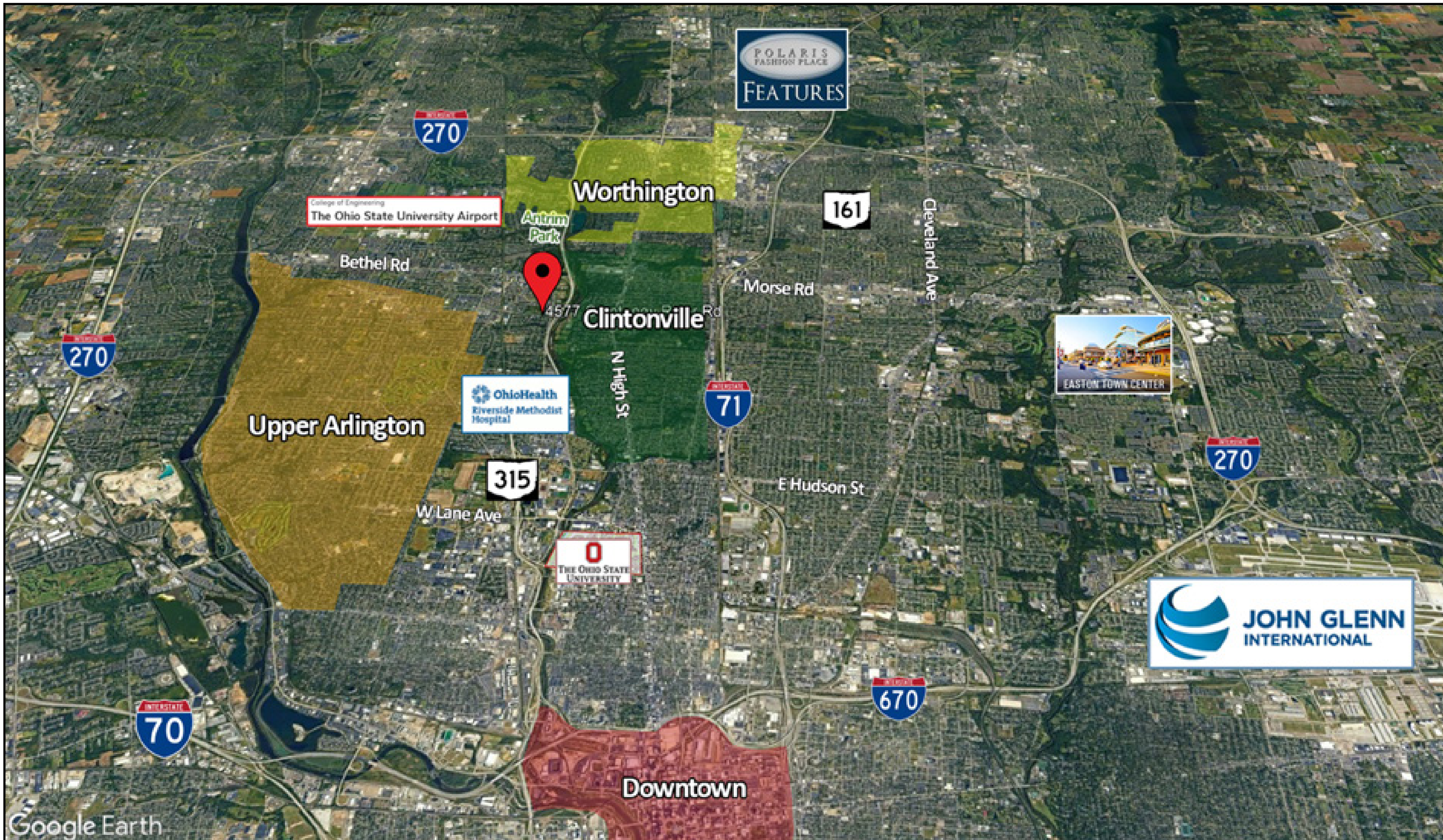
Street Maps


W Henderson Rd
Olentangy River Rd
Olentangy Fwy
Olentangy River
4575 Olentangy River Rd

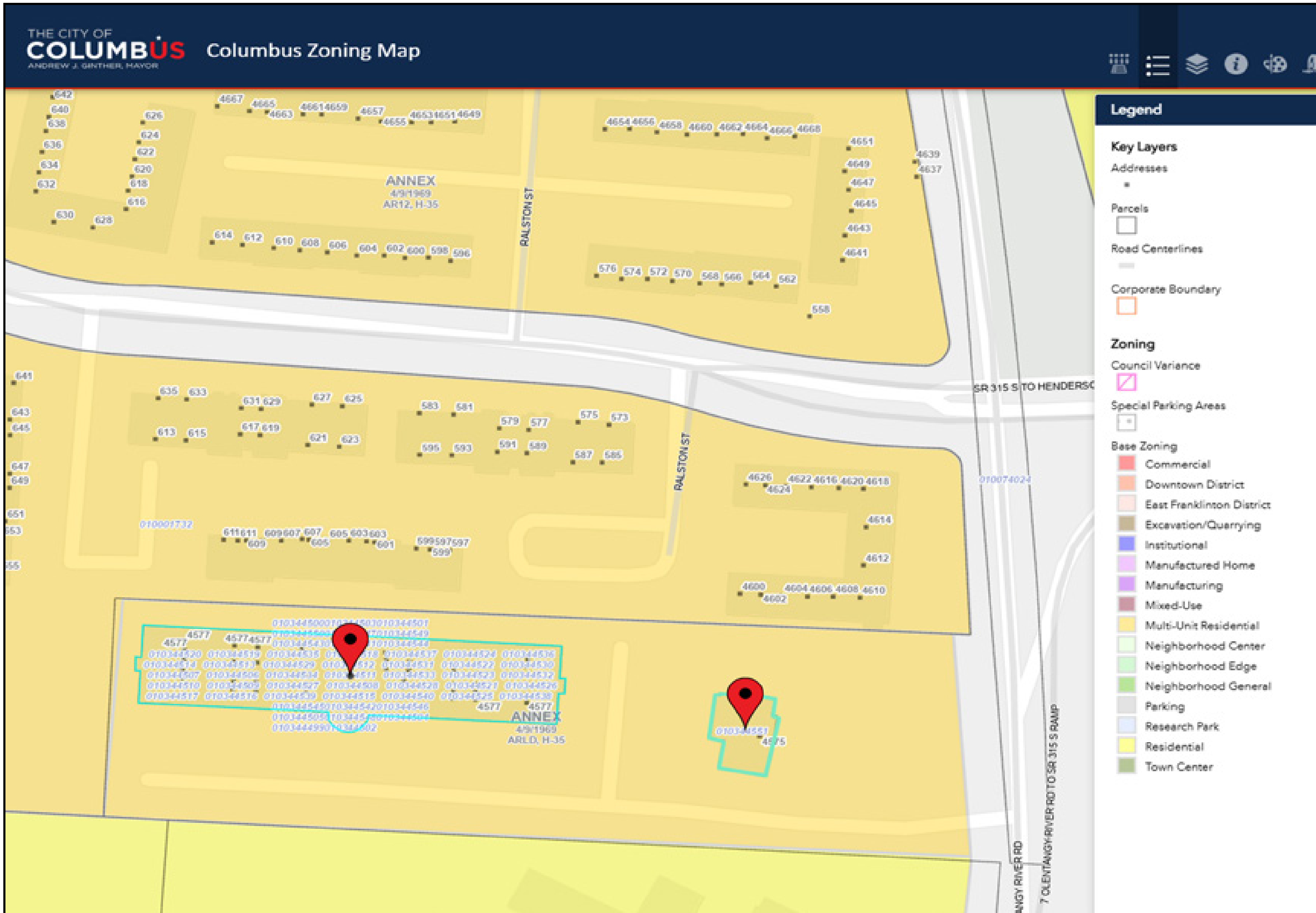

Columbus
Upper Arlington
Grandview Heights
Hilliard
Gahanna
Bexley
Whitehall
Lincoln Village
Easton Town Center



Great Location!

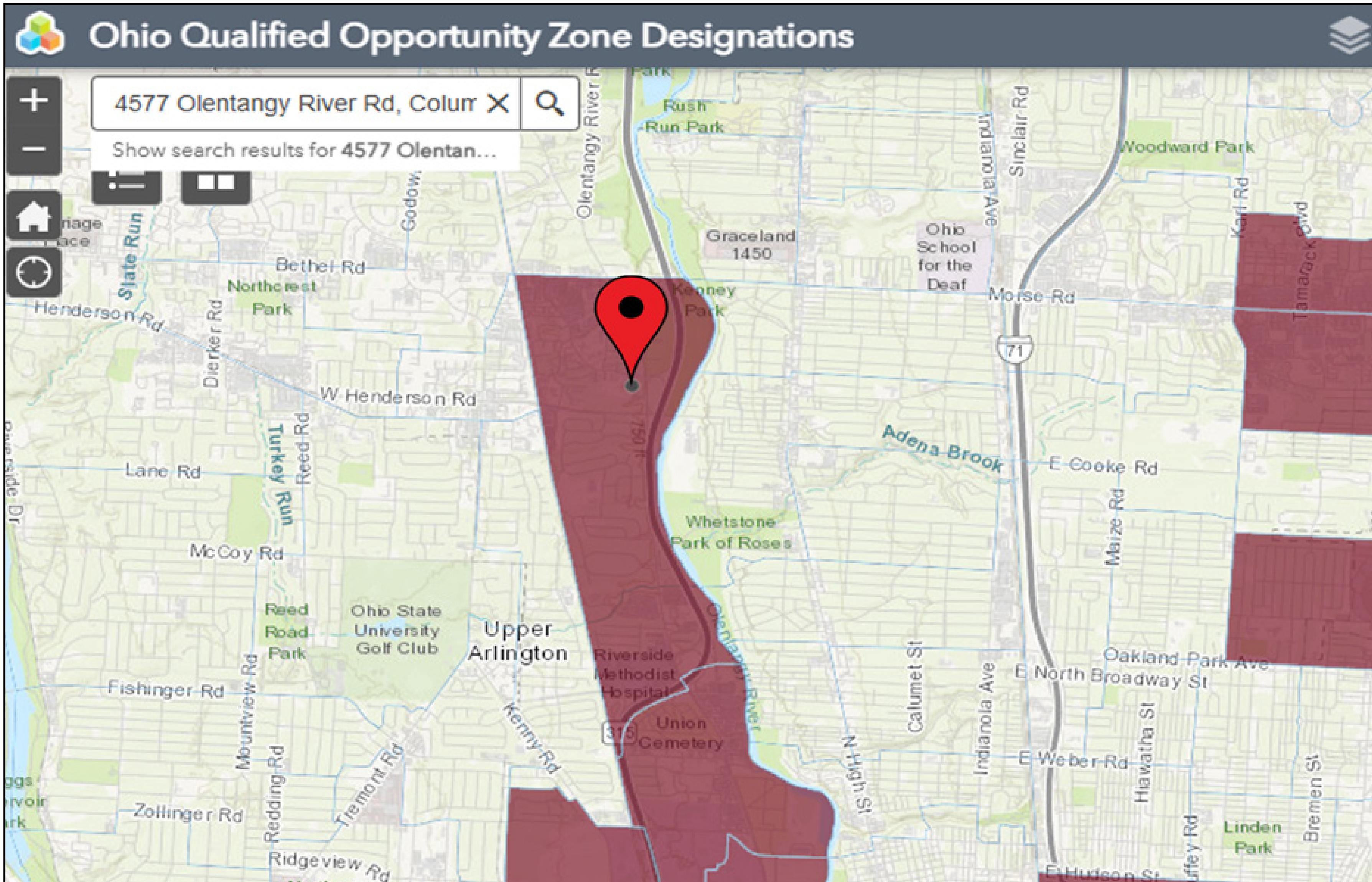
Located in the highly desirable North Columbus / Clintonville-Worthington corridor, the property offers excellent connectivity to major employment centers including Riverside Methodist Hospital, The Ohio State University, and Downtown Columbus

Zoning Map



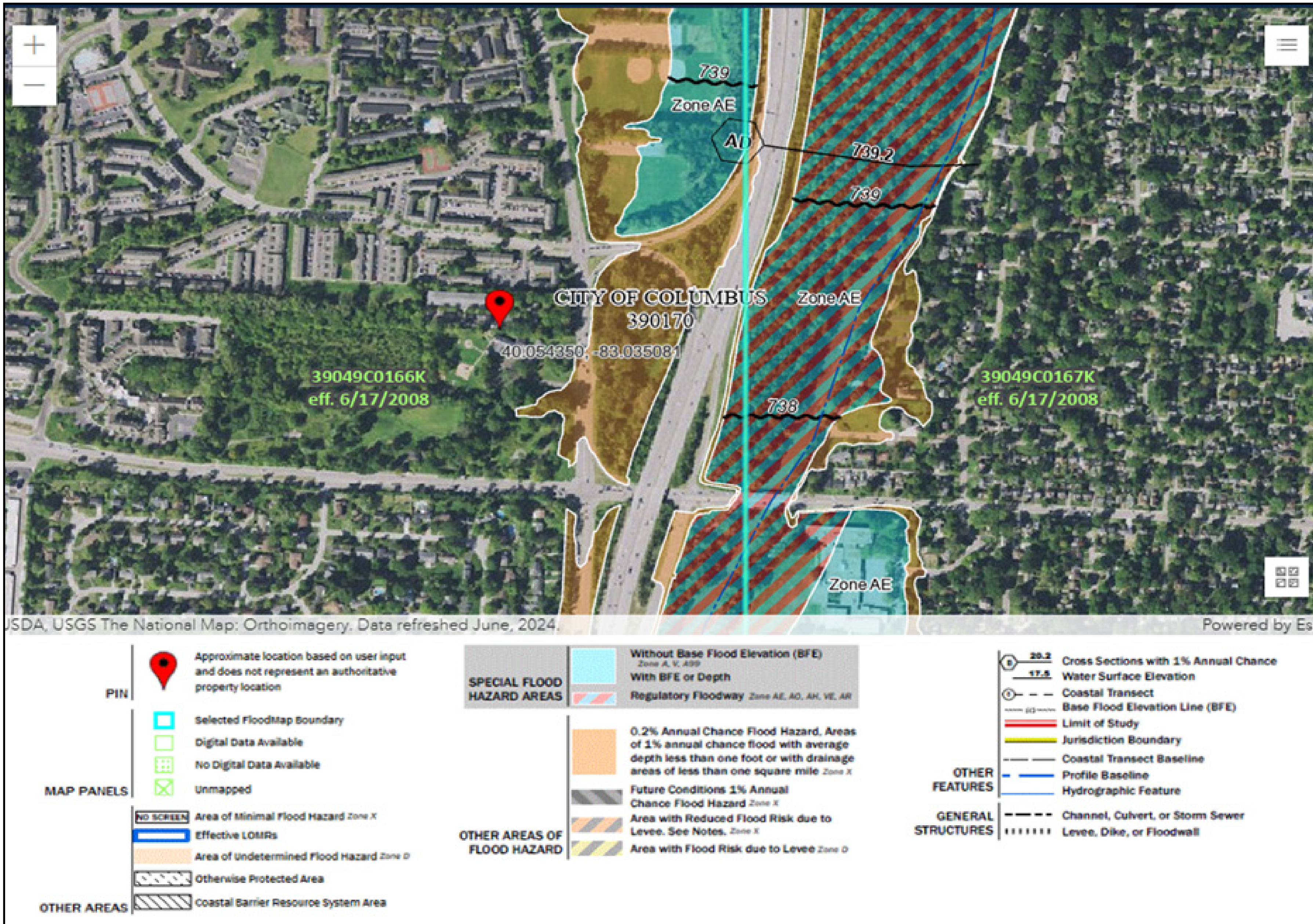
Click here to view zoning regulations

Qualified Opportunity Zone Designation Map



Click [here](#) to read about Ohio Opportunity Zones Tax Credit Program

Flood Map

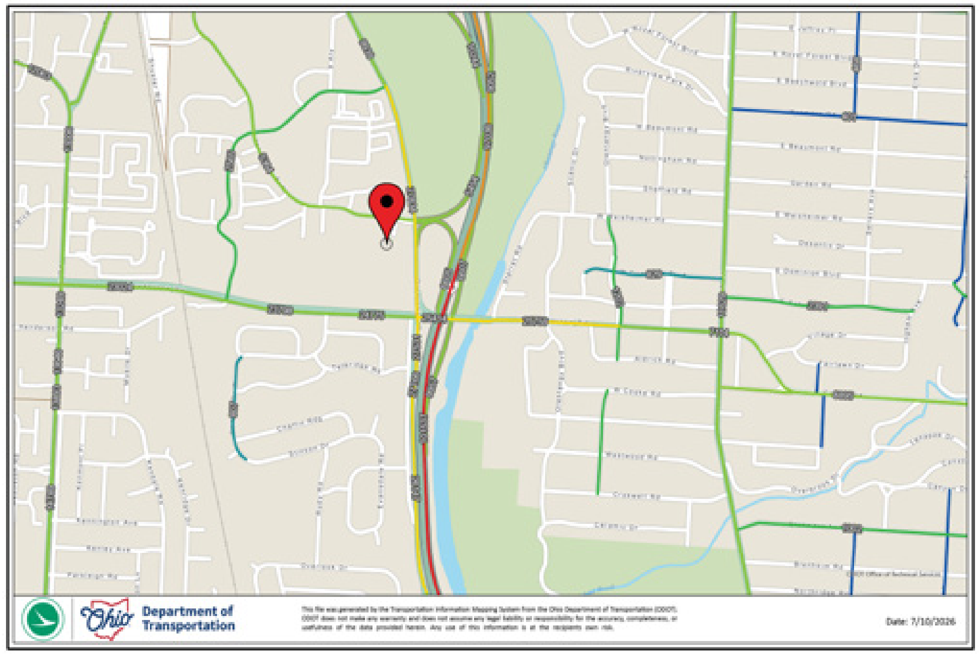

739
Zone AE
AD
739.2
739
CITY OF COLUMBUS
390170
Zone AE
40.054350, -83.035081
39049C0166K
eff. 6/17/2008
39049C0167K
eff. 6/17/2008
738
Zone AE
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.
Powered by Esri
PIN
Approximate location based on user input and does not represent an authoritative property location
MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped
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
OTHER AREAS
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area
Coastal Barrier Resource System Area
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

Demographics & Traffic

Demographic Summary Report

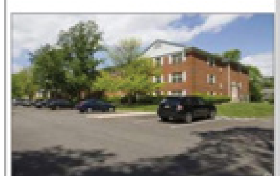
Olentangy Terrace
4577 Olentangy River Rd, Columbus, OH 43214

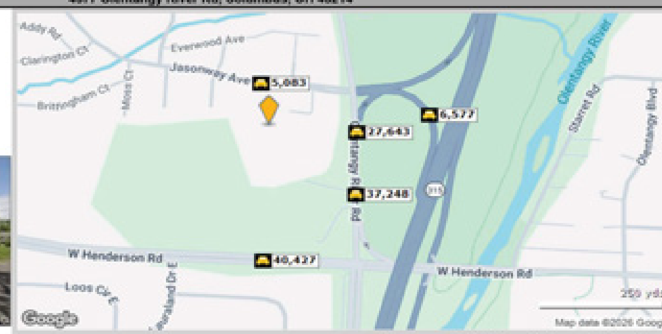
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	13,159		108,156		384,850	
2025 Estimate	12,819		105,825		374,456	
2020 Census	12,684		106,885		368,610	
Growth 2025 - 2030	2.65%		2.20%		2.78%	
Growth 2020 - 2025	1.06%		-0.99%		1.59%	
2025 Population by Hispanic Origin	591		4,743		26,922	
2025 Population	12,819		105,825		374,456	
White	9,507	74.16%	79,744	75.35%	237,826	63.51%
Black	821	6.40%	8,184	7.73%	67,322	17.98%
Am. Indian & Alaskan	36	0.28%	221	0.21%	1,186	0.32%
Asian	1,410	11.00%	8,265	7.81%	26,417	7.05%
Hawaiian & Pacific Island	3	0.02%	21	0.02%	181	0.05%
Other	1,041	8.12%	9,389	8.87%	41,525	11.09%
U.S. Armed Forces	0		41		239	
Households						
2030 Projection	6,733		50,715		160,601	
2025 Estimate	6,543		49,525		156,042	
2020 Census	6,428		49,814		153,348	
Growth 2025 - 2030	2.90%		2.40%		2.92%	
Growth 2020 - 2025	1.79%		-0.58%		1.76%	
Owner Occupied	2,668	40.78%	27,781	56.09%	71,668	45.93%
Renter Occupied	3,874	59.21%	21,744	43.91%	84,374	54.07%
2025 Households by HH Income	6,544		49,525		156,043	
Income: <$25,000	775	11.84%	5,844	11.80%	27,778	17.80%
Income: $25,000 - $50,000	1,450	22.16%	9,800	19.79%	32,794	21.02%
Income: $50,000 - $75,000	841	12.85%	7,241	14.62%	23,040	14.77%
Income: $75,000 - $100,000	879	13.43%	6,077	12.27%	17,523	11.23%
Income: $100,000 - $125,000	592	9.05%	4,777	9.65%	14,145	9.06%
Income: $125,000 - $150,000	559	8.54%	3,692	7.45%	9,993	6.40%
Income: $150,000 - $200,000	745	11.38%	4,860	9.81%	12,629	8.09%
Income: $200,000+	703	10.74%	7,234	14.61%	18,141	11.63%
2025 Avg Household Income	$105,176		$112,520		$98,272	
2025 Med Household Income	$80,859		$82,723		$67,979	



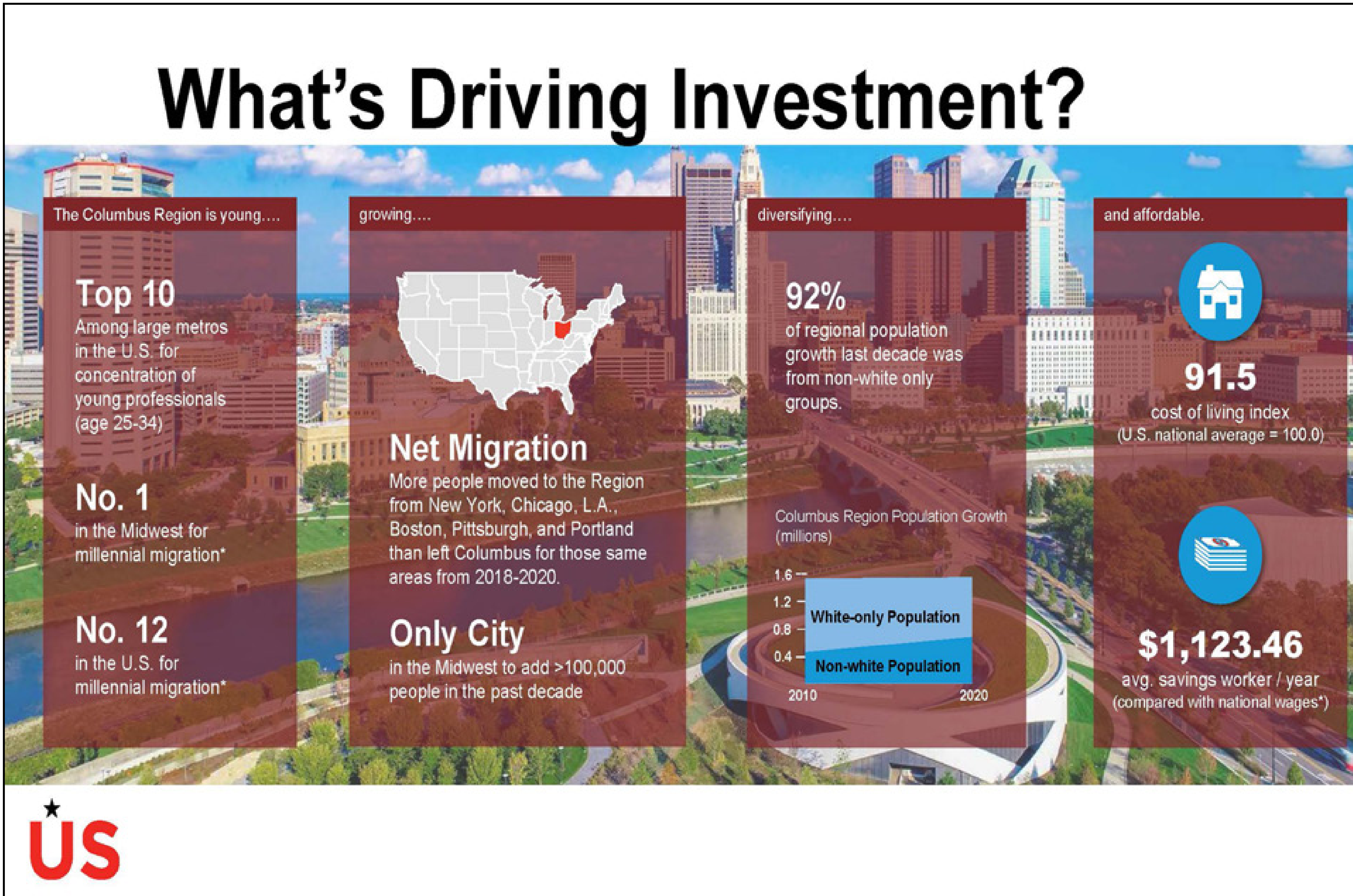
Traffic Count Report

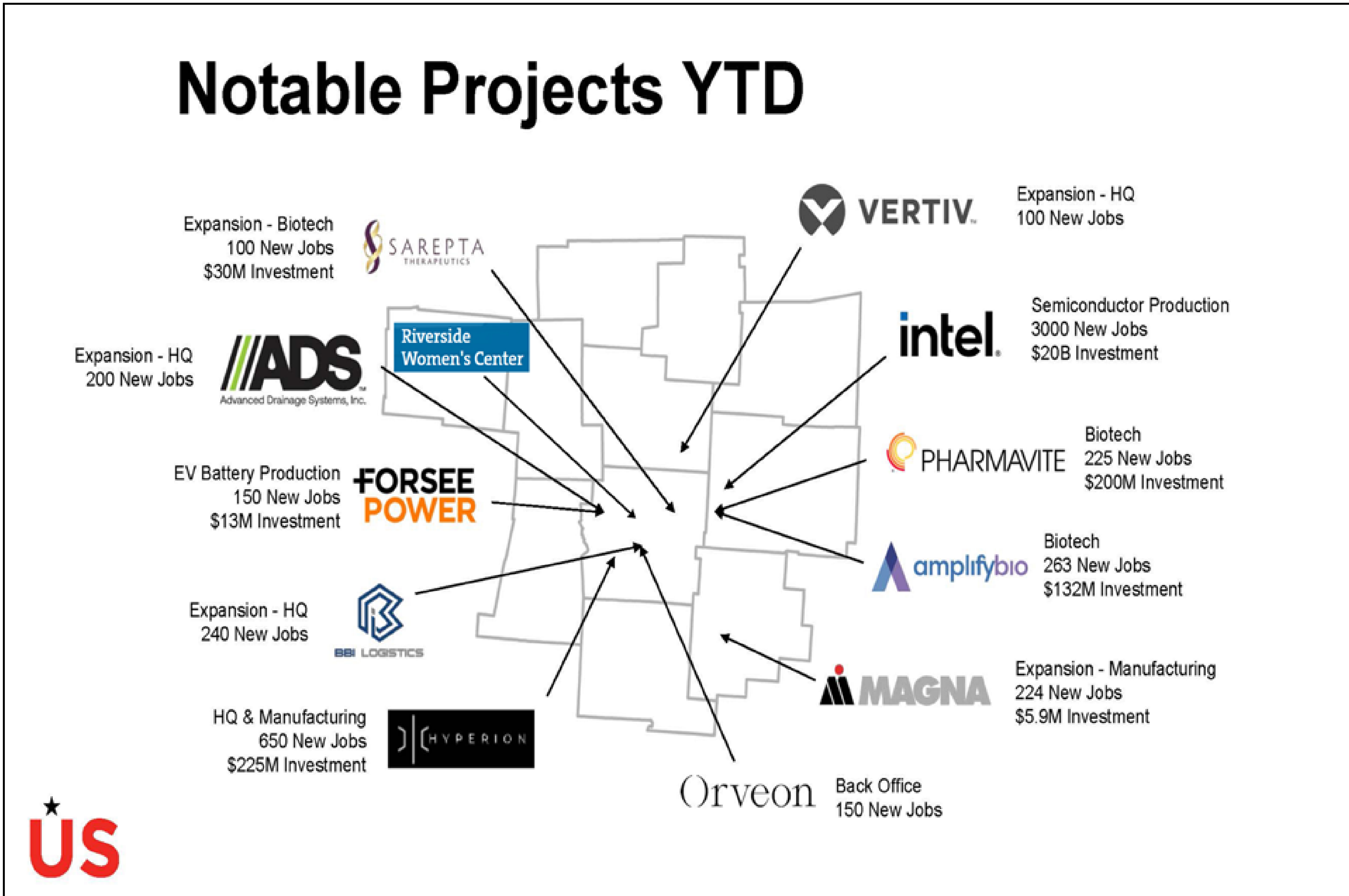
Olentangy Terrace
4577 Olentangy River Rd, Columbus, OH 43214





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Jasonway Ave	Ralston St N	0.04 E	2020	5,236	MPSI	.06
2	Jasonway Ave	Ralston St N	0.04 E	2025	5,083	MPSI	.06
3	OLENTANGY RIVER RD	Jasonway Ave	0.05 N	2025	27,643	MPSI	.10
4	Olentangy River Rd	W Henderson Rd	0.09 S	2025	26,063	MPSI	.13
5	Olentangy River Rd	W Henderson Rd	0.09 S	2024	26,155	MPSI	.13
6	Olentangy River Rd	W Henderson Rd	0.09 S	2018	37,248	MPSI	.13
7	W Henderson Rd	Lauraland Dr E	0.10 W	2022	38,585	MPSI	.17
8	W Henderson Rd	Lauraland Dr E	0.10 W	2025	40,427	MPSI	.17
9	RAMP FROM OLENTANGY/HENDERSN	W Henderson Rd	0.17 S	2025	6,664	MPSI	.19
10	RAMP FROM OLENTANGY/HENDERSN	W Henderson Rd	0.17 S	2024	6,577	MPSI	.19


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.
Riverside Women's Center
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

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

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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.

Alex Marsh
Vice President
614-937-3658
amarsh@rweiler.com

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.

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