

HISTORIC CHARM MEETS MODERN LIVING:
INVEST IN THE FUTURE OF OLDE TOWNE EAST



NEW CONSTRUCTION | 10-UNIT TAX ABATED MULTIFAMILY

1240 Oak Street | Columbus, Ohio 43205

PRICE: \$2,750,000 | CAP RATE: 6%

DISCLAIMER

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland LLC dba Anchor Retail can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form, and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland LLC dba Anchor Retail represents that this document is all-inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

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Anchor Cleveland LLC dba Anchor Retail is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with or sponsorship or endorsement by said corporation of Anchor Cleveland LLC dba Anchor Retail, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Anchor Cleveland LLC dba Anchor Retail, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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INVESTMENT OVERVIEW

01

Offering Summary
Regional Map
Aerial Photos
Property Details
Property Photos



PROPERTY DESCRIPTION

Anchor Retail is proud to exclusively represent ownership on the sale of this newly-constructed 2023 multi-family development, offering ten (10) prime tax-abated walk-up units located in the revitalized Olde Towne East neighborhood near Downtown Columbus. Each unit features high-end kitchens, in-unit laundry, and modern finishes, catering to today's renters. Residents benefit from excellent public transportation options and proximity to major highways, shops, restaurants, and cultural attractions. The surrounding area is undergoing significant redevelopment, driving property values and attracting new tenants. With nearby parks and green spaces, this property provides a desirable living environment for families and professionals alike.



INVESTMENT HIGHLIGHTS

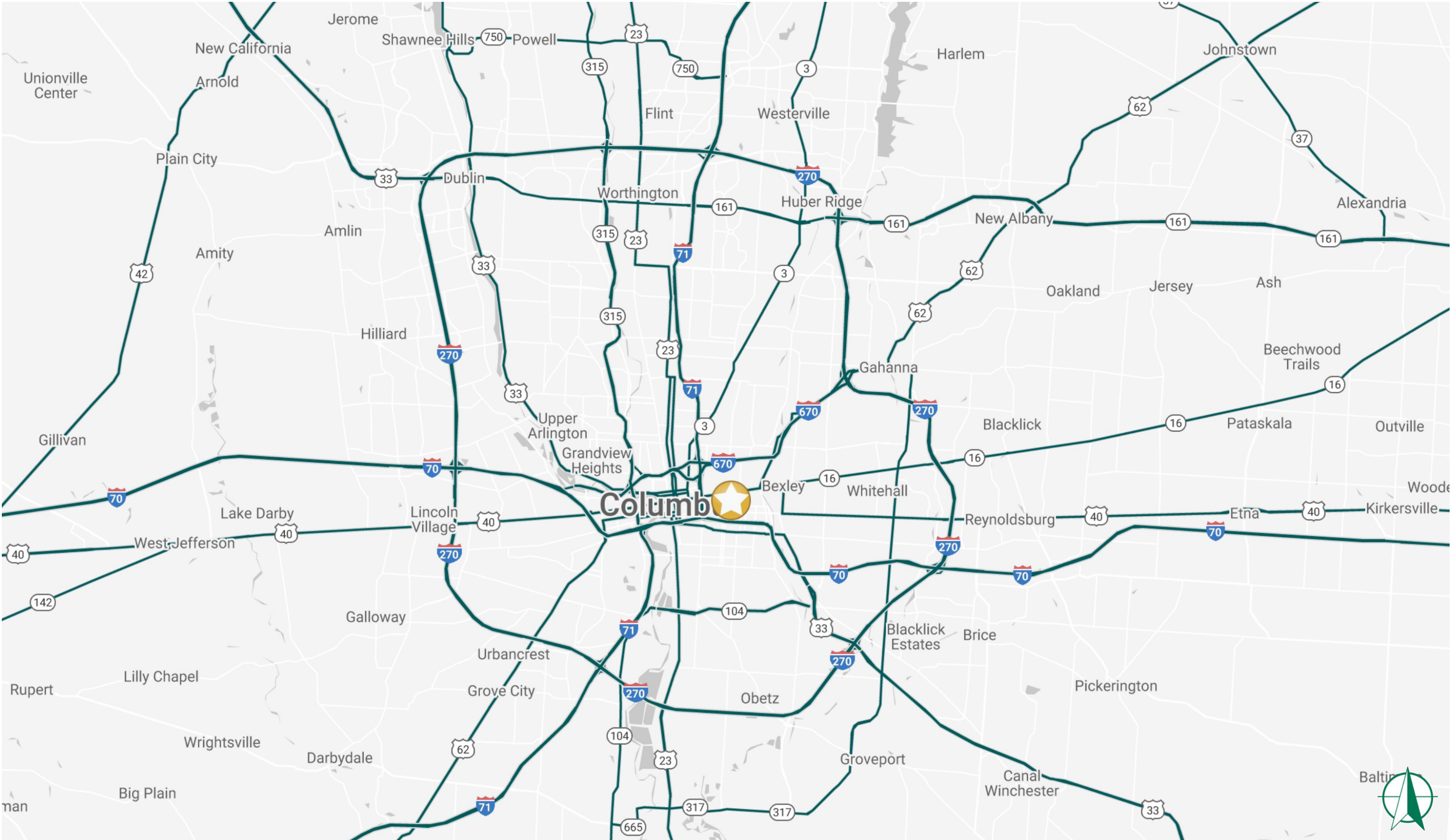
- New 2023 construction
- Prime 10-unit tax-abated multifamily investment
- Situated in the revitalized Olde Towne East neighborhood near Downtown Columbus, with easy access to shops, restaurants, and cultural attractions
- Each unit is equipped with updated high-end kitchens, in-unit laundry, and modern finished to meet the demands of today's renters
- Excellent public transit options and major highways in immediate vicinity
- Current area has ongoing redevelopment with growing property values and attracting new tenants
- Building is near parks and green spaces, creating a desirable living environment for families and professionals alike.

LIST PRICE: \$2,750,000

CAP RATE: 6%

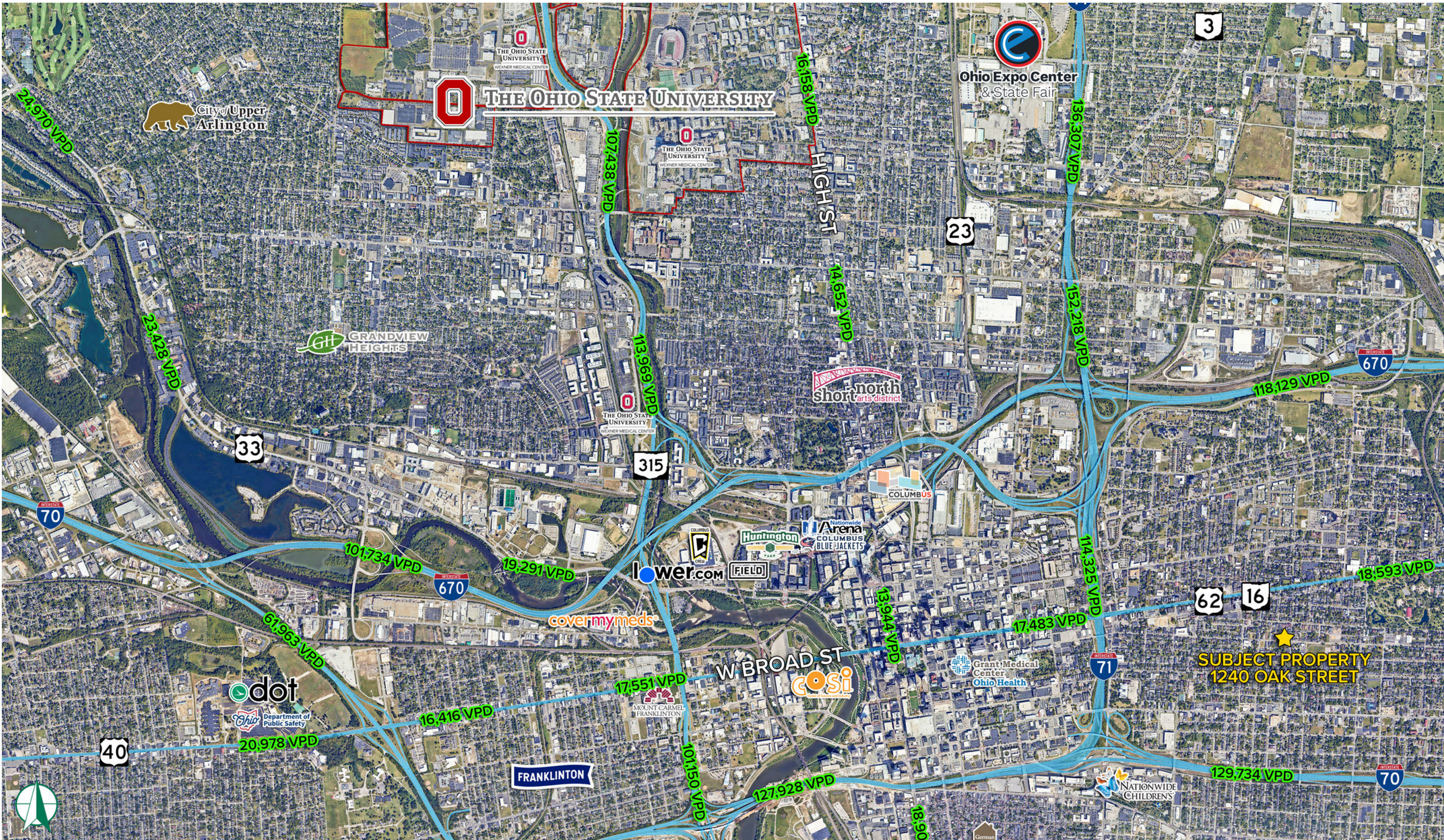


INVESTMENT OVERVIEW: Regional Map





INVESTMENT OVERVIEW: Market Aerial





INVESTMENT OVERVIEW: Property Aerial



Mon Mar 11 2024

Nearmap



INVESTMENT OVERVIEW: Property Details

LOCATION

Primary Address 1240 Oak Street
 Neighborhood Olde Towne East

PARCEL

Parcel ID 010-051804-00
 Tax District 010 - City of Columbus

TRANSPORTATION

Closest Line COTA #22, OSU/Rickenbacker
 Nearest Stops
 Northbound: S Champion Avenue, ±580' west of subject
 Southbound: S Ohio Avenue, ±995' west of subject

BUILDING

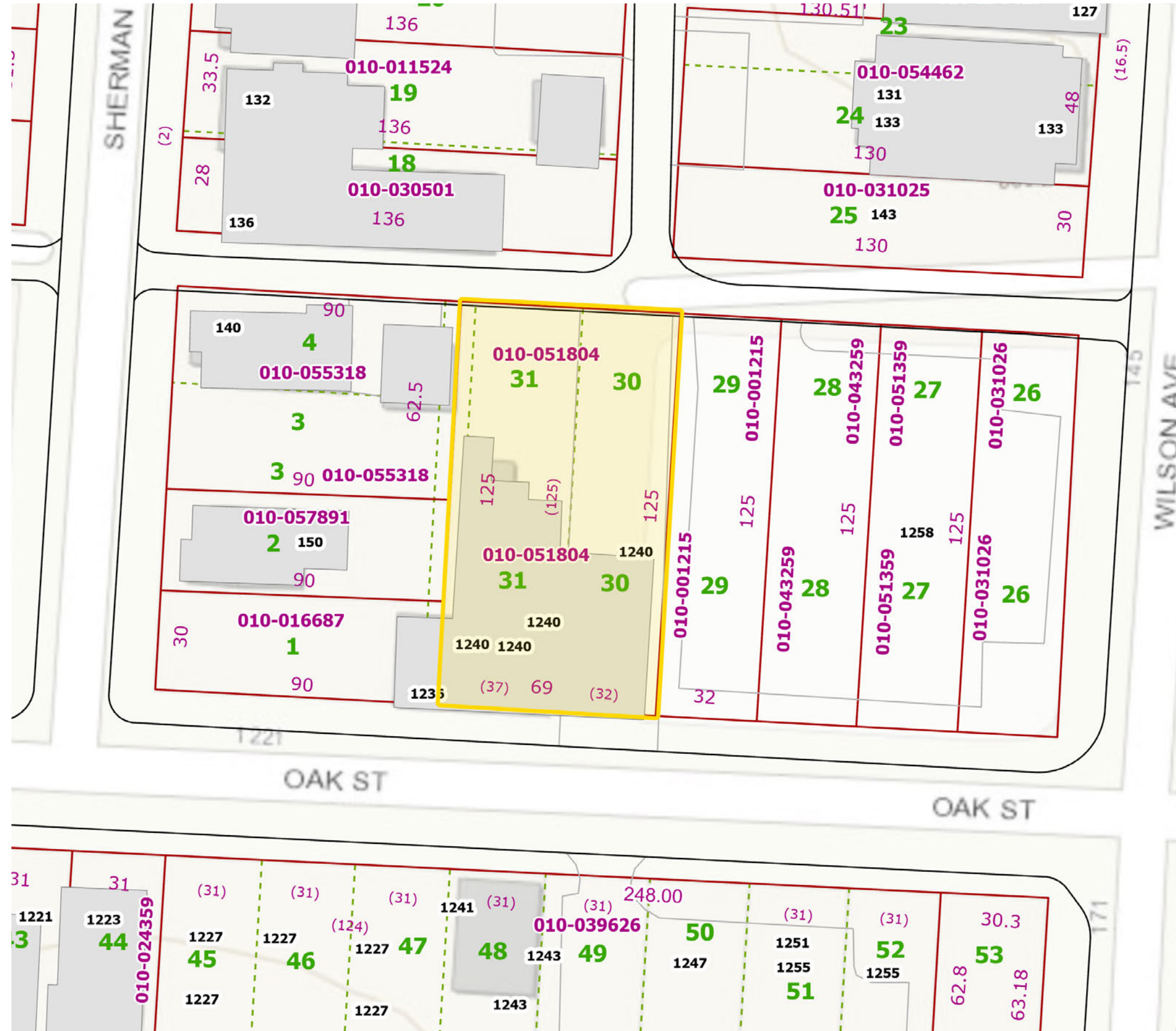
Square Feet 7,578
 Stories Two (2)
 Year Built 2023
 Structure Type Brick

LOT

Lot Square Feet 8,712
 Lot Acres 0.20 acre
 Lot Dimensions 69' X 125'

ZONING

Property Class C - Commercial
 Land Use 401 - Apartments 4 to 19 Families



70
 Very Walkable
 Most errands can be accomplished on foot

47
 Some Transit
 A few nearby public transportation options

79
 Very Bikeable
 Biking is convenient for most trips

Source: walkscore.com



INVESTMENT OVERVIEW: Property Photos - Exterior







INVESTMENT OVERVIEW: Property Photos - Interior





FINANCIAL ANALYSIS

02

Profoma

Nearby Recent Developments



FINANCIAL ANALYSIS: Proforma

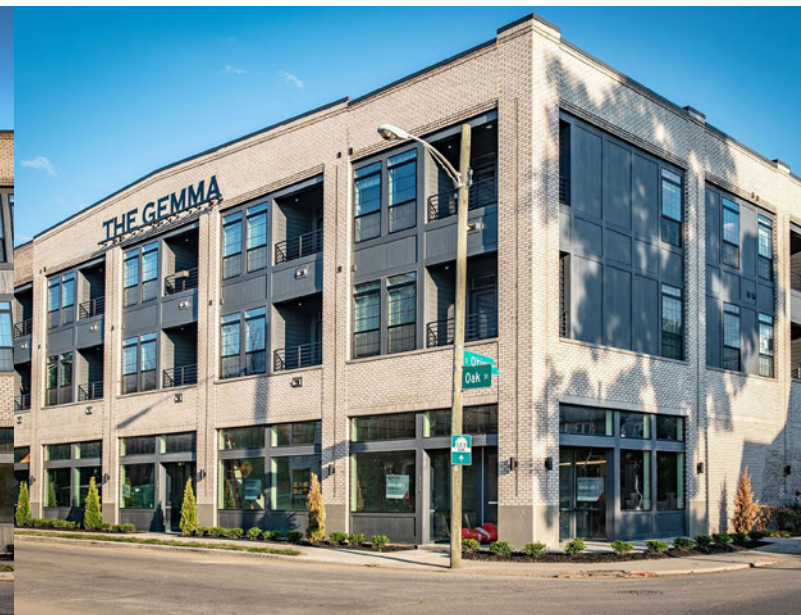
Revenue

	Square Footage	# of Beds	# Baths	Lease Amount	Annual
Unit 1	493	1	1	\$1,380	
Unit 2	535	1	1	\$1,300	
Unit 3	828	1	1	\$1,690	
Unit 4	1,665	2	2	\$2,600	
Unit 5	1281	2	1	\$1,750	
Unit 6	462	1	1	\$1,250	
Unit 7	467	1	1	\$1,200	
Unit 8	467	1	1	\$1,200	
Unit 9	478	1	1	\$1,200	
Unit 10	769	2	1	\$1,550	
	7,445				
Total Monthly Rents				\$15,120	
Less: Vacancy				\$(454)	
Total Estimated Monthly Rents				\$14,666	
Total Annual Rents					\$175,997
Other Rents					
Parking		5	\$50	\$250	
Pet		10	\$50	\$500	
Utility Income (Excess of Cost)		10	\$40	\$400	\$13,800
Total Gross Rent					\$189,797
Expenses					
Taxes				\$158	
Insurance				\$435	
Maintenance/Landsaping				\$275	
Management Fee 6%				\$949	
Overhead Misc Labor				\$200	
Net Monthly Income				\$13,799	Value at 6% Cap Rate
					\$2,759,883
NOI				\$165,593	



THE GEMMA

Sale Price - \$6,100,000
CAP Rate - 5.02%
of Units - 24
Year Built - 2020



Ogden

of Units - 72
Year Built - 2024



TRIUMPH APARTMENTS

of Units - 122
Year Built - 2023





MARKET OVERVIEW

03

Metro
Demographics

COLUMBUS

- » The population of Columbus is 903,852; the population of Greater Columbus Metro is 2,138,926 (2020 US Census)
- » 48% of the US population lives within a 500 mile radius of Columbus
- » Home to five (5) Fortune 500 and sixteen (16) Fortune 1000 companies
- » Home to some of the world's foremost research institutions including:
 - Battelle, the world's largest private, non-profit research institution
 - Chemical Abstracts, which hosts the largest collection of information on chemicals and molecular science in the world
 - The Ohio State University, whose annual research expenditures exceed \$967 million
 - The Research Institute of Nationwide Children's Hospital, one of the fastest growing pediatric research centers in the United States, currently ranking in the top ten based on NIH funding
- » Visitors to Columbus make more than 39.9 million trips to the Greater Columbus Metro area annually, spending \$6.4 billion, generating \$9.7 billion in economic impact, and supporting nearly 75,000 jobs

THE ARTS

Home to the Short North Arts District, the Palace Theater, and the Wexner Center for the Arts, Columbus provides countless opportunities for artistic adventure.

Considered an arts powerhouse, with over \$3B in annual receipts and 25,000 jobs.

FOOD

With over 4,200 restaurants, Columbus has great dining for every kind of taste. A quick visit to the North Market, German Village, or one of the many food trucks will give you a memorable meal.

FESTIVALS

Columbus is always bustling with entertainment. You can catch wonderful fireworks displays and food festivals in the summer, or engaging cultural festivals and concerts in the winter.

OUTDOORS

Whether you want to kick back at the Columbus Commons, explore the Franklin Park Conservatory, or bike along the Scioto Mile, Columbus has the green space for you.

INDOOR TRAILS

Not the type to go hiking? Try one of the unique urban trails! Coffee, ale, doughnut, and Made in Cbus trails will take you all over Columbus in search of new experiences.

MUSIC

The city is in love with music festivals and concerts of all kinds. If Broadway doesn't suit you, travel down the street to Nationwide Arena or the Big Room Bar.

EDUCATION

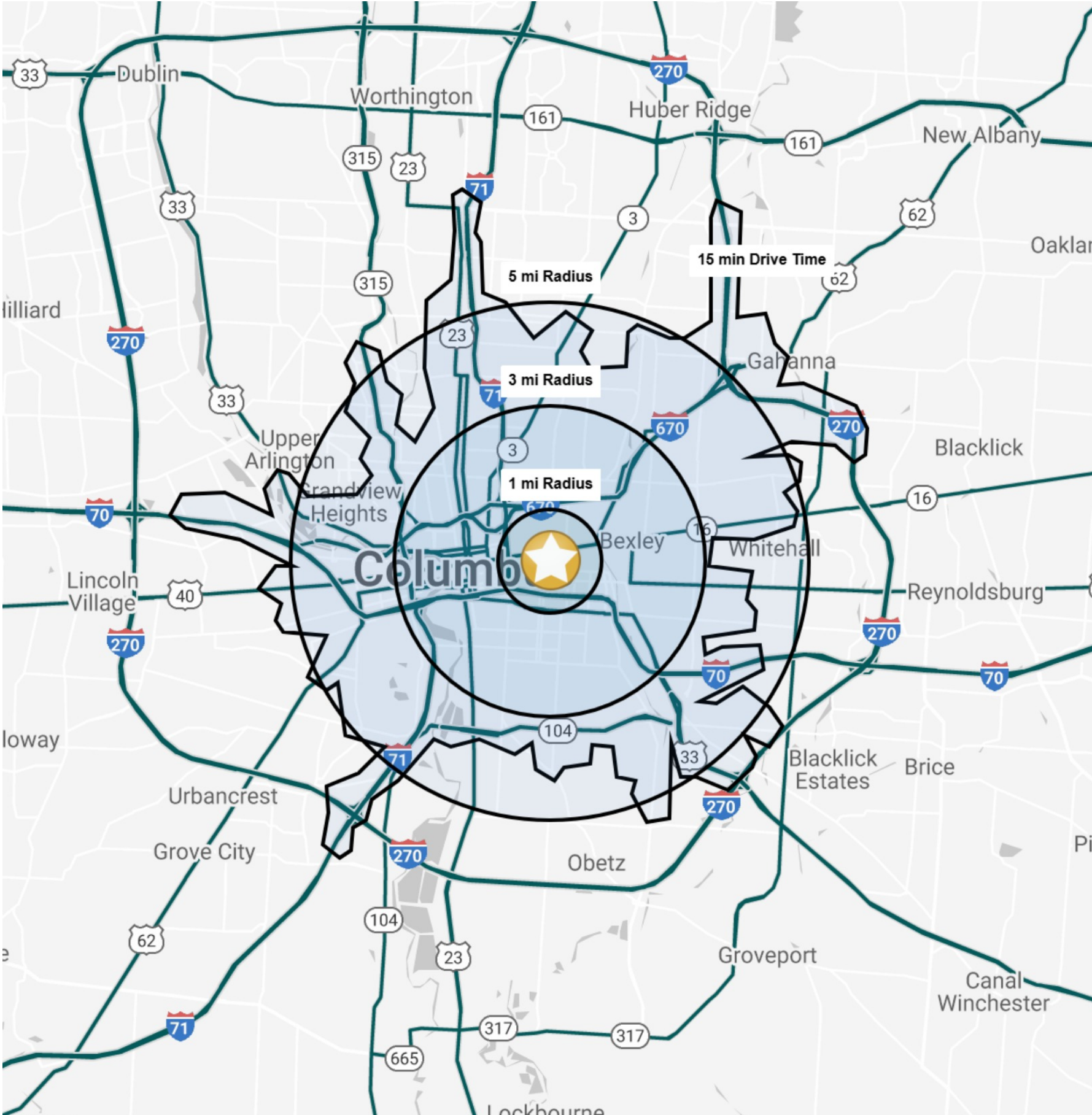
More than 109 languages are represented in Columbus Region school systems. The Region has one of the highest populations of college students in the US.

The Ohio State University has a total undergraduate enrollment of over 46,000 plus nearly 15,000 graduate students.

Sources:
brandcolumbus.com
www.cipcolumbus.org



MARKET OVERVIEW: Demographics



POPULATION

1 Mile	22,127
3 Miles	145,058
5 Miles	345,087
15 Minute Drive	314,100



NUMBER OF HOUSEHOLDS

1 Mile	10,710
3 Miles	71,480
5 Miles	151,827
15 Minute Drive	140,147



AVERAGE HOUSEHOLD INCOME

1 Mile	\$80,768
3 Miles	\$99,315
5 Miles	\$83,890
15 Minute Drive	\$86,948



NUMBER OF BUSINESSES

1 Mile	995
3 Miles	9,131
5 Miles	16,067
15 Minute Drive	15,799



NUMBER OF EMPLOYEES

1 Mile	9,610
3 Miles	124,216
5 Miles	220,363
15 Minute Drive	221,279

MEET THE TEAM

Deal Team

The Anchor Retail Team

ARTHUR KAPLAN Senior Vice President - Investment Sales


Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A twelve (12) year veteran of the commercial real estate industry, his relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, industrial, office, and hotel acquisitions and dispositions on behalf of high net worth clients as well as large private and publicly-traded entities.


Prior to joining Anchor, Arthur managed the Kaplan Retail Advisors team within Marcus & Millichap for the past eight (8)-plus years, worked with Northstar Realty on single tenant and retail strip development, and served as Vice President of Real Estate at Schiff Capital in the mixed-use urban multi-family development sector.

Arthur attended Stanford University and graduated from The Ohio State University with a Bachelor of Science in Molecular Genetics, French, and a concentration in International Business.

He currently splits time between Ohio, New York, and Florida, with a portion of his time spent with charitable organizations, including being on the board of the FIDF Ohio Chapter and the After-School All-Stars, as well as being involved with the Ronald McDonald Foundation, Salvation Army, Homeless Families Foundation, and Operation Underground Railroad.



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NOTABLE CLIENTS



BRAD AMBORSKI

Investment Sales Associate

Brad Amborski is a dynamic commercial real estate sales agent based in Columbus, Ohio, with a degree from Ohio State University's Max M. Fisher College of Business. His background includes a development analyst internship in real estate, diverse roles in customer service, operations, and a notable stint in the U.S. Marine Corps. Amborski's blend of academic achievement, practical real estate experience, and military discipline underpins his drive toward financial freedom in the commercial real estate industry.

Brad E. Amborski is an up-and-coming professional in the field of commercial real estate, currently based in Columbus, Ohio. Graduating in May 2024 from The Ohio State University's Max M. Fisher College of Business with a specialization in Real Estate, Brad has equipped himself with a robust knowledge base, including courses in construction management, finance, international business, accounting, marketing, legal operations management, logistics management, and real estate analytics. He brings to the table a variety of essential skills like advanced Excel proficiency, problem-solving, keen attention to detail, exceptional customer service, effective time management, and teamwork.

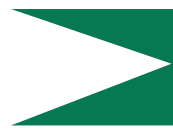
His hands-on experience in the real estate sector was significantly enhanced through his role as a Development Analyst Intern at Spire Development, where he assisted in identifying and underwriting new real estate development opportunities, preparing funding applications, and coordinating market research. His involvement in various stages of project development, from initiation to asset management, showcases his comprehensive understanding of the industry.



c: 614.636.2211



bamborski@anchorretail.com



MEET THE TEAM: The Anchor Retail Team

With over 100 years of combined experience between our brokers, Anchor Retail has the history and the knowledge to help acquire, promote, grow and develop our client's businesses above their expectations.



TORI NOOK

As a highly respected broker in commercial real estate, Tori is the principal, founder, and managing broker of Anchor Retail.

Tori has 23 years of experience representing national retailers, restaurants, and developers. She has expert market knowledge in the tenant representation approval process by coordinating the site selection, strategic planning, LOI negotiation, and site packaging. Tori has nationwide relationships with tenants, landlords, brokers, and developers.

Tori's real estate career has been distinguished by her long-term exclusive relationships and high production of multi-state tenant representation, shopping center leasing, and land sales. Tori and her team closed on over \$108 million worth of real estate in 2023. She is a member of International Council of Shopping Centers (ICSC), Urban Land Institute, and Realty Resources Network, Inc., a board member at Providence House, and has her undergraduate degree from John Carroll University Boler School of Business (B.S.B.A in Marketing). Tori has been recognized numerous times in Crain's Cleveland Business, including "Top Forty under Forty" in 2017, "Source Lunch" in 2018, and "Notable Leaders in Commercial Real Estate" in 2023. In 2021, Tori was awarded The Mother Of The Bread Award by Panera Bread, and in 2022 she received the Women in Business Designation in the State of Ohio.

NOTABLE TENANTS



GREG GUYURON | Executive Vice President

Greg is an industry veteran of 17 years, during which time he has established himself as a top tenant representation specialist, representing some of the country's top restaurants and retailers. In addition, Greg has worked with many of the premier developers and landlords to pre-lease and lease prime retail projects throughout Ohio.



MATT WILSON | Associate Broker

Matt is a 35-year veteran in the real estate business. He specializes in big and mid-size box leasing and representation, land assemblages and dispositions, and investment sales. Matt has been involved with more than 900 lease and sale transactions for retail clients such as Meijer, Marc's, Kohl's, Lowe's, Best Buy, PetSmart, Cabela's, TJ Maxx, Urban Air, and many more.



ARTHUR KAPLAN | Senior Vice President - Investment Sales

Arthur is a 12-year veteran of the commercial real estate industry. His relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, office, and hotel acquisitions and dispositions on behalf of high net-worth clients as well as large private and publicly-traded entities.



CHRISTOPHER MCFARLAND | Vice President

Christopher started in the commercial real estate industry in 2000. He has a unique dept of knowledge and experience from being the VP of Leasing and Site Acquisition for a national developer for ten (10) years. From entitlements to pre-leasing to proformas to acquisition and then disposition, Christopher has a well-rounded knowledge he uses to represent buyers, tenants, sellers, and landlords.



VICTOR KIRALLAH | Vice President

Victor specializes in representing national tenants and landlords in leasing space and negotiating renewals. He represents national restaurants' and retailers' portfolios throughout Ohio. Victor offers a unique combination of market knowledge and financial expertise. His strong financial background as a public accountant for eight (8) years helps his clients achieve positive results.



ALLISON GIOMUSO | Vice President

Allison works in both tenant and landlord representation on a local, regional, and national scale, representing property owners, buyers, and tenants. She has extended her services and collaborated with a variety of tenants ranging from local boutiques to large national brands like Benjamin Moore, Verizon Wireless Corporate, Handel's Homemade Ice Cream & Yogurt, Crumbl Cookies, and more.



JIMMY DIFONZO | Sales Associate

Jimmy is a premier leasing agent, specializing in retail leasing nationwide. His diligence, market insight, and deep-rooted financial background allow him to provide superior service to his clients. Expanding his business and knowledge every chance he gets, Jimmy is an expert at connecting with owners and tenants, identifying their needs and wants, and guiding them through their investment decisions.



ANGELA GREINER | Sales Associate

Angela is a retail leasing and investment sales agent with over a decade of experience working on commercial real estate projects nationwide. Her expertise is germane to market research, relationship building, marketing, and tenant placement. From small shops under 1,000 square feet to big box retailers, her focus is always on the success of the client.



BRAD AMBORSKI | Investment Sales Associate

Brad is a recent graduate of the Max M. Fisher College of Business at The Ohio State University. He has a BS in Business Administration with a Real Estate Specialization. Brad brings his extensive financial, organizational, and customer service skills, including serving four (4) years in the United States Marine Corps.



AR | **ANCHOR**
R E T A I L

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