



## Three Building Portfolio

4816-4822 Indianola Ave, Columbus, Ohio 43214

### Property Features

- Three single tenant leased buildings
- 100% occupied
- WOW Internet & Fiber | 10 year anchor tenant
- 4816 Indianola Ave | 7,236 SF building built in 2003
- 4818 Indianola Ave | 4,980 SF building built in 1990
- 4820-22 Indianola Ave | 7,910 SF building built in 1967
- 20,126 SF | 1.322 acres total
- On-site parking (71 total spaces)
- Just North of Morse Road on Indianola Ave near I-71
- Located in Clintonville
- Stable sub-market with many amenities nearby
- All tenants have long term track record
- Net Operating Income: \$132,442 | Cap Rate: 10.6%

**Sale Price: \$1,250,000**

**[www.IndianolaInvestment.com](http://www.IndianolaInvestment.com)**



For more information:

**Matt Gregory, SIOR, CCIM**

614 629 5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

**Andy Dutcher, SIOR**

614 629 5266 • [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)

**Philip Bird**

614 629 5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

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NAI Ohio Equities

605 S Front Street, Columbus, OH 43215

614 224 2400

**[ohioequities.com](http://ohioequities.com)**



Property Address: 4816-22 Indianola Ave

Date Prepared: 11/20/18

Property Size: 20,126

Occupancy: 20,126 100.0%

Vacancy: 0 0.0%

## Rent Roll

Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
New Wine Covenant Community	7,236	\$ 4,155.15	\$ 49,861.80	2003	3/31/2022	4816
A&B Child Care	4,980	\$ 3,677.90	\$ 44,134.80	2013	2/28/2021	4818
Ameritech New Media Enterprises	7,910	\$ 5,829.28	\$ 69,951.36	1995	3/31/2026	4820-4822
Billboard		\$ 250.00	\$ 3,000.00	5/1/2014	4/30/2034	
<b>Totals</b>	<b>20,126</b>	<b>\$ 13,912.33</b>	<b>\$ 166,947.96</b>			

## Income & Expense Summary

Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 8.30	\$ 166,947.96	Total Income	\$ 10.50	\$ 206,691.67
Additional Rent Reimbursement	\$ 2.20	\$ 39,743.71	Total Expenses	\$ (3.69)	(\$74,249.09)
Total Income	\$ 10.50	\$ 206,691.67	Net Operating Income	\$ 6.81	\$ 132,442.58

Expenses (Prior 12 Months)	PSF	Total	Assumptions	
Taxes	\$ 2.10	\$42,339.48	Downpayment	20% \$ 250,000.00
Snow	\$ 0.04	\$780.00	Financed	80% \$ 1,000,000.00
CAM	\$ 1.26	\$25,405.33	Interest Rate	4.75%
Insurance	\$ 0.24	\$4,902.00	Amortization	20
Utilities	\$ 0.04	\$822.28	Debt Service	\$77,546.84
Total Expenses	\$ 3.69	\$74,249.09	Cash on Cash	21.96% \$ 54,895.74

Valuation	CAP%	PSF	Total
<b>Our Valuation</b>	<b>10.6%</b>	<b>\$62.11</b>	<b>\$1,250,000</b>

### Landlord vs. Tenant Responsibility

Unit	Utilities	Interior	Exterior	Taxes	Trash	Snow	Parking Lot	Landscaping	Capital Replacement	Janitorial	HVAC	Insurance
4816	T	T	L	T	T	L	L	L	L			
4818	T	T	L			T*	L	L	T	T	T	
4820-22**	T	T	L	T			L	L				T

\*Snow removal is done by Landlord but reimbursed by Tenant

\*\*Tenant reimburses Landlord for OPEX over \$0.50 per square foot

NAI Ohio Equities | 605 S Front St Suite 200 | Columbus, Ohio 43215 | tel 614 224 2400 | fax 614 224 5436 | website [www.ohioequities.com](http://www.ohioequities.com)

Matt Gregory | direct 614- 629-5234 | [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com) | Andy Dutcher | direct 614-629-5266 | [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)



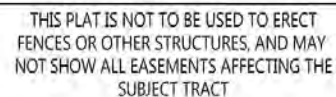
# Property Photographs





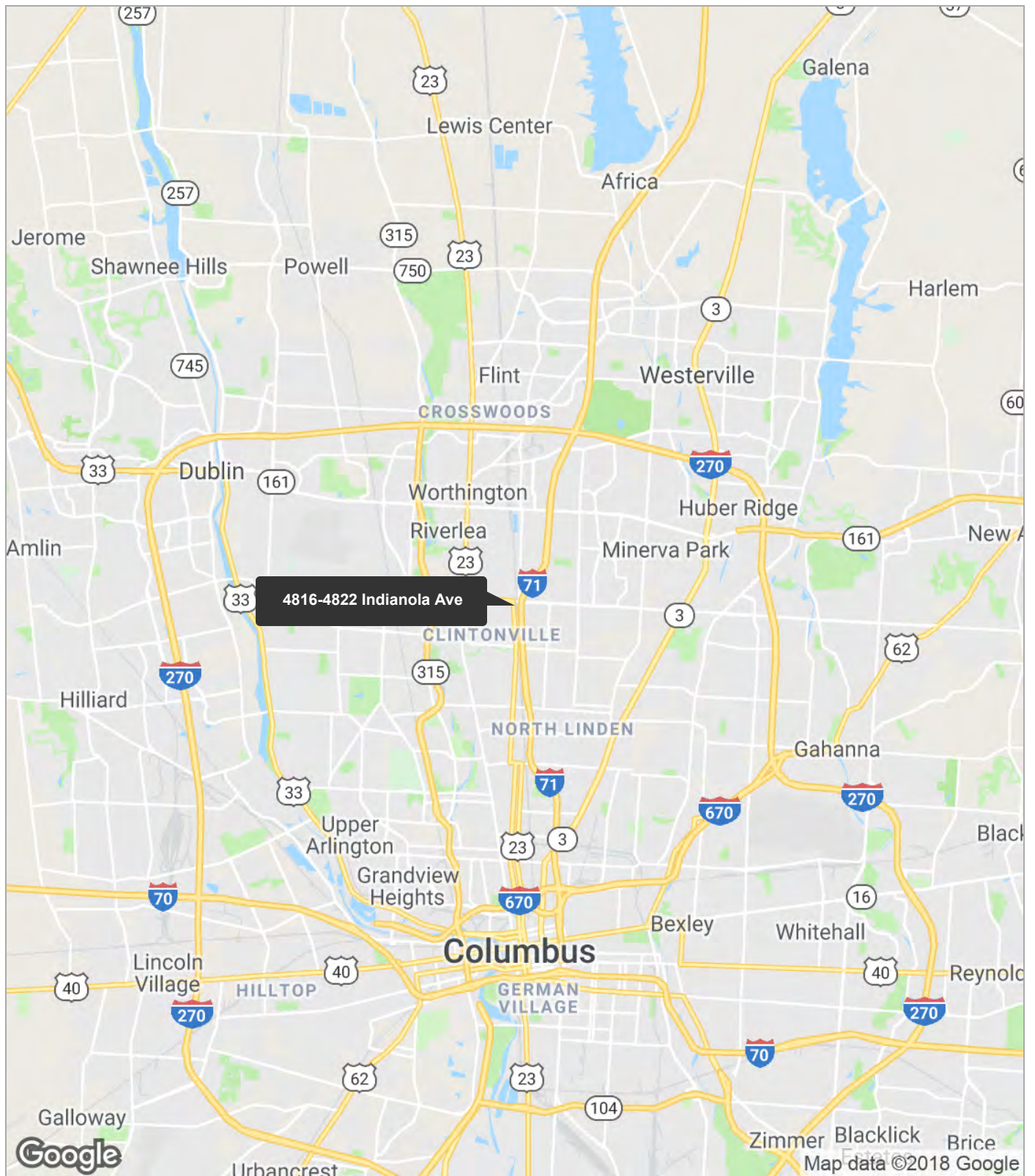
# Location Map



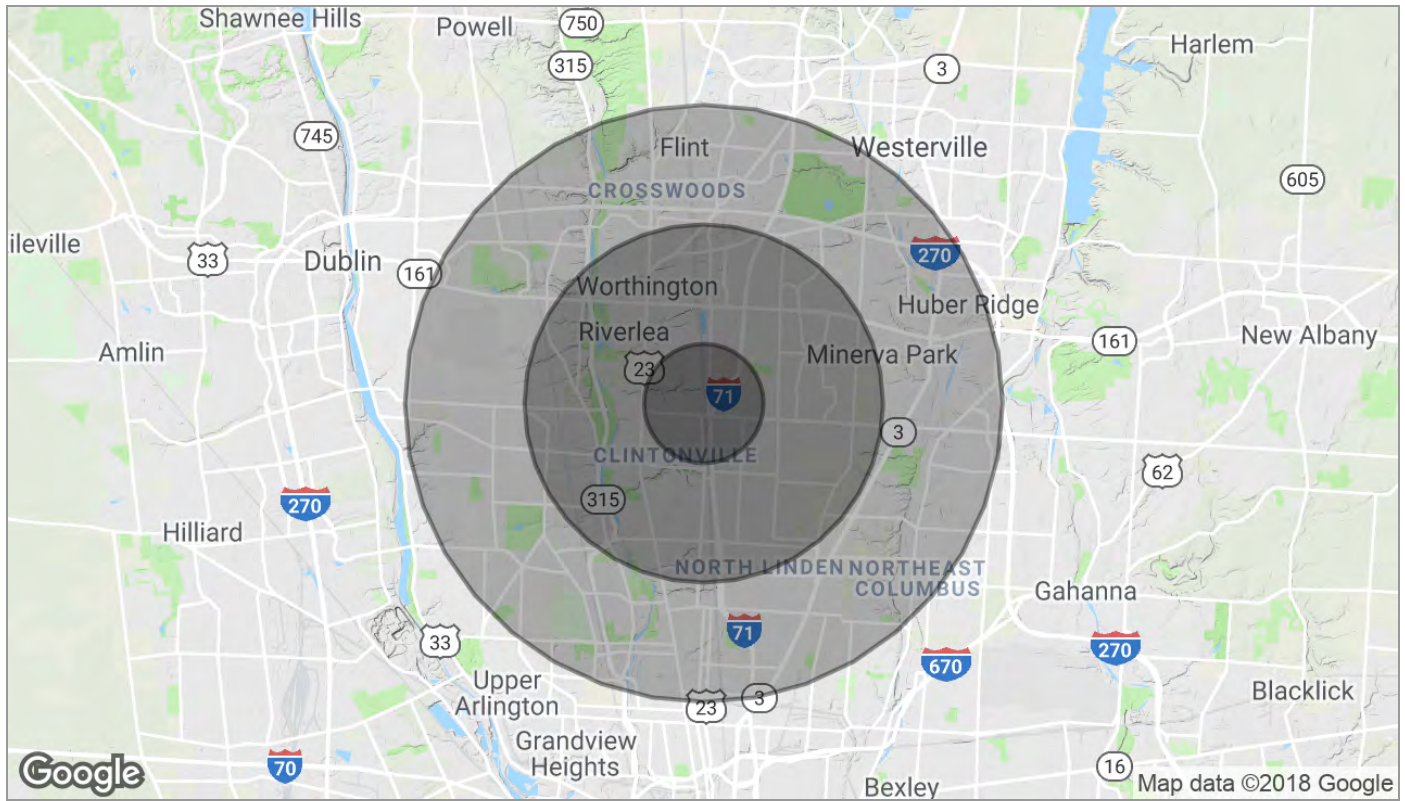




# Regional Map



# Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	12,203	116,348	330,786
MEDIAN AGE	38.9	38.0	34.2
MEDIAN AGE (MALE)	37.0	36.6	33.1
MEDIAN AGE (FEMALE)	41.1	39.6	35.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,630	50,376	133,888
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$56,927	\$61,298	\$57,988
AVERAGE HOUSE VALUE	\$157,932	\$177,468	\$191,217

\* Demographic data derived from 2010 US Census