

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Opportunity Zone

85,831 +/- SF 60-unit apartment building



Appraisal Brokerage Consulting Development

BROADWIN BUILDING FOR SALE

1312 East Broad Street, Columbus, OH 43205

HISTORIC MULTI-STORY BUILDING FOR SALE!

Rare multi-family, condo or hospitality opportunity in the heart of Columbus!
Less than 5 minutes to downtown! Historic tax credits were previously approved for the project as well as the potential for other abatements. Also, the building is located in an opportunity zone which offers potential investors opportunity zone tax benefit options.

50 condo units were previously designed for the property.

Opportunities are endless for this trophy property in one of the fastest growing cities in the Midwest. The property is in shell condition and will take a complete renovation.



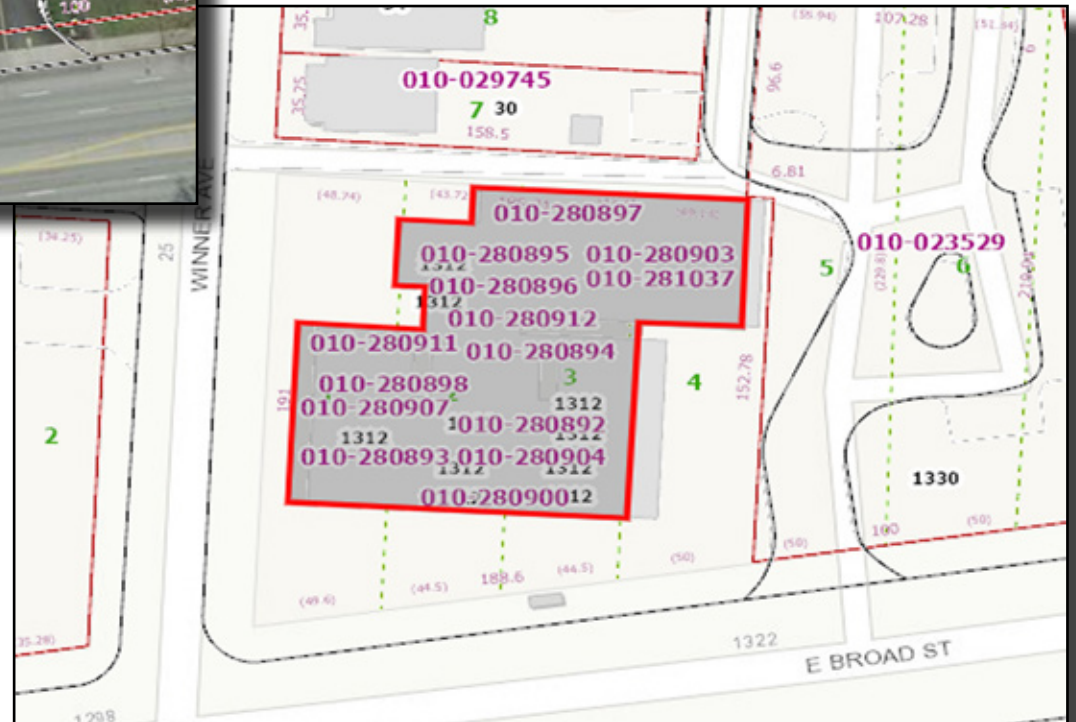
Property Highlights

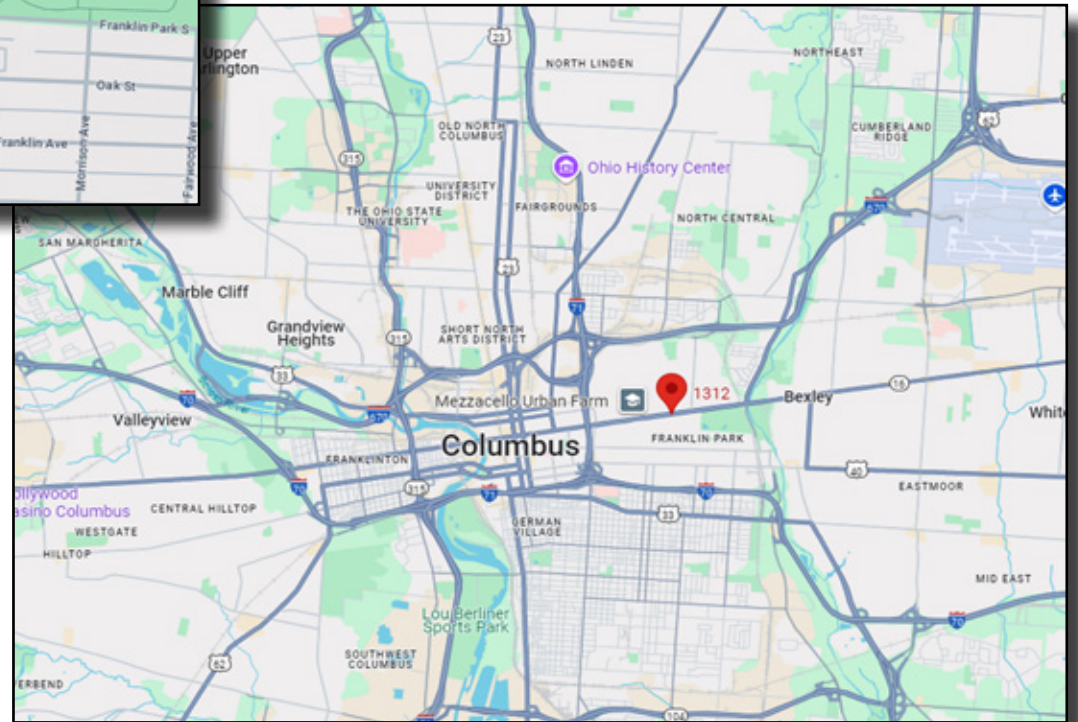
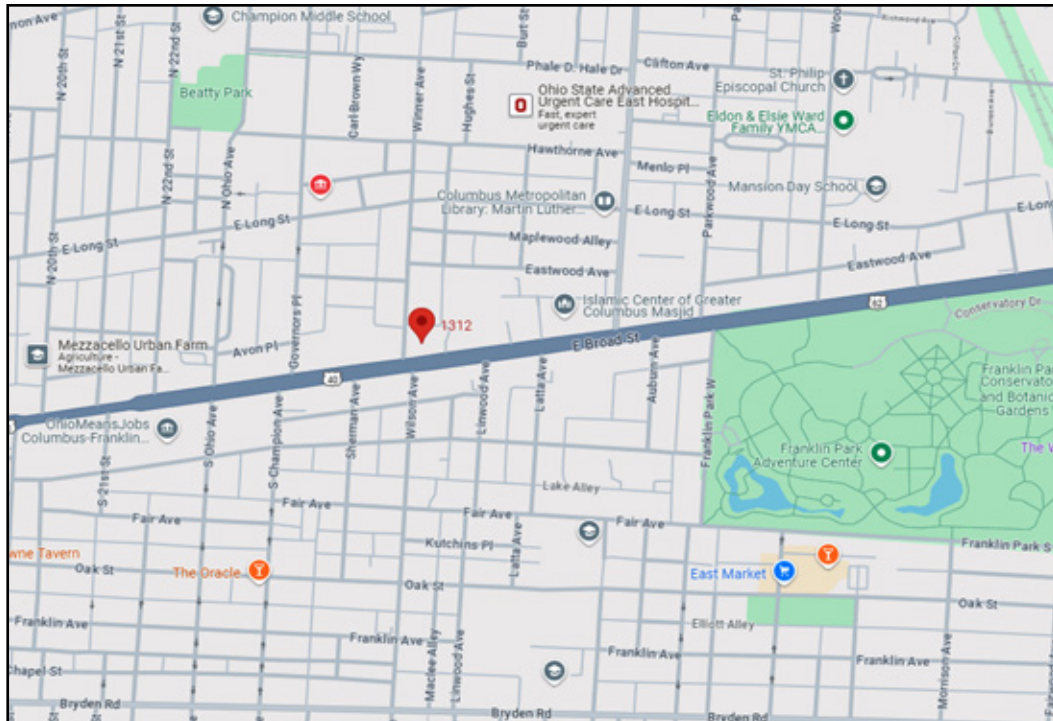
Address:	1312 E Broad St Columbus, OH 43205
County:	Franklin
Location:	NEC of E Broad St and Winner Ave
Building Size:	85,831 +/- SF
Levels:	8 Story
Year Built:	1924
Sale Price:	\$2,500,000
Zoning:	AR-O Apartment Office District

[CLICK HERE FOR MORE DETAILS](#)



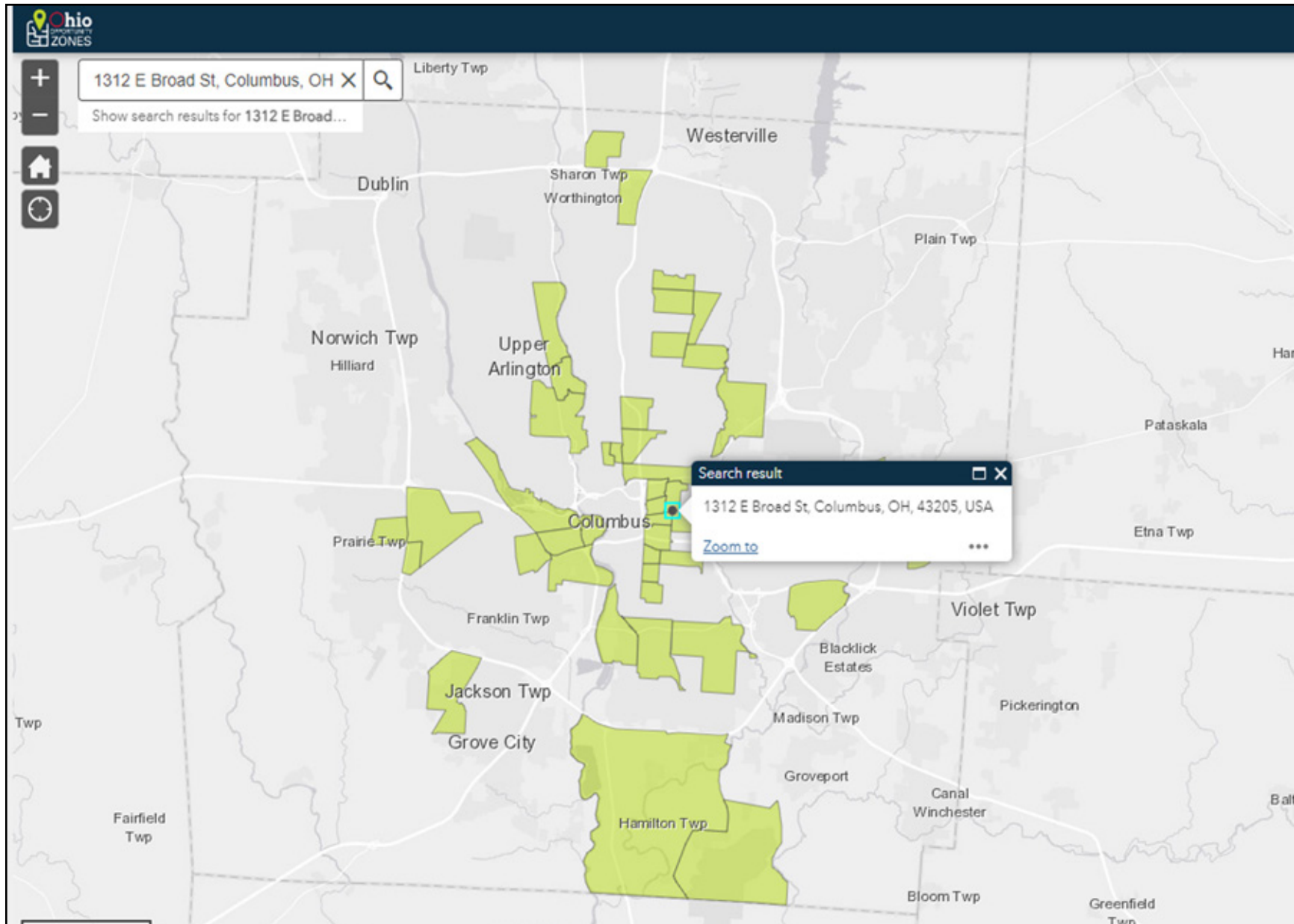


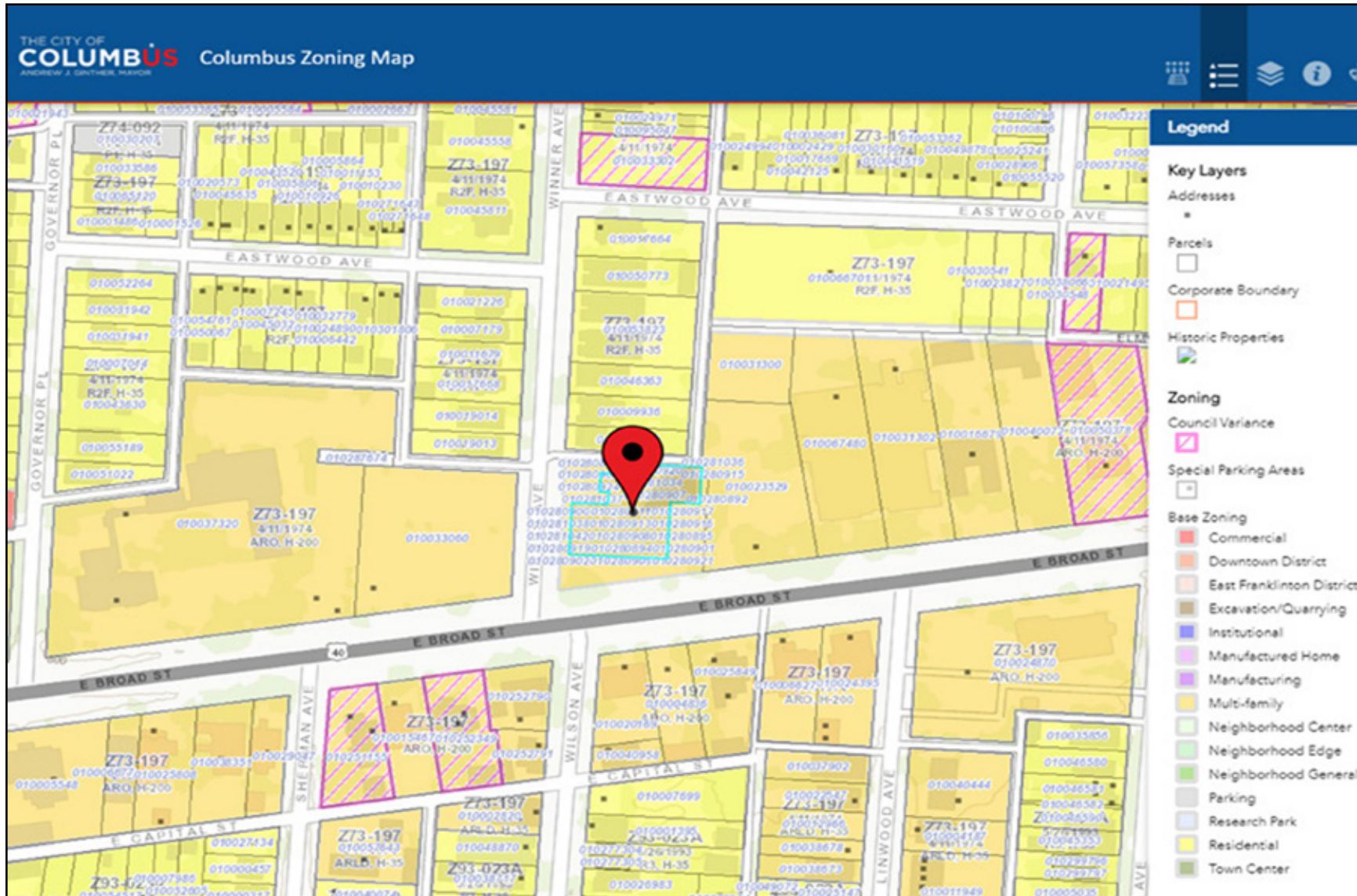




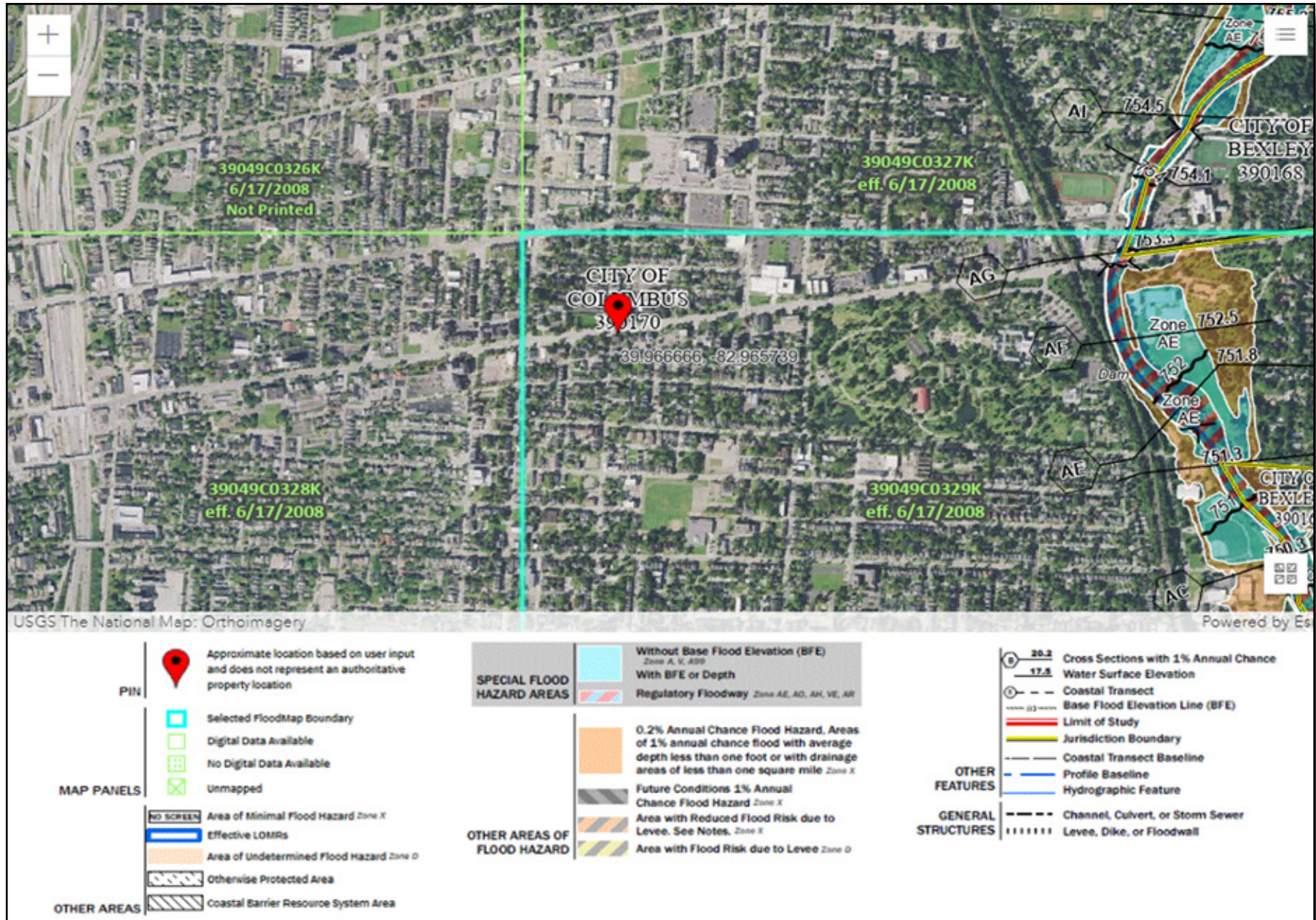


Great Location!
High traffic area
Easy access to major roads
Minutes to Downtown Columbus




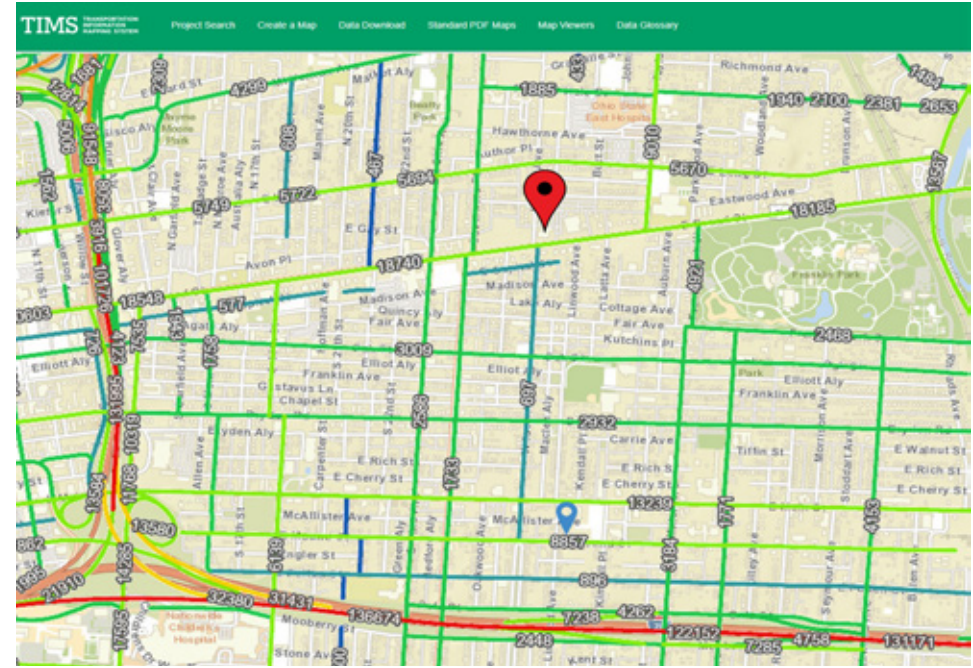


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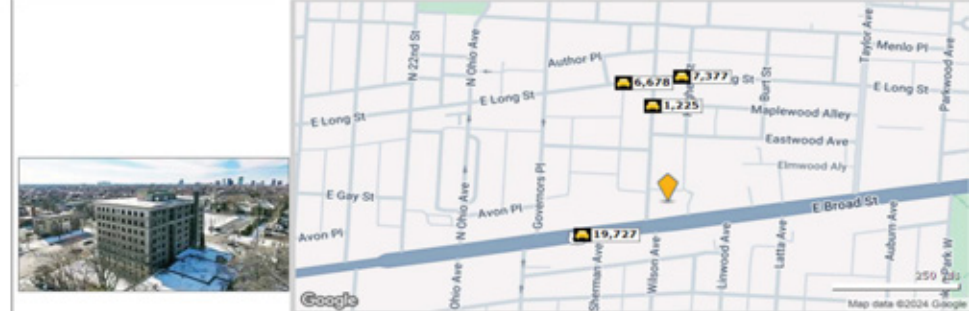


Demographic Summary Report

Broadwin Apartments 1312 E Broad St, Columbus, OH 43205			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	22,186	155,794	352,833
2024 Estimate	21,451	153,112	348,988
2020 Census	17,812	140,538	332,436
Growth 2024 - 2029	3.43%	1.75%	1.10%
Growth 2020 - 2024	20.43%	8.95%	4.98%
2024 Population by Hispanic Origin	920	8,333	22,388
2024 Population	21,451	153,112	348,988
White	7,282 33.95%	76,682 50.08%	173,420 49.69%
Black	11,204 52.23%	54,009 35.27%	119,622 34.28%
Am. Indian & Alaskan	90 0.42%	608 0.40%	1,401 0.40%
Asian	265 1.24%	3,918 2.56%	11,043 3.16%
Hawaiian & Pacific Island	13 0.06%	72 0.05%	182 0.05%
Other	2,596 12.10%	17,824 11.64%	43,319 12.41%
U.S. Armed Forces	101	120	182
Households			
2029 Projection	10,565	73,146	151,848
2024 Estimate	10,212	71,867	150,124
2020 Census	8,459	65,837	142,415
Growth 2024 - 2029	3.46%	1.78%	1.15%
Growth 2020 - 2024	20.72%	9.16%	5.41%
Owner Occupied	3,039 29.76%	24,247 33.74%	51,536 34.33%
Renter Occupied	7,173 70.24%	47,620 66.26%	98,589 65.67%
2024 Households by HH Income	10,210	71,865	150,125
Income: <\$25,000	3,251 31.84%	18,713 26.04%	40,858 27.22%
Income: \$25,000 - \$50,000	2,349 23.01%	15,722 21.88%	34,624 23.06%
Income: \$50,000 - \$75,000	1,548 15.16%	10,944 15.23%	25,702 17.12%
Income: \$75,000 - \$100,000	1,235 12.10%	8,186 11.39%	17,170 11.44%
Income: \$100,000 - \$125,000	490 4.80%	5,330 7.42%	10,464 6.97%
Income: \$125,000 - \$150,000	388 3.80%	3,950 5.50%	6,761 4.50%
Income: \$150,000 - \$200,000	634 6.21%	4,426 6.16%	7,573 5.04%
Income: \$200,000+	315 3.09%	4,594 6.39%	6,973 4.64%
2024 Avg Household Income	\$63,866	\$77,437	\$69,901
2024 Med Household Income	\$45,128	\$53,216	\$49,668



Traffic Count Report
 Broadwin Apartments
 1312 E Broad St, Columbus, OH 43205



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Broad St	Sherman Ave	0.02 E	2022	20,452	MPSI	.10
2 East Broad Street	Sherman Ave	0.02 E	2020	22,337	MPSI	.10
3 US40-62 BROAD ST E OF CHAMPION	Sherman Ave	0.02 E	2020	19,727	AAOT	.10
4 Winner Ave	E Long St	0.03 N	2020	1,340	MPSI	.13
5 Winner Ave	E Long St	0.03 N	2018	1,742	MPSI	.13
6 Winner Ave	E Long St	0.03 N	2021	1,225	MPSI	.13
7 E Long St	Mink St	0.02 W	2020	7,229	MPSI	.16
8 E Long St	Mink St	0.02 W	2022	6,609	MPSI	.16
9 E Long St	Mink St	0.02 W	2021	6,678	MPSI	.16
10 E Long St	Hughes St	0.01 E	2018	7,377	MPSI	.17



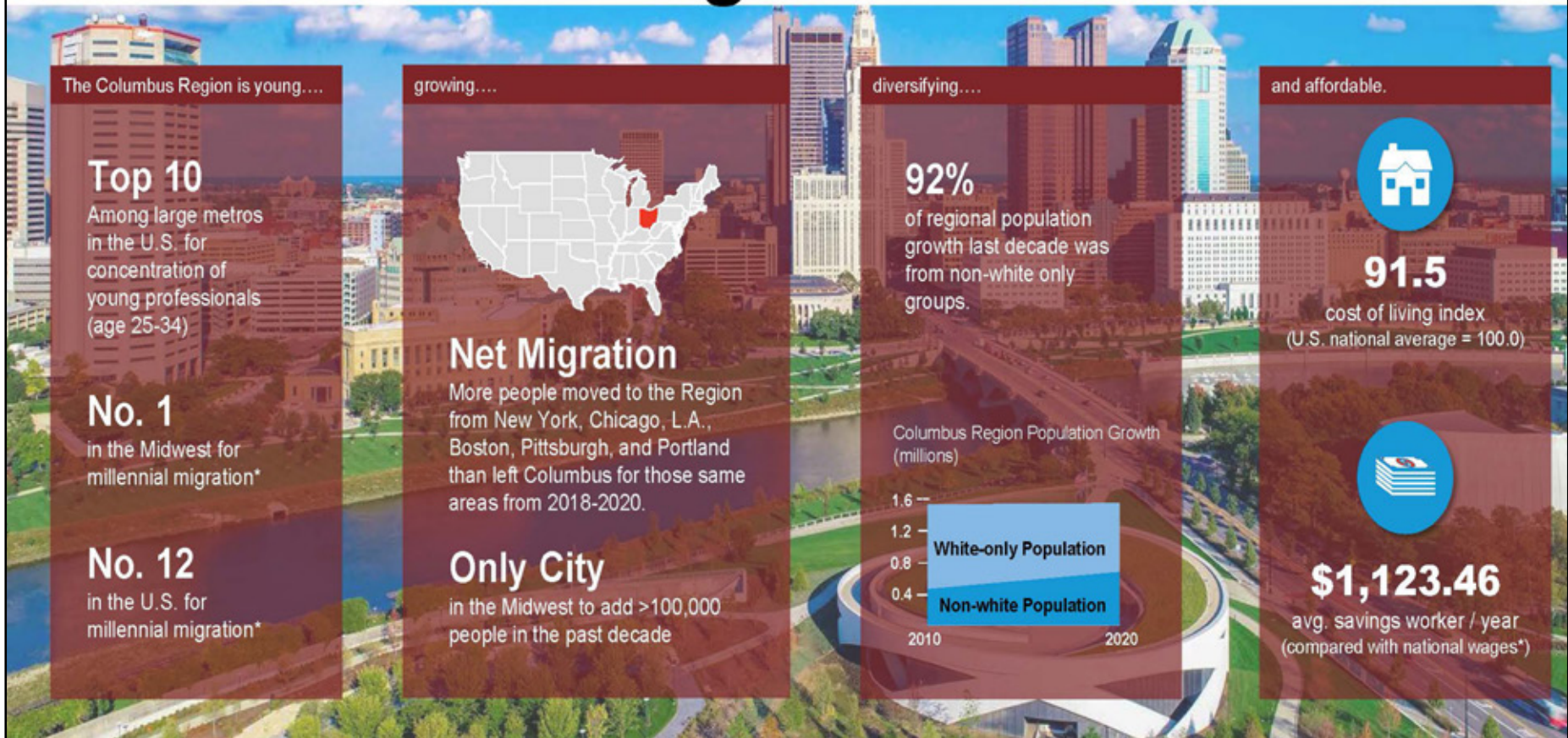
Appraisal Brokerage Consulting Development

Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

What's Driving Investment?



Celebrating **86** 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; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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www.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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 for your needs.

All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.