



120 S Napoleon Avenue

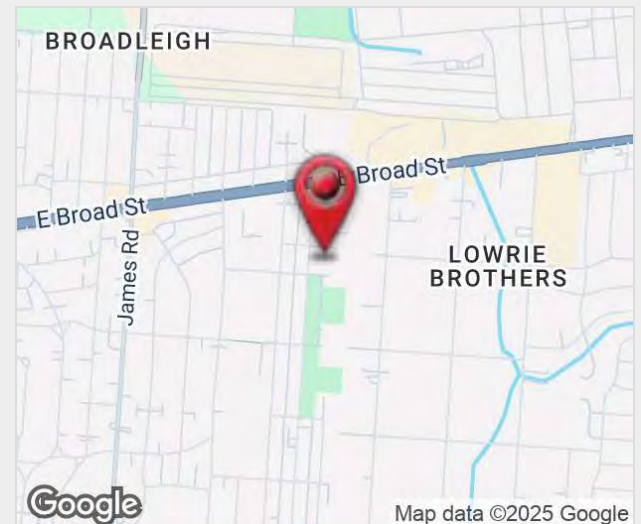
120 S Napoleon Avenue, Columbus, Ohio 43213

Property Features

- **Investment Opportunity**
- Fully Occupied Church
- ±21,190 SF Building
- Situated on ±4 Acres
- Renovated in 2015
- Zoned Residential (R-4)
- Situated Next to Napoleon Park

Sale Price: \$1,685,000

CAP Rate: 8.7%



For more information:

Mike Semon

614 629 5217 • msemon@ohioequities.com

Dan Sheeran, Jr.

614 629 5228 • djsheeran@ohioequities.com

Dan Sheeran

614 629 5216 • dsheeran@ohioequities.com



120 South Napoleon Ave.
Columbus, Ohio 43213
Occupancy: 100%

Date Prepared: 11/05/21

Rent Roll

Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
Universal Church	6,720	\$ 4,000.00	\$ 48,000	7/1/2021	9/1/2027	Front
** Step Up	14,470	\$ 9,020.00	\$ 108,240	10/1/21	11/1/2028	Rear

Totals	21,190	\$ 13,020.00	\$ 156,240.00
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Income & Expense Summary

Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 7.07	\$ 156,240.00	Total Income	\$ 7.07	\$ 156,240.00
Additional Rent Reimbursement	\$ -	\$ -	Total Expenses	\$ -	\$ 10,100.00
Total Income	\$ 7.07	\$ 156,240.00	Net Operating Income	\$ 7.07	\$ 146,140.00

Expenses (Prior 12 Months)	PSF	Total
* Taxes	N/A	
* Insurance	\$ 0.08	\$1,600.00
Maintenance	\$ 0.40	\$8,500.00

Total Expenses	\$10,100.00	\$ 146,140.00
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Valuation	CAP%	PSF	Total
Our Valuation	8.7%	\$80.00	\$1,685,000

** Step Up rent increases 2% annually. This is the average rent over 7 years.

* Step Up contributes 68% towards insurance expense. They reward owner \$1,088.00 annually.

** Lessor has right to terminate 'Step Up' with 60 day notice.

* There are no property taxes currently, since it is "exempt" as a religious organization.

