



EXCLUSIVE OFFERING

OSU Off-Campus Student Housing Portfolio

University District – Columbus, Ohio

OSU Off-Campus Student Housing Portfolio

INVESTMENT SUMMARY

List Price	\$3,600,000
Properties	5
Total Units/Beds	34 / 50
Total Square Footage	27,737
Years Built	1920-1960
Zoning	401: Apartments

- Turnkey, cash-flowing portfolio with proven performance
- Walkable access to campus, nightlife, dining, and retail amenities
- Immediate revenue upside through utility reimbursement and parking income
- Well-maintained properties operated by long-term management
- High-demand OSU student housing submarket
- Properties are available to purchase as a portfolio or individually

Brown Multifamily Advisors is pleased to present an exclusive opportunity to purchase a portfolio of five off-campus student housing properties serving The Ohio State University. The portfolio may be purchased individually or as a package.

The properties are strategically located along the bustling North 4th Street corridor and the highly sought-after Chittenden Avenue student housing area, both offering convenient access to The Ohio State University main campus and the vibrant Short North entertainment district.

The portfolio comprises 34 residential units with a total of 50 beds, operated for decades under consistent ownership and management. Four of the properties are concentrated near the intersection of North 4th Street and East 15th Avenue, including 1778-1800 N. 4th Street with twelve 2BD / 1BA units, 348 E. 15th Avenue with five 1BD / 1BA units, 358 E. 15th Avenue with four 1BD / 1BA unit, and 316 E. 15th Avenue with eight 1BD / 1BA units and one 3BD / 1 BA unit. The final property, located at 168 Chittenden Avenue, includes two 1BD / 1BA units and two 3BD / 1BA units less than a block from N. High Street—one of the most desirable off-campus locations for generations of OSU students.

The portfolio's well-maintained condition, consistently high occupancy, and steady annual rent growth underscore its stability and long-term performance. Current management has historically covered most utilities and provided free off-street parking—both of which present immediate revenue upside opportunities for new ownership.

This offering represents a rare opportunity to acquire a turnkey, cash-flowing student housing portfolio with strong operational history and value-add potential, located adjacent to one of the nation's largest universities and within one of the Midwest's fastest-growing metro areas.



1784 N. 4th St.



168 Chittenden Ave.

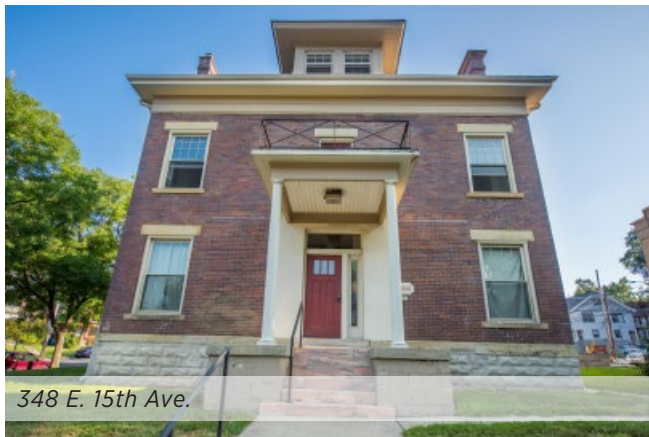


348 E. 15th Ave.

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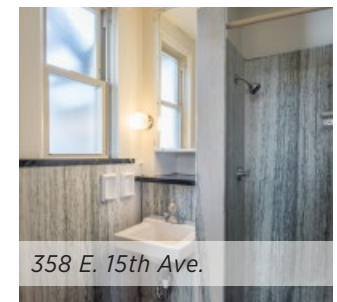
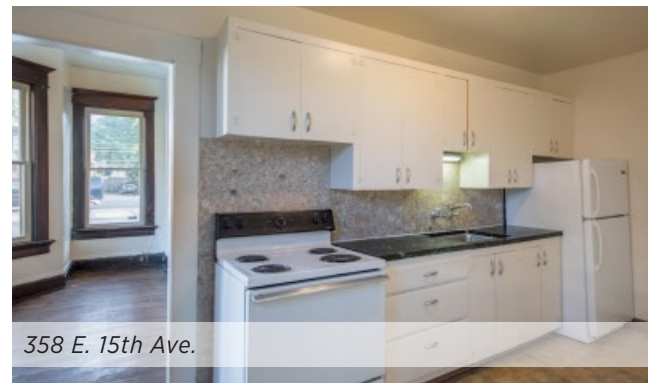
PROPERTY DETAILS

Address	1778-1800 N. 4th St. & 348 E. 15th Ave.*
Total Units/Beds	17 / 29
Unit Mix	12-2BD/1BA (1778); 5-1BD/1BA (348)
Size	9,408 SF (1778); 3,802 (348)
Year Built	1960 (1778); 1920 (348)
PID	010-024276-00; 010-004398-00
Annual Income	\$210,735



PROPERTY DETAILS

Address	358 E. 15th Ave.**
Total Units/Beds	4 / 4
Unit Mix	4-1BD/1BA
Size	2,954 SF
Year Built	1920
PID	010-016873-00
Annual Income	\$43,940



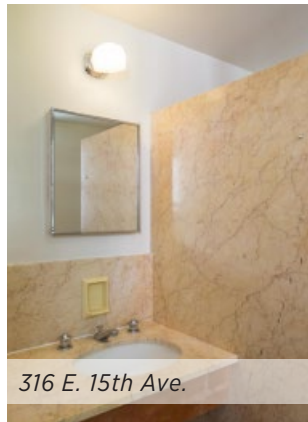
* 1778 N. 4th and 348 E. 15th are situated on the same two parcels (see map)

** 358 E. 15th's parcel shares parking with 1778 N. 4th and 348 E. 15th (see map)

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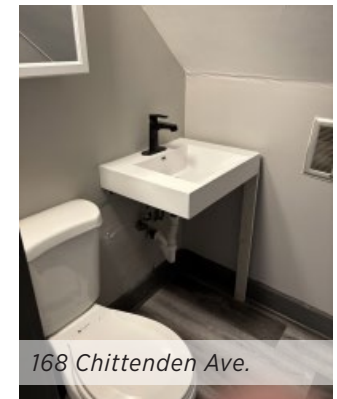
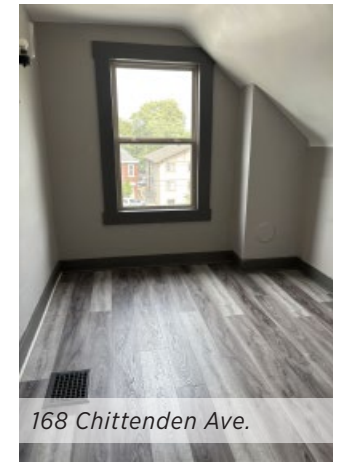
PROPERTY DETAILS

Address	316-328.5 E. 15th Ave.
Total Units/Beds	9 / 9
Unit Mix	9-1BD/1BA
Size	6,107 SF
Year Built	1925
PID	010-016228-00
Annual Income	\$97,604

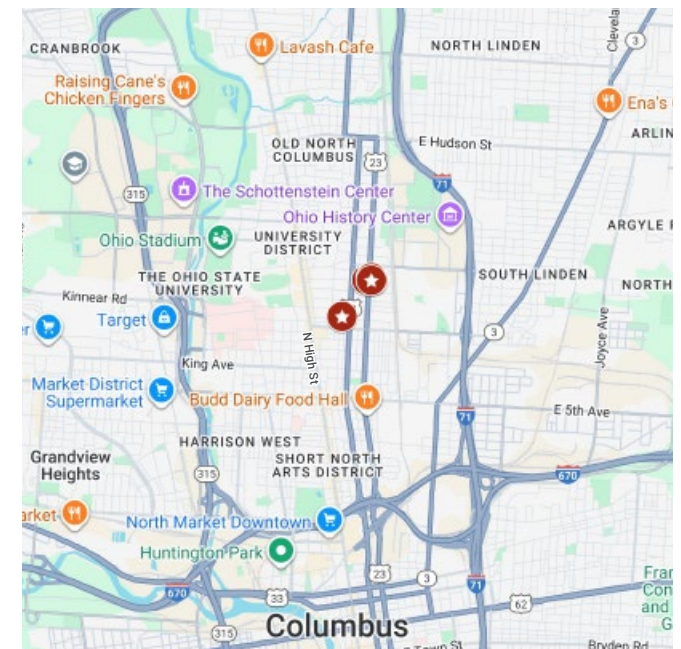
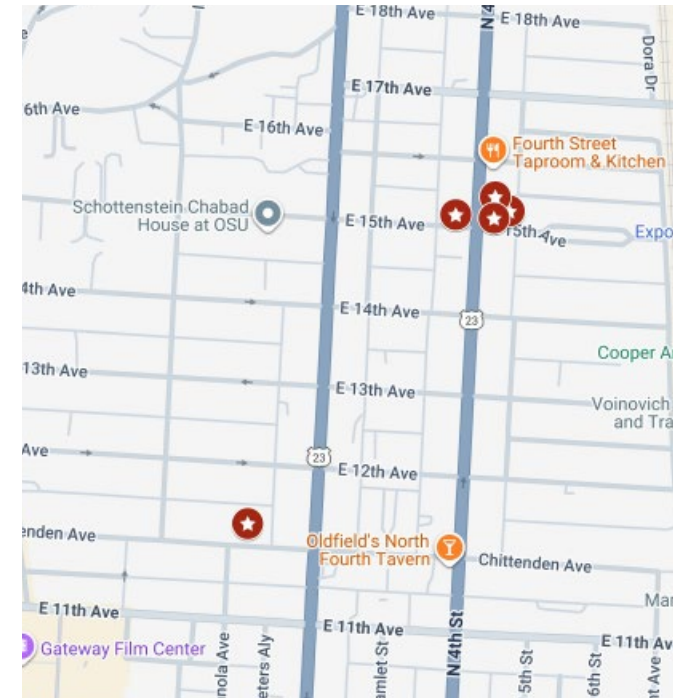


PROPERTY DETAILS

Address	168-170 Chittenden Ave.
Total Units/Beds	4 / 8
Unit Mix	2-3BD/1BA; 2-1BD/1BA
Size	5,466 SF
Year Built	1940
PID	010-000982-00
Annual Income	\$74,070



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PROFORMA INCOME & EXPENSE

INCOME	Monthly	Annually	Per Unit	% of PGR
Rent Roll	\$35,080	\$420,960	\$12,381	100.00%
Pet Fees	\$160	\$1,920	\$56	0.46%
Tenant Repair Charges	\$118	\$1,421	\$42	0.34%
Utility Income	\$94	\$1,130	\$33	0.27%
Late Fees	\$77	\$920	\$27	0.22%
Projected Total Income	\$35,529	\$426,351	\$12,540	101.28%

EXPENSES	Monthly	Annually	Per Unit	% of PTI
Real Estate Taxes	\$6,550	\$78,603	\$2,312	18.67%
Property Insurance	\$1,498	\$17,973	\$529	4.27%
Utilities	\$2,345	\$28,145	\$828	6.69%
Landscaping	\$465	\$5,581	\$164	1.33%
Maintenance & Repairs	\$2,688	\$32,255	\$949	7.66%
Decorating & Turnover	\$277	\$3,322	\$98	0.79%
Administrative / Office	\$772	\$9,262	\$272	2.20%
Advertising & Promotion	\$16	\$188	\$6	0.04%
Management Fee	6% of PTI	\$2,132	\$752	6.08%
Total Expenses of Operation	\$16,742	\$200,909	\$5,909	47.73%

Net Operating Income	\$18,787	\$225,442	\$6,631	53.55%
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1. Rent Roll provided by Owner
2. Other Income from 2024 year-end Profit & Loss statement
3. Real Estate Taxes from Franklin County Auditor's website
4. Management Fee is a market-based estimate used for underwriting purposes
5. All other operating expenses are from 2024 year-end Profit & Loss statement, minus capital expenditures



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