

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com

13,670 +/- SF on 0.30 +/- acres
Cap Rate 6.4%



Appraisal Brokerage Consulting Development

PRIME SHORT NORTH MIXED-USE ASSET
842-852 North High Street, Columbus, OH 43215

Prime Short North Mixed-Use Asset • 6.4% Cap Rate

A rare opportunity to acquire a highly visible mixed-use property in the heart of the Short North Arts District—Columbus' most vibrant entertainment and dining corridor. The building features 8 renovated apartment units above two retail spaces, including an established Asian restaurant and a long-term retail tenant with a strong local following.

The property provides stable in-place income with clear rent-growth potential across both the residential and commercial spaces. Private off-street parking behind the building further elevates the asset—an uncommon amenity in this dense, walkable submarket.

Surrounded by premier restaurants, boutiques, nightlife, and ongoing development, this location offers unmatched visibility, foot traffic, and long-term appreciation potential.

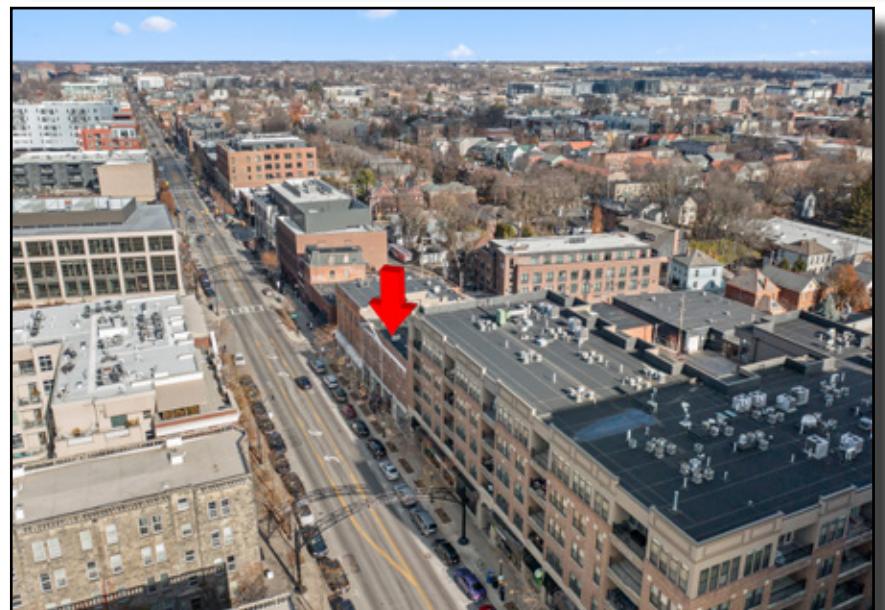
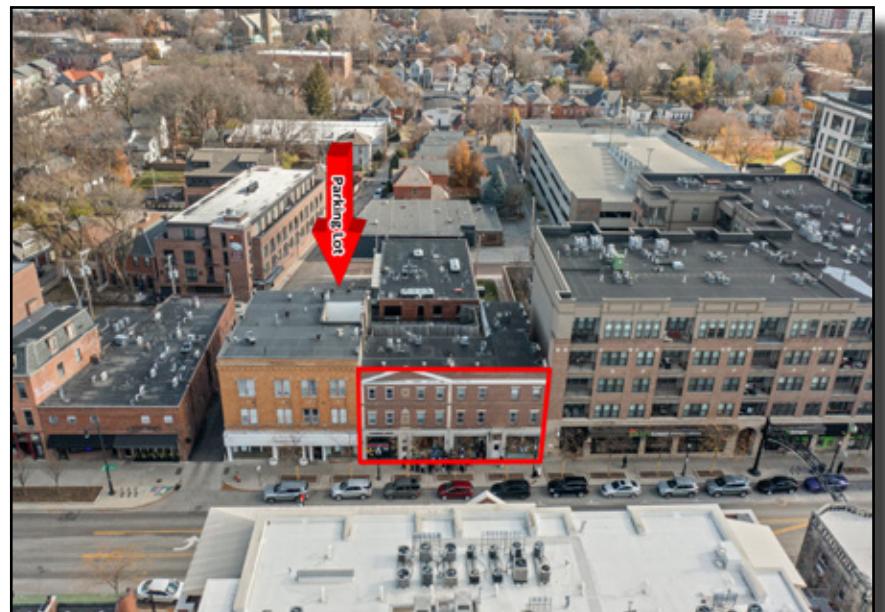
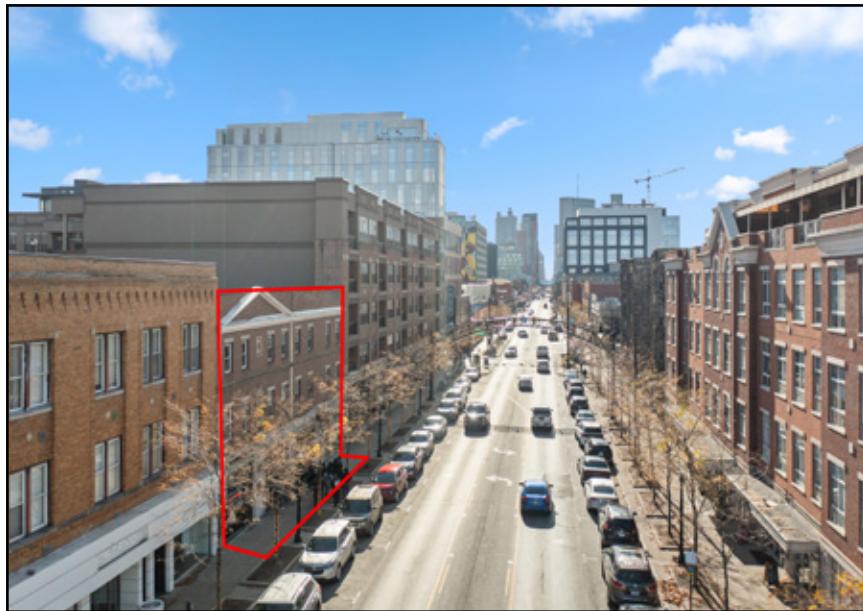
An exceptional opportunity for investors seeking durable cash flow and irreplaceable Short North real estate.

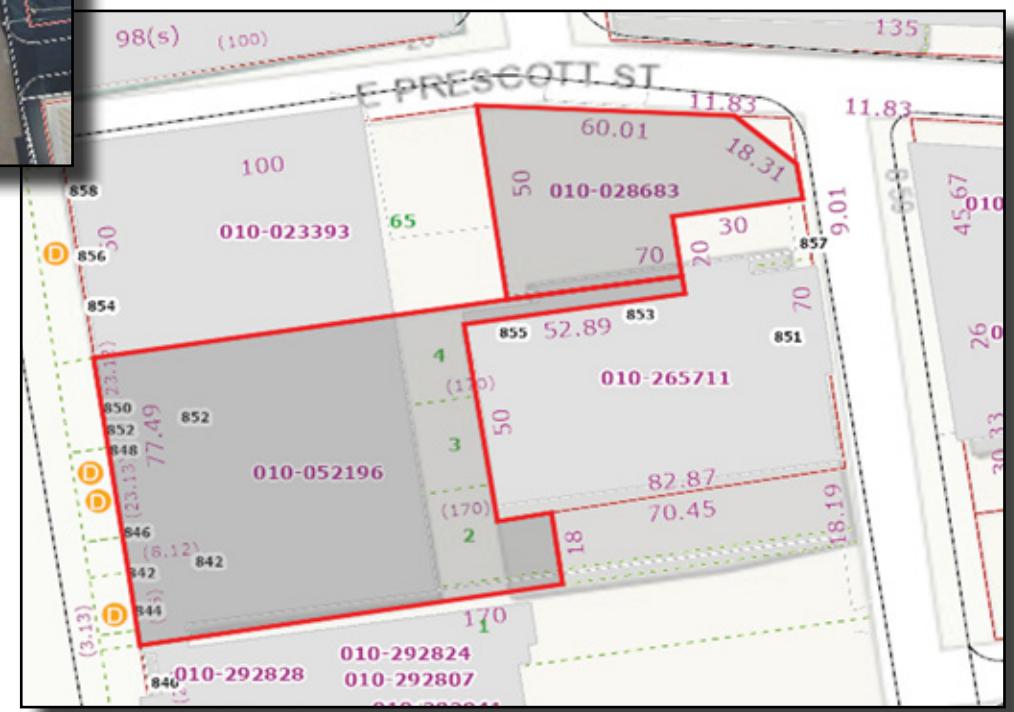


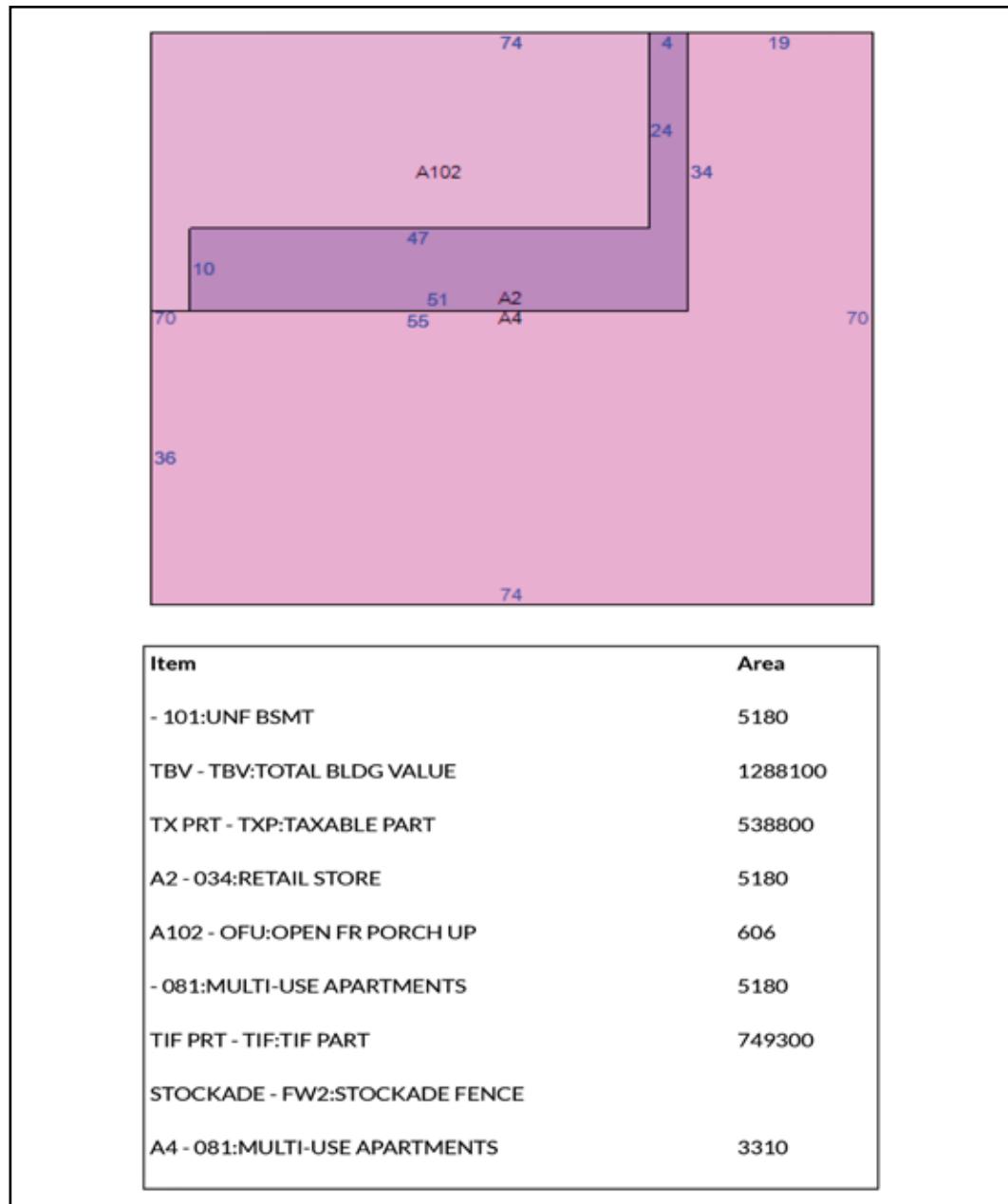
Property Highlights

Address:	842-852 N High Street Columbus, OH 43215
County:	Franklin
PID:	010-052196-00 010-028683-00
Location:	SEC of North High Street and East Prescott Avenue
Acreage:	0.30 +/- ac
Building Size:	13,670 +/- SF
Stories:	3 Story
Units:	8
Year Built:	1900
Year Remodeled:	2021
Surface Parking Lot:	7 spaces
Recent Upgrades:	Butterfly intercom system for easy access into the building, package delivery, new storefronts, interiors of all apartments
Sale Price:	\$4,300,000
NOI:	\$274,844
Cap Rate:	6.40%
Zoning:	Mixed-Use District

RENTS	
Residential Bed Rent Income	\$120,540
Commercial Rent Income	\$168,534
Prepaid Commercial Rent Income	\$0
Last Month Rent Income	\$1,050
Total RENTS	\$290,124
FEES INCOME	
Late Fee Income	\$479
Maintenance Chargeback Income	\$0
Application Fee Income	\$225
Move Out Charges Income	\$375
Total FEES INCOME	\$1,079
PASSTHROUGH INCOME	
Tax Passthru Income	\$13,549
Insurance Passthru Income	\$3,768
CAM Passthru Income	\$24,983
Passthru Income Prior Year Reconciliation - Tax, Ins, CAM	\$6,131
Total PASSTHROUGH INCOME	\$48,432
Total Operating Income	\$339,635
Expense	
TAXES & INSURANCE	
Property Real Estate Tax	\$37,662
Liability Insurance	\$10,941
Umbrella Insurance	\$1,452
Total TAXES & INSURANCE	\$50,055
UTILITIES EXPENSE	
Gas Utility Expense	\$2,011
Trash / Waste Hauling & Cleaning	\$3,900
Water & Sewer Expense	\$1,500
Electricity Expense	\$3,375
Internet Utility Expense	\$154
Total UTILITIES EXPENSE	\$10,940
REPAIRS & MAINT - NONRECURRING	
Building Repairs - nonrecurring	\$1,212
HVAC - nonrecurring	\$1,058
Plumbing R&M - nonrecurring	\$370
Window R&M - nonrecurring	\$165
Maintenance & Repair Supplies General - nonrecurring	\$1,302
Roof Repair Expense	\$670
Carpet Cleaning & Repair - Nonrecurring	\$600
Total REPAIRS & MAINT - NONRECURRING	\$5,376
REPAIRS & MAINT - RECURRING	
Maintenance & Grounds Payroll	\$3,796
Total REPAIRS & MAINT - RECURRING	\$3,796
Total Operating Expense	\$64,791
NOI - Net Operating Income	\$274,844
Sales Price	\$4,295,000
Cap Rate	6.40%







Mixed-Use Property For Sale
842-852 N High St, Columbus, OH 43215

842 N High St Apt A - Interior Photos

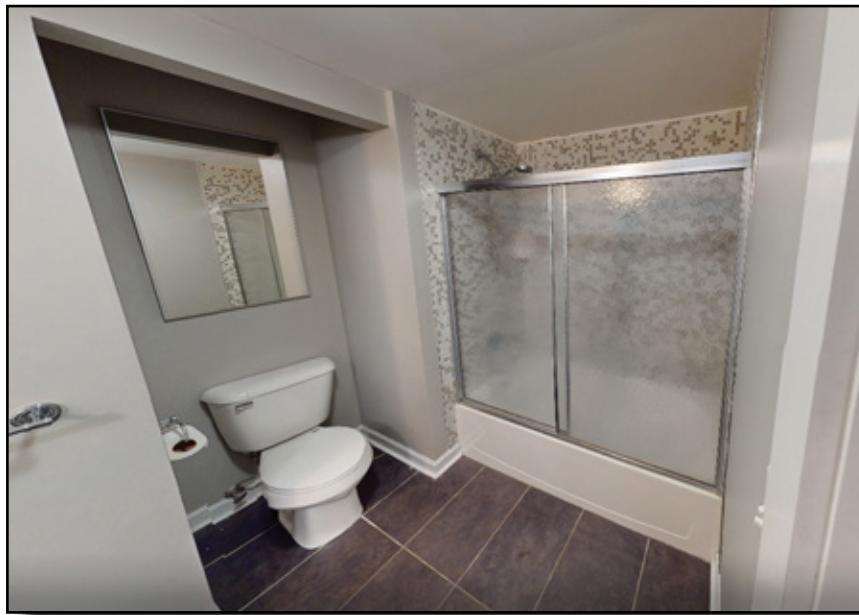


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842 N High St Apt A - Interior Photos

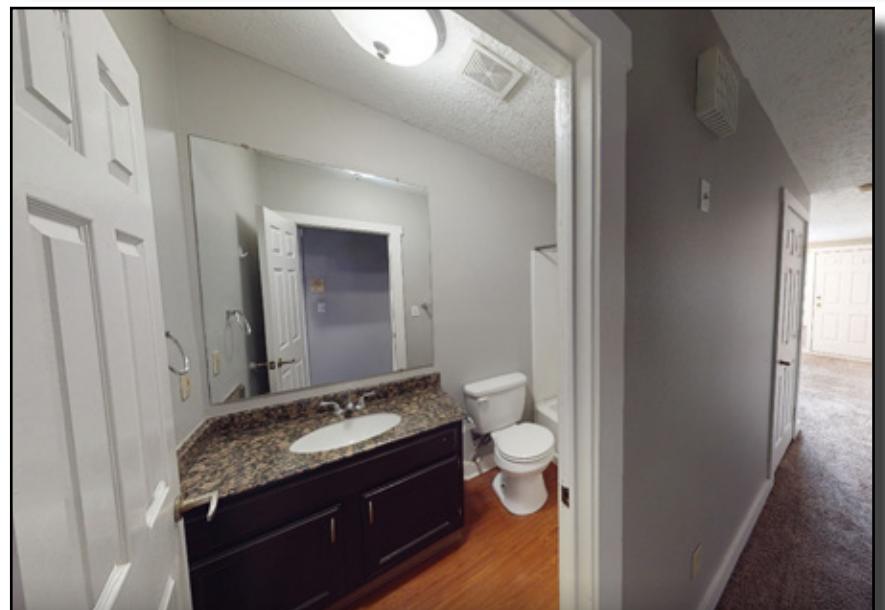


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Mixed-Use Property For Sale
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842 N High St Apt C - Interior Photos



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Mixed-Use Property For Sale
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852 N High St Apt B - Interior Photos



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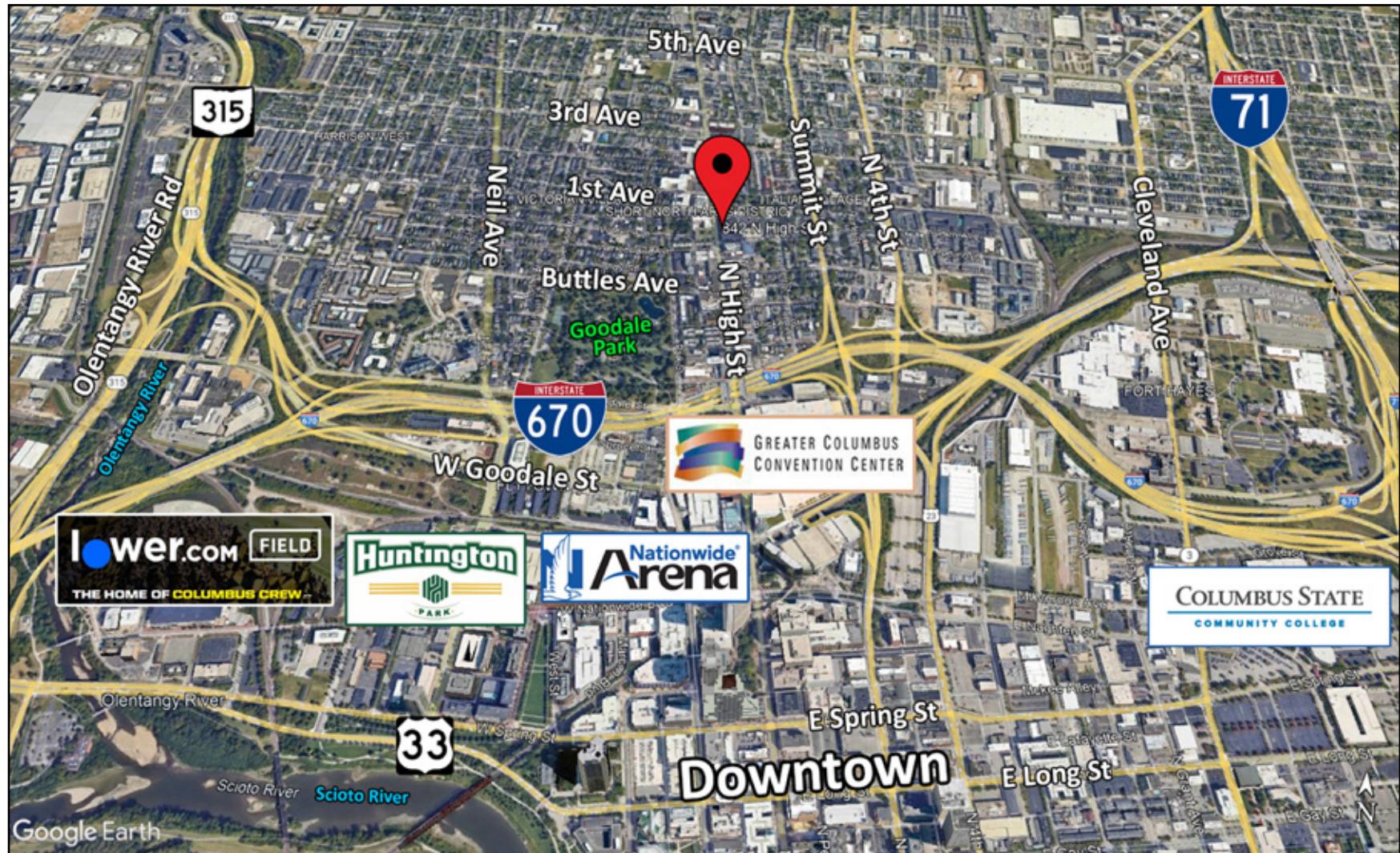
Mixed-Use Property For Sale
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852 N High St Apt C - Interior Photos



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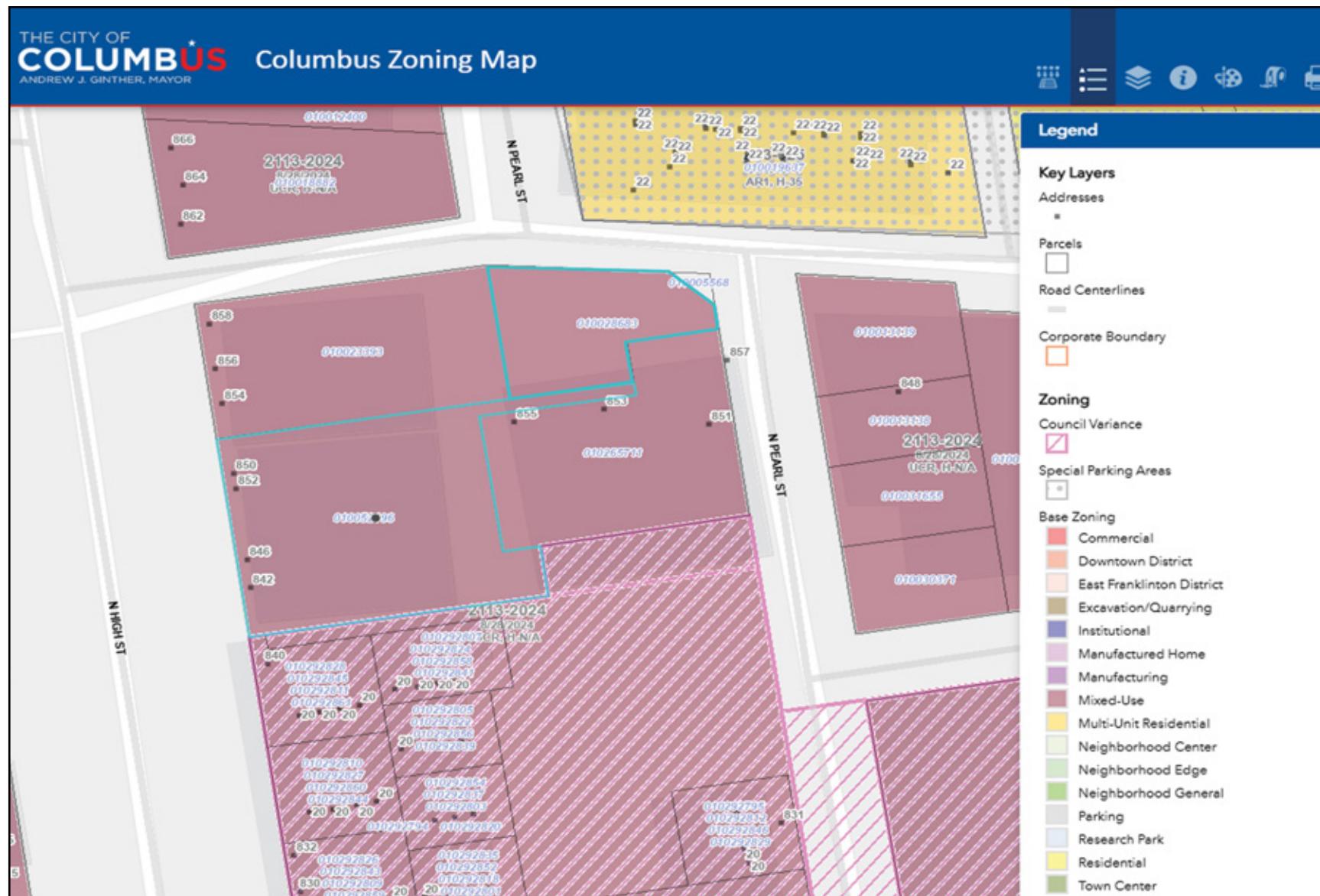


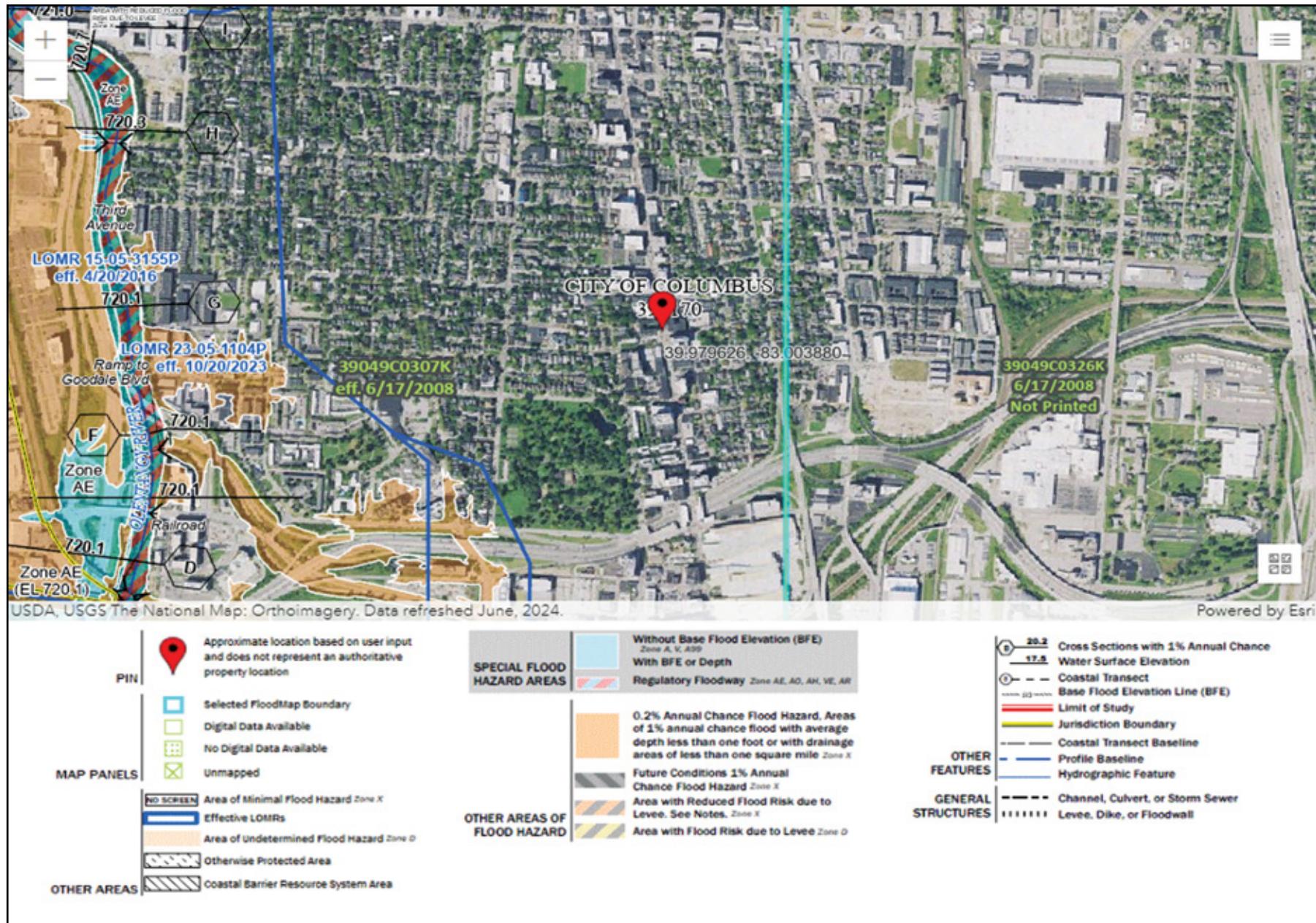
Great Location!

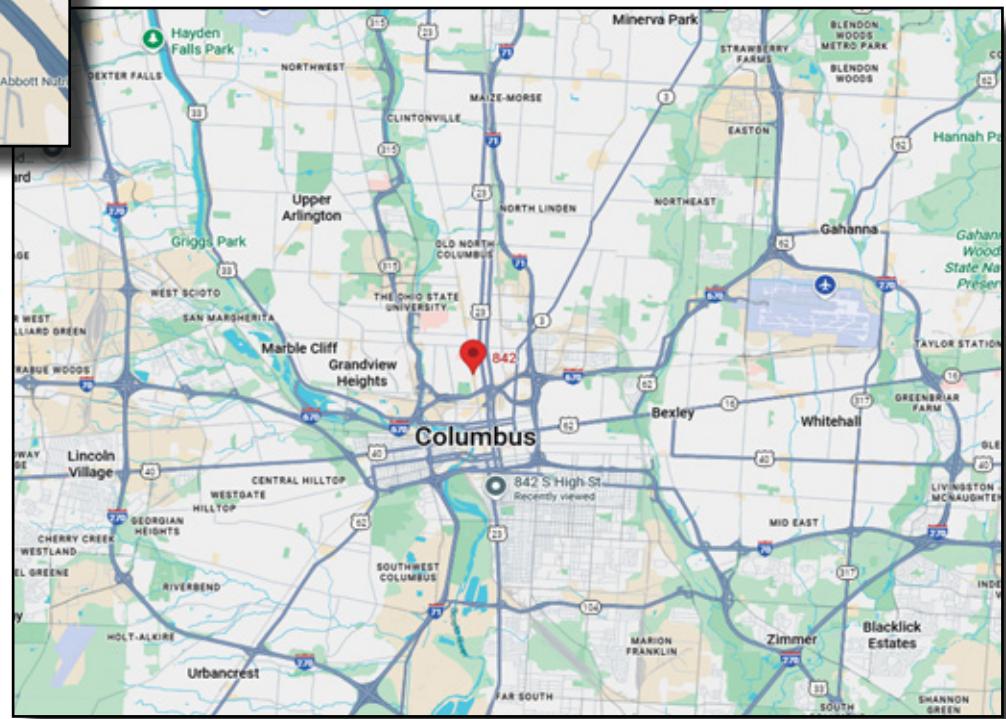
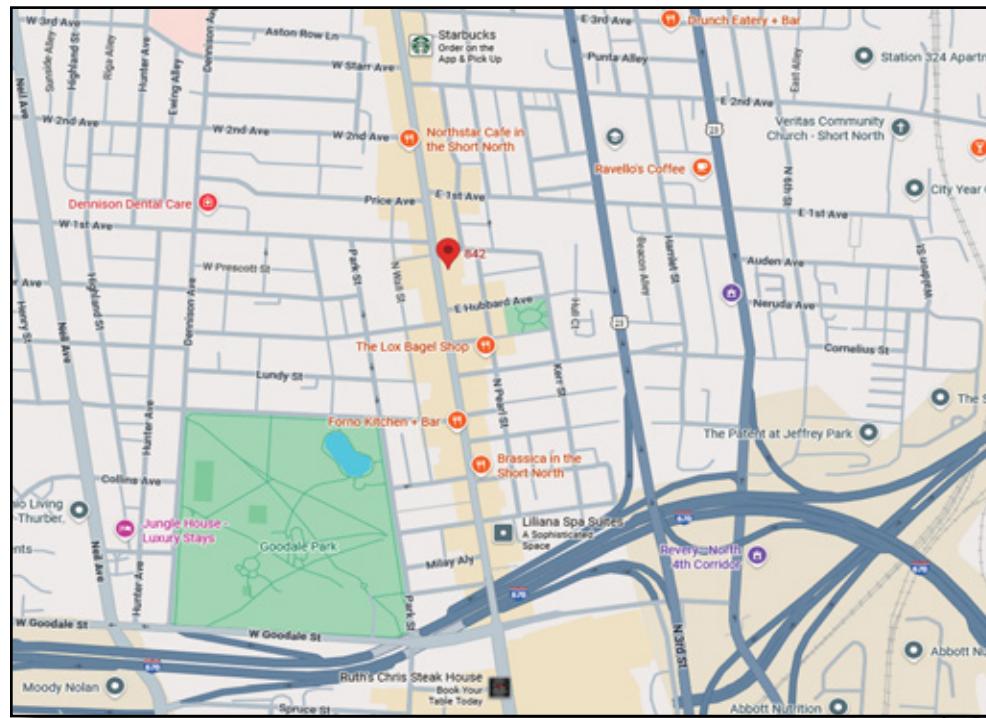
Easy access to major roads

Minutes to Downtown Columbus

12 Minutes to John Glenn International Airport





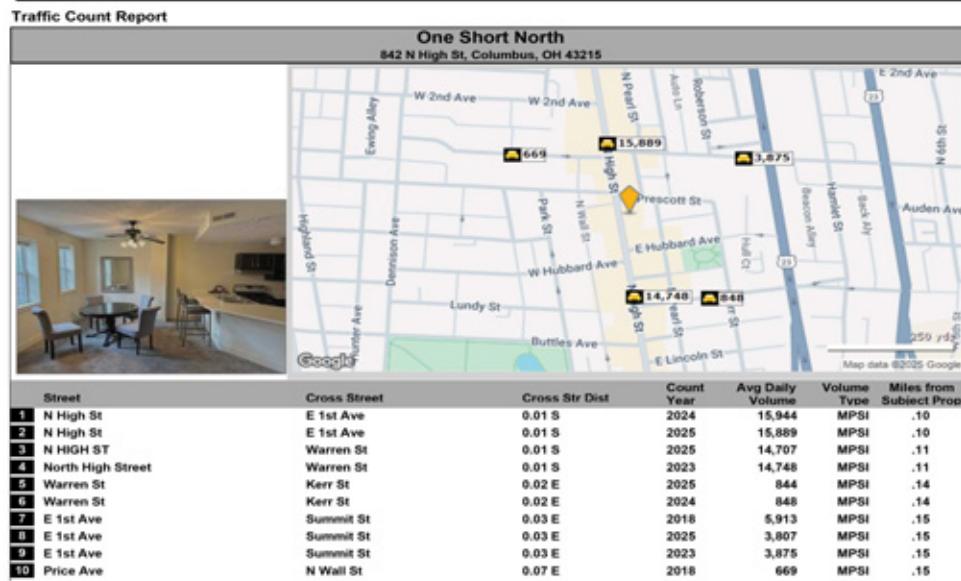
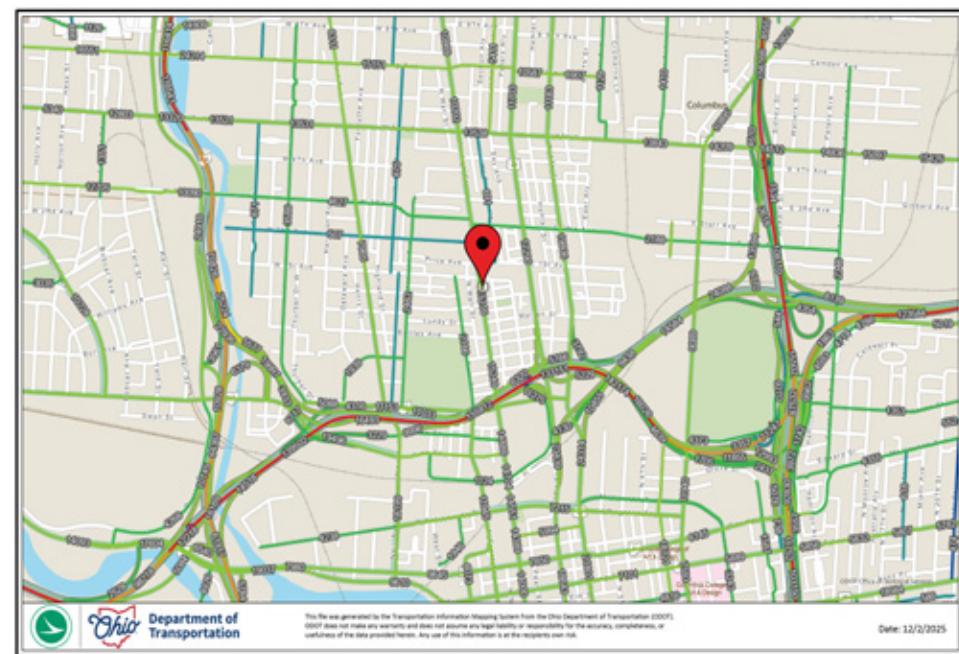


Demographic Summary Report

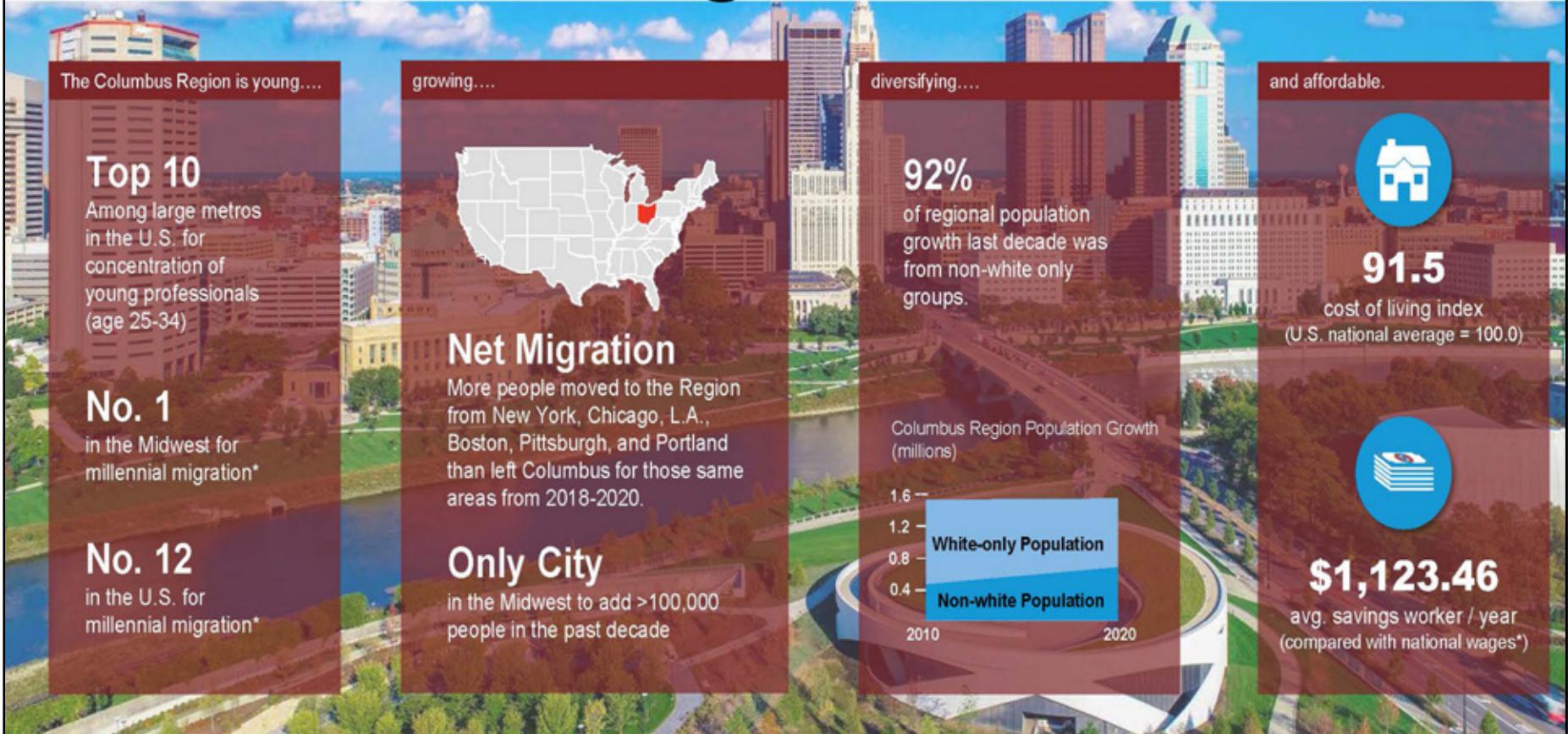
One Short North
842 N High St, Columbus, OH 43215



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	28,133	172,523	375,279
2024 Estimate	27,751	169,992	370,865
2020 Census	26,022	158,678	351,540
Growth 2024 - 2029	1.38%	1.49%	1.19%
Growth 2020 - 2024	6.64%	7.13%	5.50%
2024 Population by Hispanic Origin	1,566	8,376	22,710
2024 Population	27,751	169,992	370,865
White	19,943 71.86%	105,180 61.87%	219,688 59.24%
Black	3,170 11.42%	38,409 22.59%	90,922 24.52%
Am. Indian & Alaskan	89 0.32%	503 0.30%	1,563 0.42%
Asian	1,605 5.78%	7,783 4.58%	13,639 3.68%
Hawaiian & Pacific Island	5 0.02%	103 0.06%	187 0.05%
Other	2,940 10.59%	18,014 10.60%	44,866 12.10%
U.S. Armed Forces	17	134	167
Households			
2029 Projection	16,010	79,357	161,651
2024 Estimate	15,821	78,182	159,753
2020 Census	14,987	72,759	151,240
Growth 2024 - 2029	1.19%	1.50%	1.19%
Growth 2020 - 2024	5.56%	7.46%	5.63%
Owner Occupied	3,343 21.13%	19,554 25.01%	61,940 38.77%
Renter Occupied	12,478 78.87%	58,630 74.99%	97,812 61.23%
2024 Households by HH Income	15,821	78,182	159,752
Income: <\$25,000	2,913 18.41%	21,698 27.75%	38,985 24.40%
Income: \$25,000 - \$50,000	2,535 16.02%	15,901 20.34%	34,488 21.59%
Income: \$50,000 - \$75,000	2,434 15.38%	12,829 16.41%	27,082 16.95%
Income: \$75,000 - \$100,000	2,261 14.29%	8,518 10.90%	17,988 11.26%
Income: \$100,000 - \$125,000	1,779 11.24%	5,711 7.30%	12,389 7.76%
Income: \$125,000 - \$150,000	1,300 8.22%	4,019 5.14%	8,151 5.10%
Income: \$150,000 - \$200,000	1,159 7.33%	5,007 6.40%	9,738 6.10%
Income: \$200,000+	1,440 9.10%	4,499 5.75%	10,931 6.84%
2024 Avg Household Income	\$95,212	\$74,972	\$79,164
2024 Med Household Income	\$75,315	\$52,521	\$55,386



What's Driving Investment?



Notable Projects YTD



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

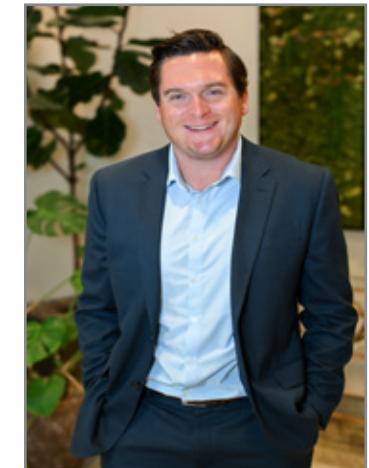
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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 87 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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Learn more about us at
www.rweiler.com

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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/space for your needs.

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