



**EXCLUSIVE OFFERING**  
Speakeasy Lofts — Fully Leased Mixed-Use  
University District — Columbus, Ohio

# Speakeasy Lofts

## INVESTMENT SUMMARY

List Price	\$1,700,000
Multifamily Units	6
Commercial Spaces	3
Total Square Footage	10,751
Year Built	1920
Site Size	0.6 acres
Occupancy	100%
Zoning	C4 Commercial
PID	010-047250-00
Address	1555-1563 N. 4th Street Columbus, Ohio 43201

## UNIT MIX

### Apartments

Count	Beds	Baths
1	4 BD	2 BA
3	3 BD	1 BA
2	2 BD	1 BA

### Commercial

Address	Size
1555 N 4 <sup>th</sup> Street	1,733 SF
1559 N 4 <sup>th</sup> Street	916 SF
1561 N 4 <sup>th</sup> Street	767 SF

## INVESTMENT HIGHLIGHTS:

- Fully leased apartment over commercial property.
- Completely renovated in 2019 down to the studs with high-end finishes.
- Turnkey investment with immediate cash flow.
- In an Opportunity Zone
- Strong historical performance in a high-demand rental market.
- Desirable, vibrant location near OSU, the Short North and downtown Columbus.

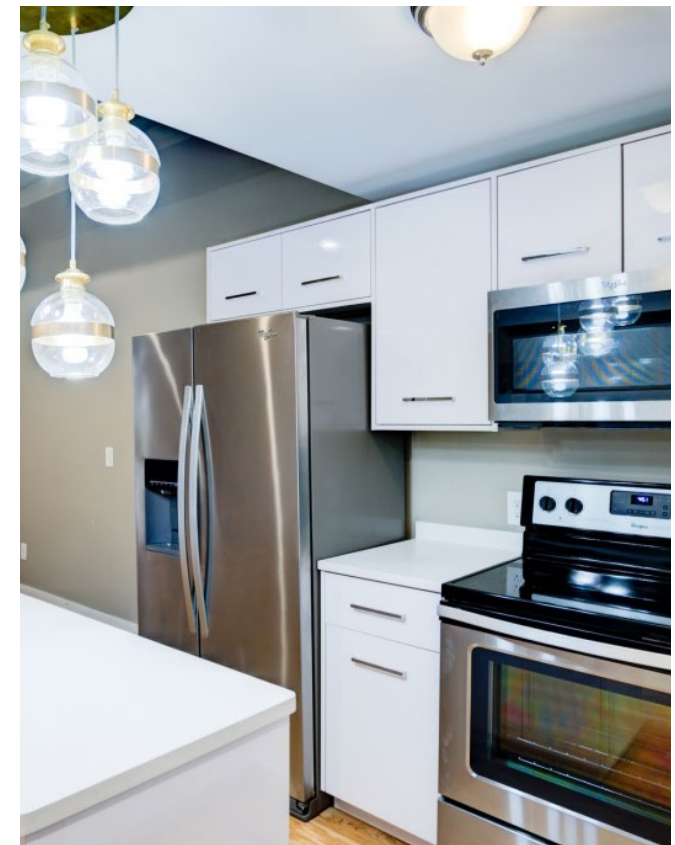
## PROPERTY SUMMARY

Brown Multifamily Advisors is pleased to exclusively offer for sale Speakeasy Lofts, located at 1555–1563 N 4th Street in Columbus, Ohio, a mixed-use, fully leased investment asset situated in the thriving University District just minutes from The Ohio State University and the Short North Arts District.

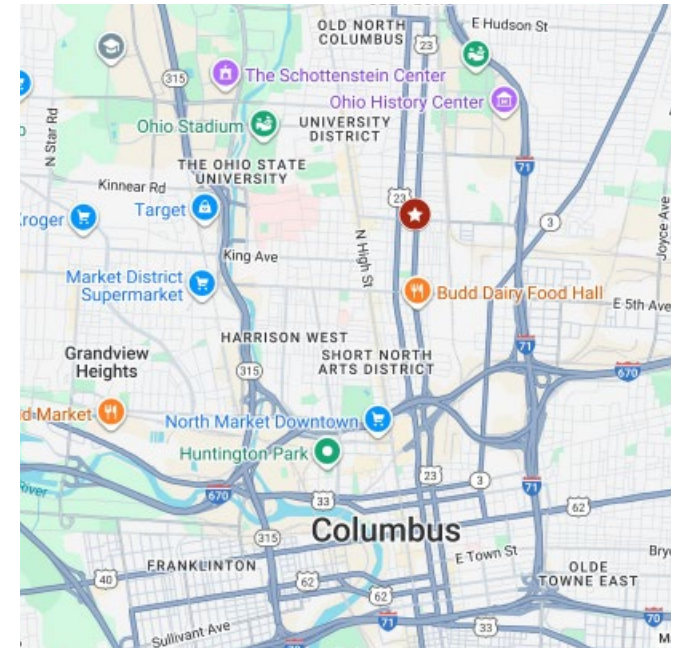
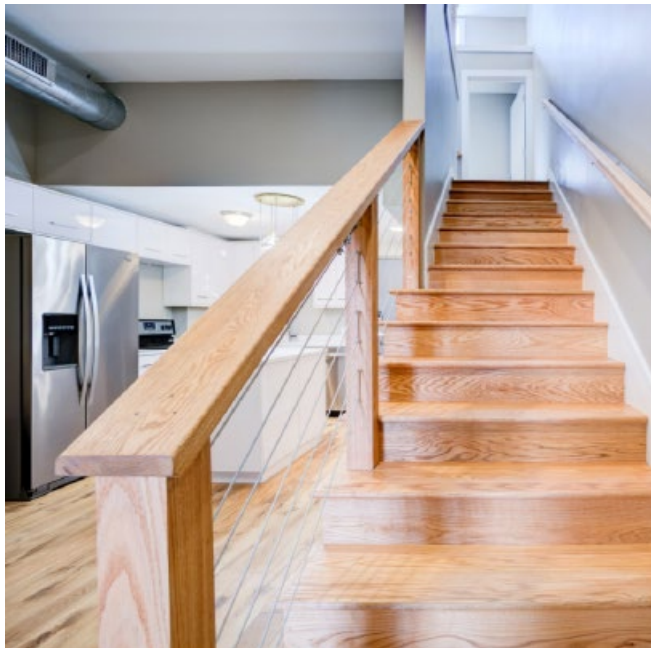
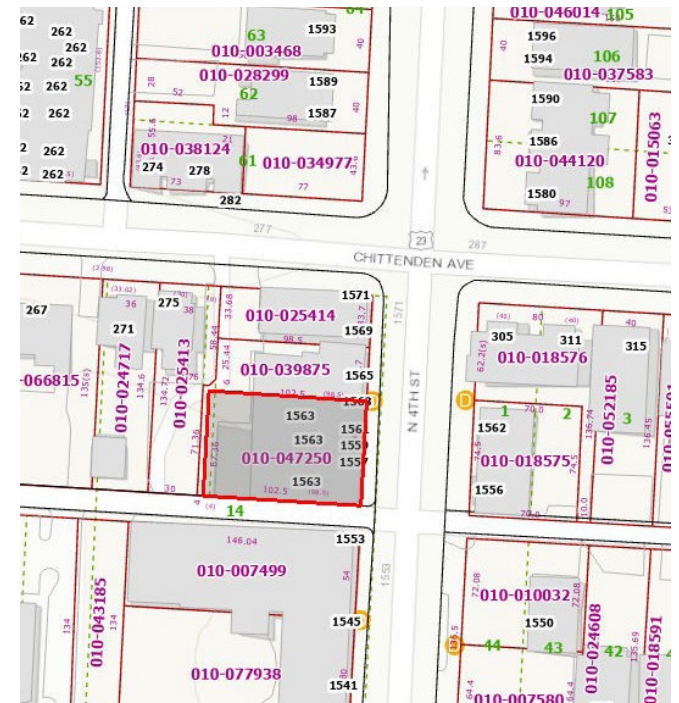
Originally constructed in 1920, the property underwent complete interior and exterior renovation that transformed it into a boutique urban destination combining modern loft-style apartments with street-level retail storefronts. The building totals 10,772 square feet across three stories and sits on a 0.16-acre parcel with 69 feet of frontage along North 4th Street, one of the area's most heavily traveled corridors.

The three ground floor retail suites provide highly visible storefront opportunities at a signalized intersection, ideal for restaurants, service providers, or neighborhood retailers. The upper two floors contain luxury loft apartments featuring open floor plans, high ceilings, exposed brick, oversized windows and chef-inspired kitchens. Select units include private terraces or access to the shared rooftop deck, offering a competitive advantage in attracting students, young professionals, and urban renters seeking premium amenities in a walkable location. The property includes on-site parking for five vehicles, with additional street parking.

Speakeasy Lofts benefits from a diversified rent roll with 100% occupancy, ensuring consistent income generation. The investment opportunity represents a unique opportunity to acquire a turnkey, cash-flowing asset with strong upside potential in one of the Midwest's fastest-growing metros.



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## PROFORMA INCOME & EXPENSE

INCOME	Monthly	Annually	Per Unit	% of PGR
<b>Rent Roll - Apartments</b>	<b>\$9,390</b>	<b>\$112,680</b>	<b>\$18,780</b>	<b>61.14%</b>
Commercial Rent	\$5,968	\$71,616	\$11,936	38.86%
<b>Rent Roll - Apartments</b>	<b>\$15,358</b>	<b>\$184,296</b>	<b>\$30,716</b>	<b>100.00%</b>
Vacancy / Concession Loss 5%	\$768	\$9,215	\$1,536	5.00%
<b>Projected Net Rental Income</b>	<b>\$14,590</b>	<b>\$175,081</b>	<b>\$29,180</b>	<b>95.00%</b>
Parking Income	\$46	\$546	\$91	0.30%
Pet Fees	\$32	\$385	\$64	0.21%
Tenant Repair Charges	\$23	\$270	\$45	0.15%
Utility Income	\$600	\$7,198	\$1,200	3.91%
Common Electric Income	\$308	\$3,697	\$616	2.01%
CAM Income	\$358	\$4,301	\$717	2.33%
<b>Projected Total Income</b>	<b>\$15,957</b>	<b>\$191,478</b>	<b>\$31,913</b>	<b>103.90%</b>

EXPENSES	Monthly	Annually	Per Unit	% of PGR
Real Estate Taxes	\$949	\$11,382	\$1,897	5.94%
Property Insurance	\$497	\$5,959	\$993	3.11%
Utilities	\$1,101	\$13,207	\$2,201	6.90%
Maintenance & Repairs	\$698	\$8,371	\$1,395	4.37%
Decorating & Turnover	\$823	\$9,876	\$1,646	5.16%
Administrative / Office	\$478	\$5,733	\$956	2.99%
Management 6% of PTI	\$957	\$11,489	\$1,915	6.00%
<b>Total Expenses of Operation</b>	<b>\$5,501</b>	<b>\$66,017</b>	<b>\$11,003</b>	<b>34.48%</b>

<b>Net Operating Income</b>	<b>\$10,455</b>	<b>\$125,462</b>	<b>\$20,910</b>	<b>69.42%</b>
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1. Income includes all current, in-place leases as well as T12 Other Income
2. Expenses are based on T12 operating figures with the exception of a market-based management fee and Auditor's current tax value



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