

**NA**Ohio Equities



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**NAI** Ohio Equities





## MULTIFAMILY BUILDING

598 SF per unit | 7,176 SF total  
12 1BR/1BA apartments



## MIXED USE BUILDING

940 SF storefront | 837 SF apartment  
1 retail | 1 2BR/1BA unit







# INVESTMENT OVERVIEW

**13 APTS | 1 RETAIL**

Strong value-add opportunity with 12 one-bedroom units, most vacant and ready for renovation. Investors have a blank slate to reposition and push rents. The asset also includes a 1,777 SF mixed-use building with a Metro by T-Mobile lease (\$2,100/month) plus an apartment above, providing near-term income during renovations.

Located on E Hudson Street, across from an Opportunity Zone and within a Qualified Census Tract, the site offers potential tax incentives and clear repositioning upside. The property is also within the new UGN-1 District, allowing up to 4 stories, 80% lot coverage, and no parking minimums, creating long-term redevelopment flexibility.

- Value add with major renovation upside
- Mixed-use – retail and apartment above
- 3 parcels totaling 0.27 acres
- UGN-1 zoning — allows up to 4 stories, 80% lot coverage, no parking minimums
- Low occupancy — renovation & rent growth potential
- Near-term income during renovation — Metro by T-Mobile lease (\$2,100/mo)
- High visibility location with direct access to I-71, Clintonville & OSU

# FINANCIAL OVERVIEW

## RENT ROLL OVERVIEW

*\$3,500/mo today to \$14,300–\$15,900 stabilized | NOI ~\$27K to \$105K–\$118K*

Unit Type	Current Avg Rent	Market Supported Rent	Premium Rent	Occupancy
1 Bedroom (12)	\$700 (2 leased)	\$925	\$1,050	10 Vacant
2 Bedroom (1)	Vacant	\$1,100	\$1,200	1 Vacant
Retail (1)	\$2,100	\$2,100	\$2,100	Leased

### Current Residential Rent Collected

\$1,400/mo (2 units)

### Current Total Rent

\$3,500/mo (incl. retail)

### Weighted Upside

77-79%

## PROM FORMA OVERVIEW

Category	Market Supported Rents	Premium Renovated Scenario
1 Bedroom Units (12)	\$925	\$1,050
2 Bedroom Unit (1)	\$1,100	\$1,200
Retail (940 SF)	\$2,100	\$2,100
Gross Potential Rent	\$171,600	\$190,800
NOI (35% opex, 5% vac)	\$105,300	\$177,800
Cap Rate at \$1.15M	9.16%	10.25%



# SURROUNDING AREA



**Subject Property**

- 1 Linden Community Center
- 2 Linden McKinley STEM Academy
- 3 Hamilton STEM Academy
- 4 Ohio State University | 3 mi.
- 5 Ohio Dominican University | 3 mi.
- 6 I-71 | 0.7 mi.
- 6 Ohio Expo Center | 1.7 mi.



# WHY COLUMBUS?

2030 POPULATION ESTIMATE

**2,677,000**

MULTIFAMILY ABSORPTION | TTM Q2 2025

**6,142 UNITS**

**8.9%** MF VACANCY  
RATE | Q2 2025

TOTAL WORKFORCE  
**1.2 MILLION**

**3.1%** 12-MONTH RENT  
GROWTH

**#1** PUBLIC & PRIVATE COMBINED INFRASTRUCTURE INVESTMENT  
*Site Selection Global Groundwork Index*

**#1** FASTEST GROWING CITY IN THE U.S.  
*Bank of America Institute*

**#3** OVERALL U.S. ECONOMIC DEVELOPMENT PROJECT WINS  
*Site Selection Magazine*

**#4** BEST CITY FOR YOUNG PROFESSIONALS  
*Forbes*

**#4** BEST CITY FOR RECENT GRADUATES  
*Zumper.com*

**#5** TOP STATE TO DO BUSINESS  
*Area Development*



# THE COLUMBUS REGION

Columbus is experiencing tremendous growth in all industries due to its robust economy, strategic location, skilled labor force, and business friendly environment.



## DOING BUSINESS

### Living in Columbus

- One of the top U.S. regions for population growth
- Cost of living in Columbus is 10% lower than the national average
- Median home price is \$330,000 and median rent prices are \$1,544 per month

### Government Incentives

- Tax incentives up to 75% for up to 10 years
- Job creation tax credit
- City of Columbus Zoning Code being updated for the first time in 70 years.

### Government Incentives

- The Columbus Region is a 10-hour truck drive to 46% of the population
- Rickenbacker Airport is an international freight hub handling over 153K metric tons of cargo in 2023

## SILICON HEARTLAND

### Intel Investment

- Intel is investing over \$20 Billion in the Columbus Region, creating 2 new semiconductor fabs.
- Potential investment of over \$100 billion

### Google

- Google is adding two additional data centers in the Columbus Region, bringing the total to three
- The total investment is \$3.7 Billion

### LG Energy Solution & Honda

- The joint venture is constructing a new EV battery production facility near Jeffersonville, Ohio
- Projected overall investment is \$4.4 billion and the creation of 2,200 new jobs

### Anduril Building Arsenal-1

- 5-million dollar SF advanced manufacturing complex on a 500-acre site
- Creation of 4,008 new jobs

## MEDICAL RESEARCH

### OSU Wexner Medical Center

- Nationally ranked and recognized across 10 specialties by U.S. News & World Report and is the #2 ranked hospital in Ohio behind Cleveland Clinic
- New inpatient tower opening in 2026 at 1.9 million square feet and with 820 private rooms

### Nationwide Children's

- U.S. News & World Report ranks 6th on the Best Children's Hospitals. It is also ranked among the nation's best in all 10 specialties, with seven ranking in the top 10
- Home to the largest mental and behavioral health research hospital on a pediatric campus

### Ohio Health

- Two hospitals are in the 50 Top Cardiovascular Hospitals
- Consistently named a "Great Place to Work"

## EDUCATION & TALENT

### Colleges & Universities

- 22,000 annual college graduates
- 52 College and University campuses

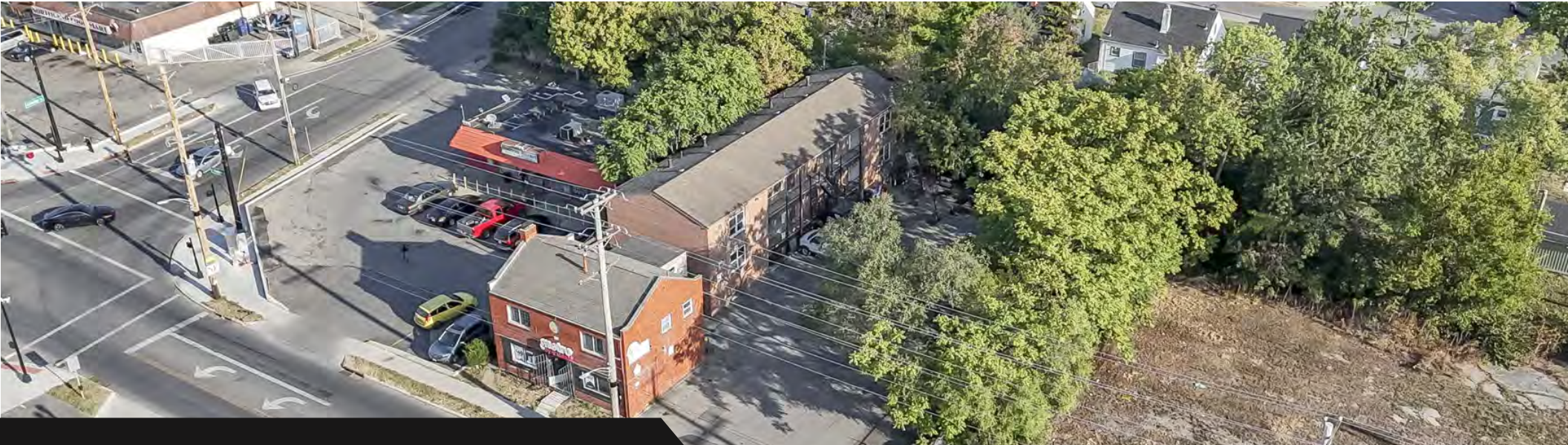
### Career & Technical Schools

- Two-year Electro-Mechanical Engineering Technology Associate Degree in conjunction with Columbus State Community College and Intel

### K-12

- 80+ High Schools across the Columbus Region
- 67 public school districts enrolling more than 300,000 students
- 23,000 annual high school graduates
- 93% high school average 4-year graduation rate
- 61% of high school graduates enroll in college





## MEET THE TEAM



### **BASTIAN GEHRER**

Multifamily & Investment Specialist

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- Investor sourcing & relations
- Negotiation
- Market guidance
- Transaction facilitation



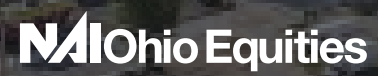
### **MARIANA GALLION**

Licensed Client Services Coordinator

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- Design marketing collateral
- Marketing strategy development
- Project coordination
- Graphic design support





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