



PRINCESS DIANA CT DUPLEXES

4890-4904 Princess Diana Ct, Hilliard, OH 43026

OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY



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INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- **Rare Hilliard Offering:**

Located just steps from Hilliard Davidson High School, this 6-unit townhome portfolio offers investors a unique opportunity to acquire individually-parcelled units in one of Central Ohio's most desirable suburban markets.

- **Spacious Layouts with Garages:**

Each unit features 3 bedrooms, 2.5 bathrooms, and an attached garage, catering to long-term renters seeking space, privacy, and convenience—ideal for families and professionals alike.

- **Strong In-Place Rents:**

The property benefits from stable tenancy with strong in-place rents, providing immediate cash flow with potential for future rental growth in a high-demand school district.

- **Condo-Titled Flexibility:**

With each unit separately parceled, investors have optionality for future individual resales and exit strategies.

- **Prime Suburban Location:**

Situated in a quiet residential setting near parks, schools, and retail, this asset is located in the heart of Hilliard, one of Columbus' fastest-growing and most affluent suburbs.





PROPERTY INFO

Address	4890-4904 Princess Ct
City	Hilliard, OH
County	Franklin
Number Of Duplexes	3
Building SF	±8,064
Average SF Per Unit	±1,344



RENT ROLL

UNIT MIX	UNIT #	# OF UNITS	SF	CURRENT RENT	CURRENT RENT/SF	MARKET RENT	MARKET RENT/SF	LOSS TO LEASE	UPSIDE (%)
3+2.5	4904 Princess Diana Ct.	1	±1,344	\$1,600	\$1.19	\$1,950	\$1.45	-\$350	22%
3+2.5	4902 Princess Diana Ct.	1	±1,344	\$1,420	\$1.06	\$1,950	\$1.45	-\$530	37%
3+2.5	4898 Princess Diana Ct.	1	±1,344	\$1,650	\$1.23	\$1,950	\$1.45	-\$300	18%
3+2.5	4896 Princess Diana Ct.	1	±1,344	\$1,600	\$1.19	\$1,950	\$1.45	-\$350	22%
3+2.5	4890 Princess Diana Ct.	1	±1,344	\$1,500	\$1.12	\$1,950	\$1.45	-\$450	30%
3+2.5	5320 Duchess Ln	1	±1,344	\$1,400	\$1.04	\$1,950	\$1.45	-\$550	39%
Totals		6	±8,064	\$9,170	\$6.82	\$11,700	\$1.45	-\$2,530	28%
Averages		-	±1,344	\$1,528	\$1.14	\$1,950	\$1.45	-\$422	-

ANNUAL OPERATING SUMMARY

		T-12	Per Unit	Year 1 Adjusted	Per Unit
Gross Potential Rent	Pro Forma Estimates	\$93,664	-	\$140,400	Market Rent
Renovation Income	-	-	-	\$0	-
Less Vacancy	-5.0%	\$0	0.00%	-\$7,020	-5.0%
Gross Operating Income:	-	\$93,664		\$133,380	-
Expenses:	-	\$50,068	53.5%	\$56,674	40.37%
Net Operating Income:	-	\$43,595	\$7,266	\$76,706	\$12,784

PRO FORMA ANNUAL OPERATING EXPENSES

	Pro Forma Estimates		% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit
Real Estate Taxes	2.39%	% of Purchase Price	26.72%	\$25,028	\$4,171	\$27,780	\$4,630
Property Management Fee	5.0%	x GOI	5.00%	\$4,683	\$781	\$6,669	\$1,112
Insurance	\$300.00	Per Unit	0.99%	\$927	\$155	\$1,800	\$300
Turnover	\$250.00	Per Unit	0.00%	\$0	\$0	\$1,500	\$250
Repairs & Maintenance	\$350.00	Per Unit	3.59%	\$3,360	\$560	\$2,100	\$350
Electricity	2%	% Over Actual	0.18%	\$169	\$28	\$172	\$29
Other Utilities/Fuel/Gas	2%	% Over Actual	0.07%	\$62	\$10	\$63	\$10
Marketing/Advertising	\$25.00	Per Unit	0.00%	\$0	\$0	\$150	\$25
Other Expense (1)	\$2,640.00	Per Unit	16.91%	\$15,840	\$2,640	\$15,840	\$2,640
Total Expenses			53.46%	\$50,068	\$8,345	\$56,674	\$9,446



MARKET AT HILLIARD

meijer Walmart
 Michaels HomeGoods
 sam's club ALDI
 target OfficeMax OUTBACK
 Chick-fil& Applebee's
 Panda Express LA FITNESS

HILLIARD DARBY HIGH
1,634 STUDENTS

SUBJECT PROPERTY



HILLIARD DAVIDSON HIGH
1,944 STUDENTS



±116,985 VPD





03

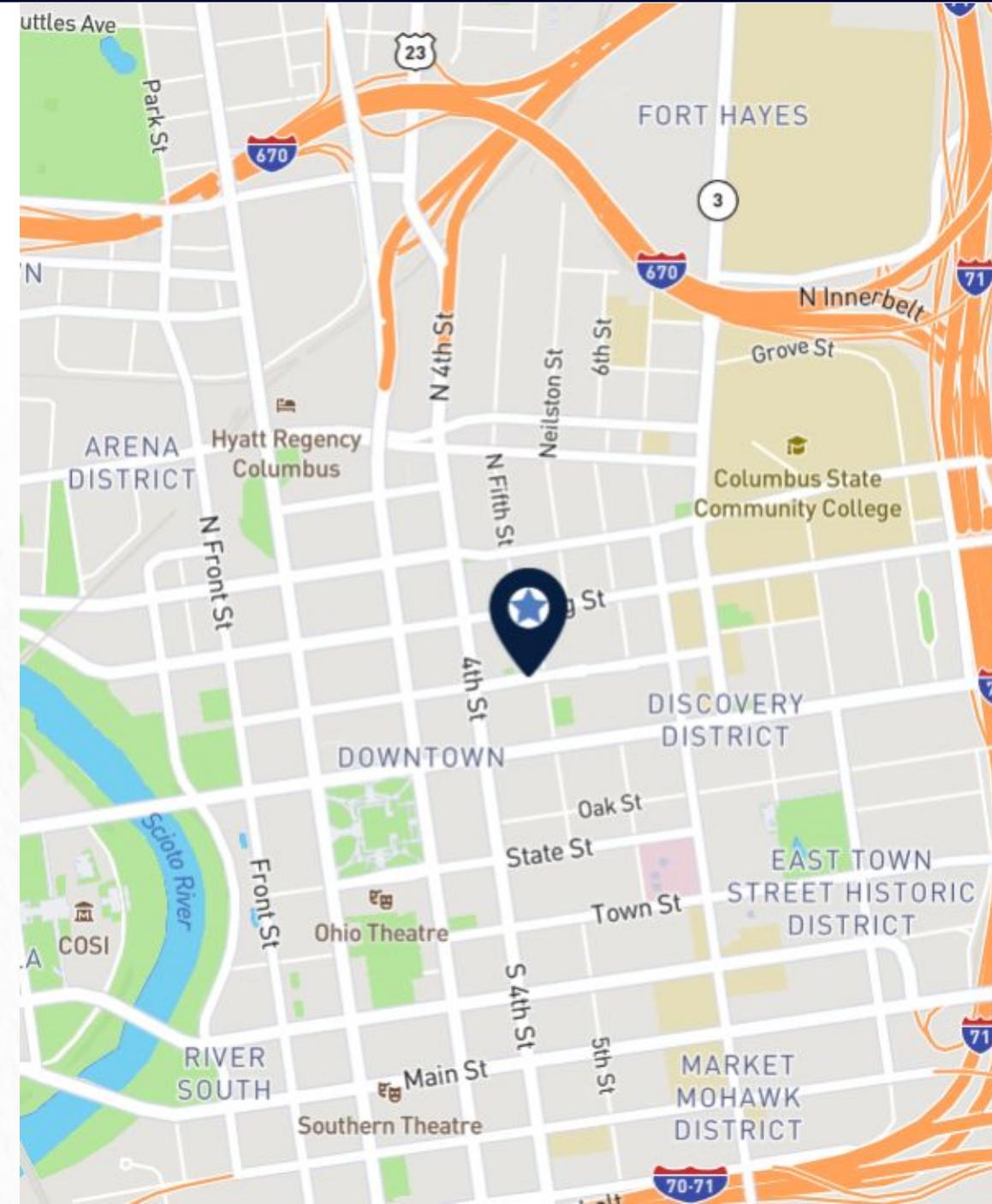
MARKET OVERVIEW

COLUMBUS, OH

OVERVIEW

Columbus, Ohio, with a metro population of around 917,000, is the state's largest city and the 14th most populous in the U.S. The city's economy is driven by sectors like healthcare, insurance, and technology, with major companies like JPMorgan Chase, Nationwide Insurance, and Cardinal Health headquartered here. Intel's \$20 billion semiconductor plant, set to open in 2025, is a significant investment in the region.

The city offers a range of attractions, including the Columbus Zoo, COSI, and a variety of cultural and sporting events. It is also home to Ohio State University, one of the largest universities in the country. The John Glenn Columbus International Airport connects the city to major U.S. destinations, and ongoing developments, like the \$1 billion Anduril Industries plant near Rickenbacker International Airport, are expected to further enhance the area's economy.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	6,711	89,061	222,269
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,063	37,155	96,967
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$138,329	\$153,658	\$146,655

OHIO STATE UNIVERSITY

Ohio State University, located in Columbus, is a leading public research institution known for its broad range of academic programs and significant research contributions. The university's expansive campus and diverse student body foster an inclusive environment that supports both academic and personal growth. OSU excels across disciplines, from STEM to the arts and humanities, providing a well-rounded education.

With top-ranked programs, cutting-edge research centers, and a strong campus community, Ohio State University plays a pivotal role in shaping higher education. Its focus on research, community involvement, and extracurricular activities prepares students to be adaptable, skilled professionals and leaders in a fast-changing world.



ECONOMIC DEVELOPMENT

Ohio State University (OSU) plays a key role in driving economic development through its research, innovation, and strategic partnerships. The university's extensive research efforts contribute to technological advancements and industry collaborations, resulting in the development of new businesses, products, and solutions. In addition to its role in educating a highly skilled workforce, OSU also provides leading-edge healthcare services, all of which support regional and state economic growth by driving innovation, job creation, and overall economic progress.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4890-4904 Princess Ct, Hilliard, OH 43026** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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