

CRESTWOOD VILLAGE

3105 CLAIRPOINT CT | COLUMBUS, OH 43227



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PROPERTY OVERVIEW



**3105 CLAIRPOINT CT
COLUMBUS, OH 43227**

**36
UNITS**

**1961
YEAR BUILT**



INVESTMENT OVERVIEW

STABILIZED MULTIFAMILY ASSET

- Stabilized asset with consistent occupancy and reliable in-place cash flow, supporting predictable returns.
- Uniform unit mix of 2-bedroom, 1-bath layouts appeals broadly to small families, roommates, and working professionals, enhancing leasing velocity and tenant retention.
- Strategically positioned in the Eastmoor submarket of Columbus, a growing residential corridor characterized by strong rental demand and sustained demographic growth.

VALUE-ADD OPPORTUNITY

- Income-producing asset with consistent occupancy and reliable cash flow; current rents are under market, offering a clear value-add opportunity through rental rate adjustments
- Potential to execute light interior renovations to align units with market standards, driving rent growth and improving overall return on investment.

STRONG UNIT MIX & LAYOUT

- Consistent 2-bedroom, 1-bathroom unit configuration streamlines property management and facilitates efficient renovation planning.
- Generously sized, functional floorplans offer a strong foundation for modernization, providing an opportunity to enhance tenant appeal and asset value.

PRIME LOCATION

- Conveniently located near major transportation corridors, including I-70 and I-270, offering direct connectivity to Downtown Columbus (±6.3 Miles) and the broader metropolitan area.
- Close proximity to retail amenities, public transit options, key employment centers, and numerous higher education institutions and grade schools supports sustained tenant demand and long-term occupancy stability by attracting both students seeking housing and families with school-aged children.

ATTRACTIVE ENTRY POINT IN GROWING MARKET

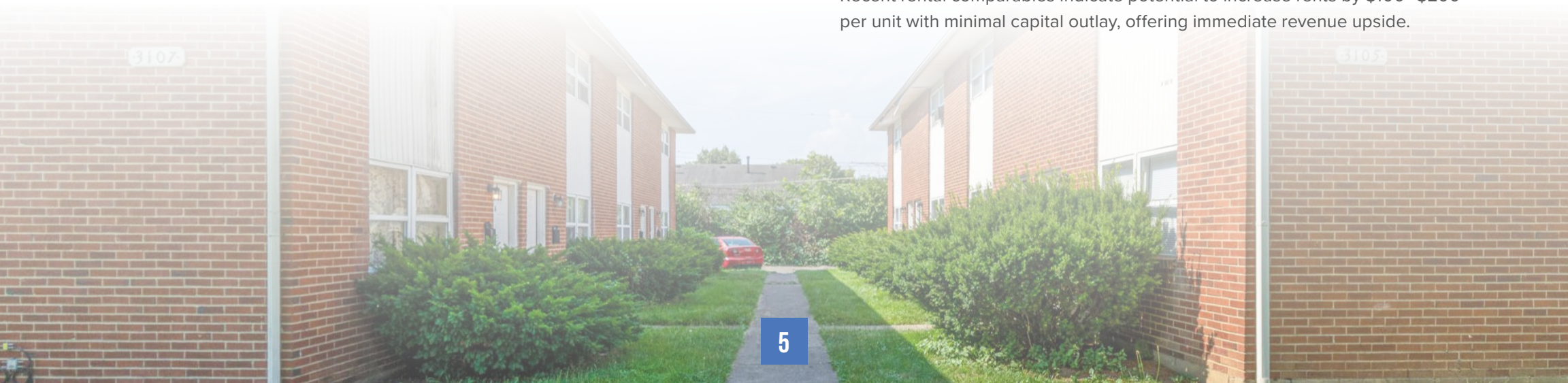
- Columbus remains a high-growth market, supported by ongoing population increases and robust rental fundamentals.
- East side submarkets, including Eastmoor, are experiencing renewed investor activity and appreciating property values, reflecting strong long-term market potential.

PROFESSIONAL MANAGEMENT IN PLACE

- Professionally managed asset ensures efficient day-to-day operations and offers scalability for both local and remote investors seeking a turnkey investment.

FAVORABLE DEMOGRAPHICS & RENTAL TRENDS

- Located within an established affordable workforce housing submarket, supported by strong and sustained renter demand.
- Recent rental comparables indicate potential to increase rents by \$100–\$200 per unit with minimal capital outlay, offering immediate revenue upside.



FINANCIAL OVERVIEW

RENT ROLL

UNIT MIX	UNIT #	CURRENT RENT	MARKET RENT	LOSS TO LEASE	UPSIDE (%)	LEASE END DATE
2+1	3109 C	\$995	\$1,000	-\$5	1%	1/31/2026
2+1	3107 B	\$995	\$1,000	-\$5	1%	3/6/2026
2+1	1217 A	\$995	\$1,000	-\$5	1%	5/31/2026
2+1	1245 A	\$995	\$1,000	-\$5	1%	5/31/2026
2+1	3106 D	\$995	\$1,000	-\$5	1%	5/31/2026
2+1	1245 C	\$995	\$1,000	-\$5	1%	6/1/2026
2+1	3099 C	\$950	\$1,000	-\$50	5%	7/31/2025
2+1	3106 A	\$950	\$1,000	-\$50	5%	10/31/2025
2+1	3105 D	\$950	\$1,000	-\$50	5%	10/31/2025
2+1	3103 A	\$995	\$1,000	-\$5	1%	2/1/2026
2+1	3099 B	\$950	\$1,000	-\$50	5%	2/28/2026
2+1	3109 D	\$995	\$1,000	-\$5	1%	4/17/2026
2+1	3103 B	\$850	\$1,000	-\$150	18%	12/31/2025
2+1	3105 C	\$950	\$1,000	-\$50	5%	12/31/2022
2+1	3110 A	\$995	\$1,000	-\$5	1%	Month to Month
2+1	3099 A	\$995	\$1,000	-\$5	1%	Month to Month
2+1	3106 C	\$995	\$1,000	-\$5	1%	10/31/2025
2+1	3107 A	\$850	\$1,000	-\$150	18%	Month to Month
2+1	1217 B	\$729	\$1,000	-\$271	37%	Month to Month

UNIT MIX	UNIT #	CURRENT RENT	MARKET RENT	LOSS TO LEASE	UPSIDE (%)	LEASE END DATE
2+1	1217 C	\$725	\$1,000	-\$275	38%	Month to Month
2+1	1245 B	\$735	\$1,000	-\$265	36%	Month to Month
2+1	1245 D	\$725	\$1,000	-\$275	38%	Month to Month
2+1	3107 C	\$995	\$1,000	-\$5	1%	6/30/2025
2+1	3109 A	\$950	\$1,000	-\$50	5%	7/31/2025
2+1	3103 D	\$995	\$1,000	-\$5	1%	8/31/2025
2+1	3107 D	\$925	\$1,000	-\$75	8%	8/31/2025
2+1	3106 B	\$995	\$1,000	-\$5	1%	8/31/2025
2+1	3103 C	\$950	\$1,000	-\$50	5%	9/15/2025
2+1	3099 D	\$950	\$1,000	-\$50	5%	12/31/2025
2+1	3110 D	\$995	\$1,000	-\$5	1%	3/31/2026
2+1	3105 A	\$950	\$1,000	-\$50	5%	4/17/2026
2+1	3105 B	\$995	\$1,000	-\$5	1%	5/31/2026
2+1	3110 C	\$995	\$1,000	-\$5	1%	2/5/2026
2+1	1217 D	\$995	\$1,000	-\$5	1%	Vacant- Rented
2+1	3109 B	-	\$1,000	\$0	-	Vacant- Unrented
2+1	3110 B	-	\$1,000	\$0	-	Vacant- Unrented
Total	36	\$31,999	\$36,000	-\$2,001	13%	11/24/2025
Average		\$941	\$1,000	-\$56	-	-



T-3 FINANCIALS

Gross Potential Rent	\$86,360
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Less Concessions	(\$957)
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Expense/Utility Reimbursement	\$762
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Other Income	\$3,923
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Gross Operating Income	\$90,088
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Real Estate Taxes	\$14,564
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Insurance	\$4,361
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General and Administrative	\$2,288
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Landscaping/Grounds	\$162
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Repairs & Maintenance	\$4,441
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Utility Expense	\$6,221
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Pest Control	\$1,220
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Total Expenses	\$33,258
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Net Operating Income	\$56,830
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71
± 43,000 VPD



JOHN GLENN COLUMBUS
INTERNATIONAL AIRPORT
± 9.2 MILLION TRAVELERS IN 2024



COLUMBUS AFRICENTRIC
EARLY COLLEGE
339 STUDENTS



± 118,500 VPD



COLUMBUS
STATE
COMMUNITY COLLEGE
± 26,700 STUDENTS

EASTGATE ELEMENTARY
207 STUDENTS



± 24,800 VPD

EASTMOOR ACADEMY
673 STUDENTS

WHITEHALL-YEARLING HIGH SCHOOL
895 STUDENTS



Capital
University
± 2,400 STUDENTS

BEXLEY HIGH SCHOOL
768 STUDENTS

JOHNSON PARK MIDDLE SCHOOL
331 STUDENTS

± 139,200 VPD

71

33

70

DOWNTOWN COLUMBUS



SUBJECT
PROPERTY



317



E LIVINGSTON AVE
& S JAMES RD
BUS STOP



BISHOP HARTLEY HIGH SCHOOL
742 STUDENTS

± 103,100 VPD

70

MARKET OVERVIEW

DEMOGRAPHIC HIGHLIGHTS WITHIN FIVE MILES OF THE PROPERTY



261,478

TOTAL POPULATION



\$69K

AVG HH INCOME



66,839

RENTER OCCUPIED HH



112,509

HOUSEHOLDS



336,160

WORKDAY POPULATION



67,984+

BACHELOR'S DEGREES



36.6

MEDIAN AGE



\$2.7B

CONSUMER SPENDING

COLUMBUS, OH

Columbus, Ohio is the state capital and largest city, located in central Ohio about 100 miles southwest of Cleveland. With a population of around 900,000, it is the core of Franklin County and home to The Ohio State University, a major public research institution. Columbus has a dynamic history shaped by innovation, education, and government, which remain key to its identity. The local housing market is steadily growing, with the median home price reaching \$290,000 in early 2024, reflecting consistent appreciation. The city's economy is diverse, driven by education, government, healthcare, tech, and finance, with Ohio State as a major employer. Arts, green initiatives, and neighborhood-driven projects are strong aspects of the city's culture. While not a traditional manufacturing hub, Columbus thrives on robust infrastructure and strategic positioning within Ohio's growing economic corridor.

ECONOMY

Columbus has a strong and expanding economy driven by its role as the state capital and a major education and innovation hub. Anchored by The Ohio State University, a top-tier research institution and the city's largest employer, Columbus thrives on a blend of higher education, government, healthcare, and technology.

The city nurtures a business-friendly climate with strong support for startups, sustainable development, and cultural enterprise. While not heavily industrialized, Columbus enjoys strategic access to regional and national markets via major interstates, logistics hubs, and a growing tech corridor.

Ohio State University is central to the city's economic landscape, fueling research, medical innovation, and urban planning efforts. Its emphasis on sustainability and public service has led to investment in smart city technology, clean energy projects, and community health initiatives, attracting forward-thinking companies and professionals.

Emerging sectors in fintech, biotech, and creative services continue to broaden the local economy. Ongoing revitalization of neighborhoods and public spaces, coupled with inclusive development efforts, supports small businesses and equitable growth. With its vibrant urban core, collaborative spirit, and institutional strength, Columbus offers a resilient economy with wide-ranging potential and strong civic infrastructure.



±9.6 MILES
FROM SUBJECT PROPERTY



306
PROFESSIONAL
PROGRAMS



66,901
TOTAL ENROLLMENT



\$13,244
AVG IN-STATE COST



36
SPORTS TEAMS

The Ohio State University, established in 1870 and located in Columbus, Ohio, is a premier public research university renowned for its academic breadth, Big Ten spirit, and commitment to innovation. With an enrollment of over 60,000 students, Ohio State offers an expansive array of undergraduate, graduate, and professional programs across disciplines, including the arts, sciences, engineering, medicine, law, and business. The university is nationally recognized for its scholarly excellence, pioneering research, and leadership in public service and global engagement.

Ohio State is defined by its mission of inclusion, discovery, and impact, consistently advancing access to education while driving social and technological progress. As one of the nation's largest universities, it plays a foundational role in shaping Columbus's cultural and economic identity, acting as a major employer and a catalyst for statewide innovation and development.

Ohio State's campus blends historic charm with cutting-edge facilities, from the iconic Oval and Thompson Library to modern research centers and innovation labs. The university's location in the heart of Columbus provides students with access to a vibrant city rich in culture, opportunity, and industry partnerships. This synergy between campus and community enhances academic experiences and supports career readiness across diverse fields.

Campus life thrives on a dynamic mix of academic rigor and extracurricular opportunity. Students participate in hundreds of organizations, from service clubs to entrepreneurial ventures and performing arts groups. The Ohio State Buckeyes compete in the Big Ten Conference, fostering a deep tradition of athletic excellence and community pride. Sustainability is also a core value, with major efforts in carbon reduction, green infrastructure, and environmental research. With a global alumni network and a history of transformative leadership, The Ohio State University continues to shape the future through knowledge, inclusion, and public impact.

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 **3105 Clairpoint Ct Columbus, OH 43227** ("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.

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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.

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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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OFFERING MEMORANDUM

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