

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



**4,992 +/- SF mixed-use building**

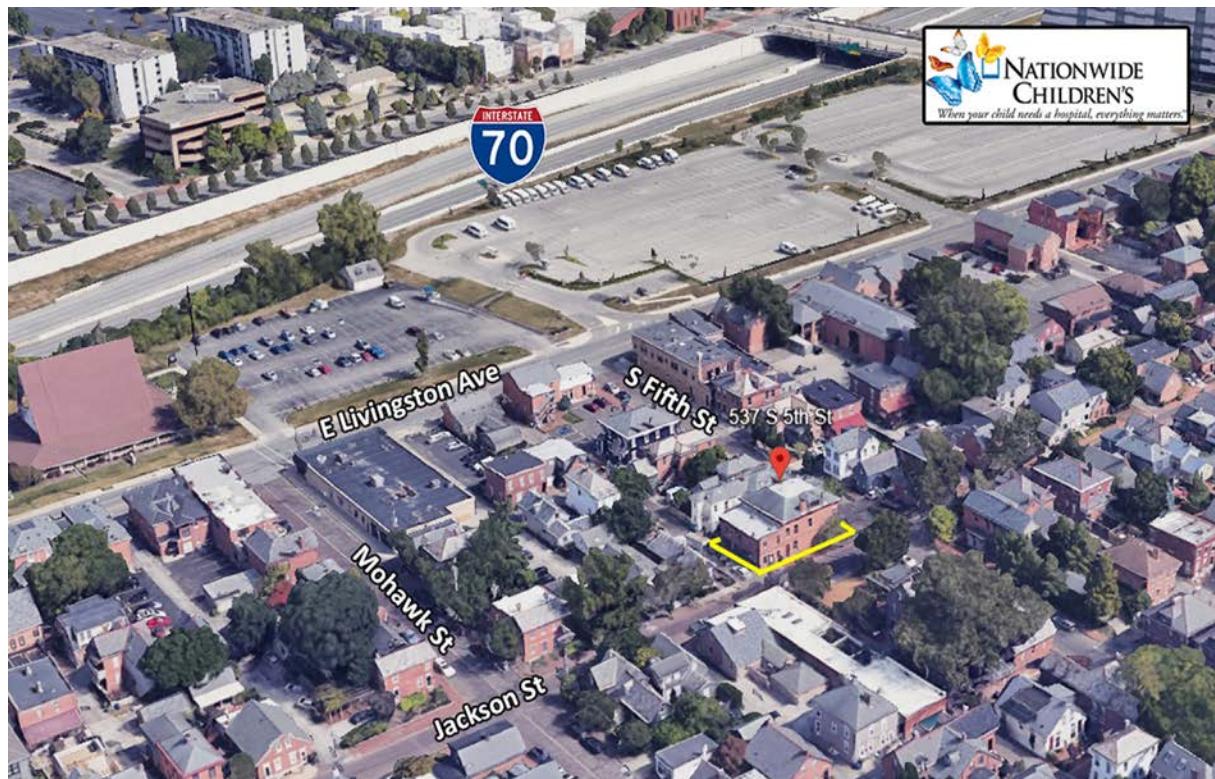
**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development

**INVESTMENT OPPORTUNITY**  
**537-539 S Fifth St, Columbus, OH 43206**

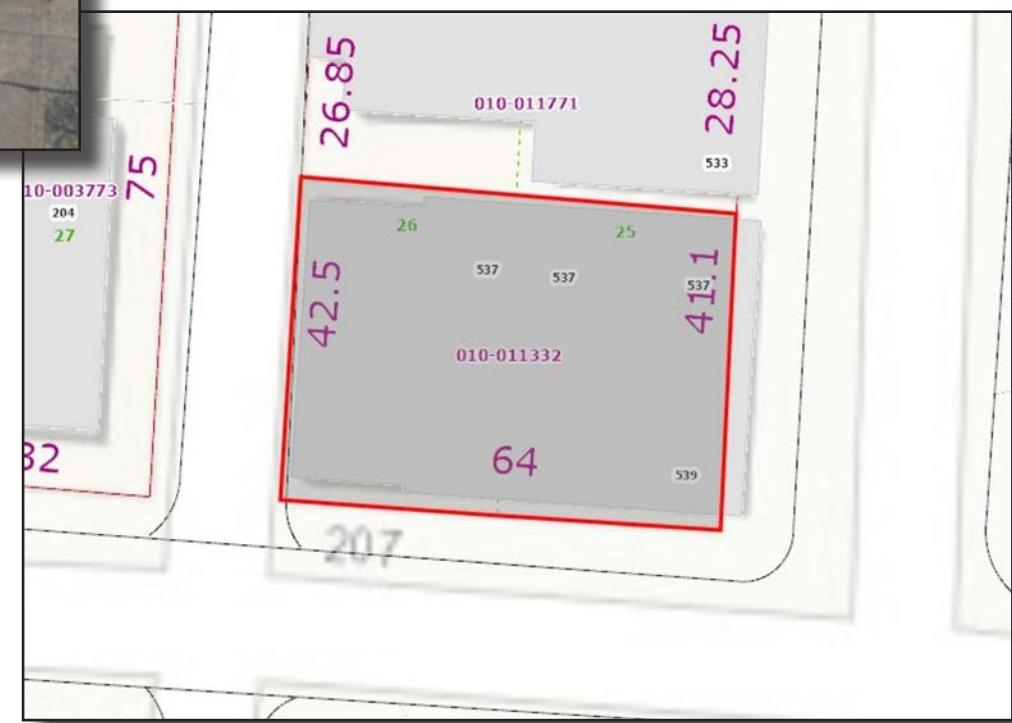
## GERMAN VILLAGE INVESTMENT OPPORTUNITY

4,992 +/- SF mixed-use investment property for sale just south of Downtown. Two retail units on ground floor, two apartment units above. Building has third floor finish possibilities (unfinished attic) covering entire footprint of space - potential to add 3,000 SF living space with great view of Downtown Skyline. Great location in bustling German Village - Close to Schiller Park, Columbus Brewery District, Scioto Audubon Metro Park and more. Short drives into Downtown Columbus or to major highways I-70 and I-71. **PLEASE DO NOT DISTURB TENANTS.**



### Property Highlights

Address:	537-539 S Fifth St Columbus, Ohio 43206
County:	Franklin
PID:	010-011332
Location:	S of E Livingston Ave, NWC of S Fifth St & Jackson St
Taxes:	\$9,303.02
Acreage:	0.0602 +/- Ac
Year Built:	1912
# of Units:	2 upstairs (residential) 2 downstairs (retail)
Gross SF:	4,992 +/- SF
Stories:	2
Sale Price:	\$995,000
Zoning:	R2-F Residential District



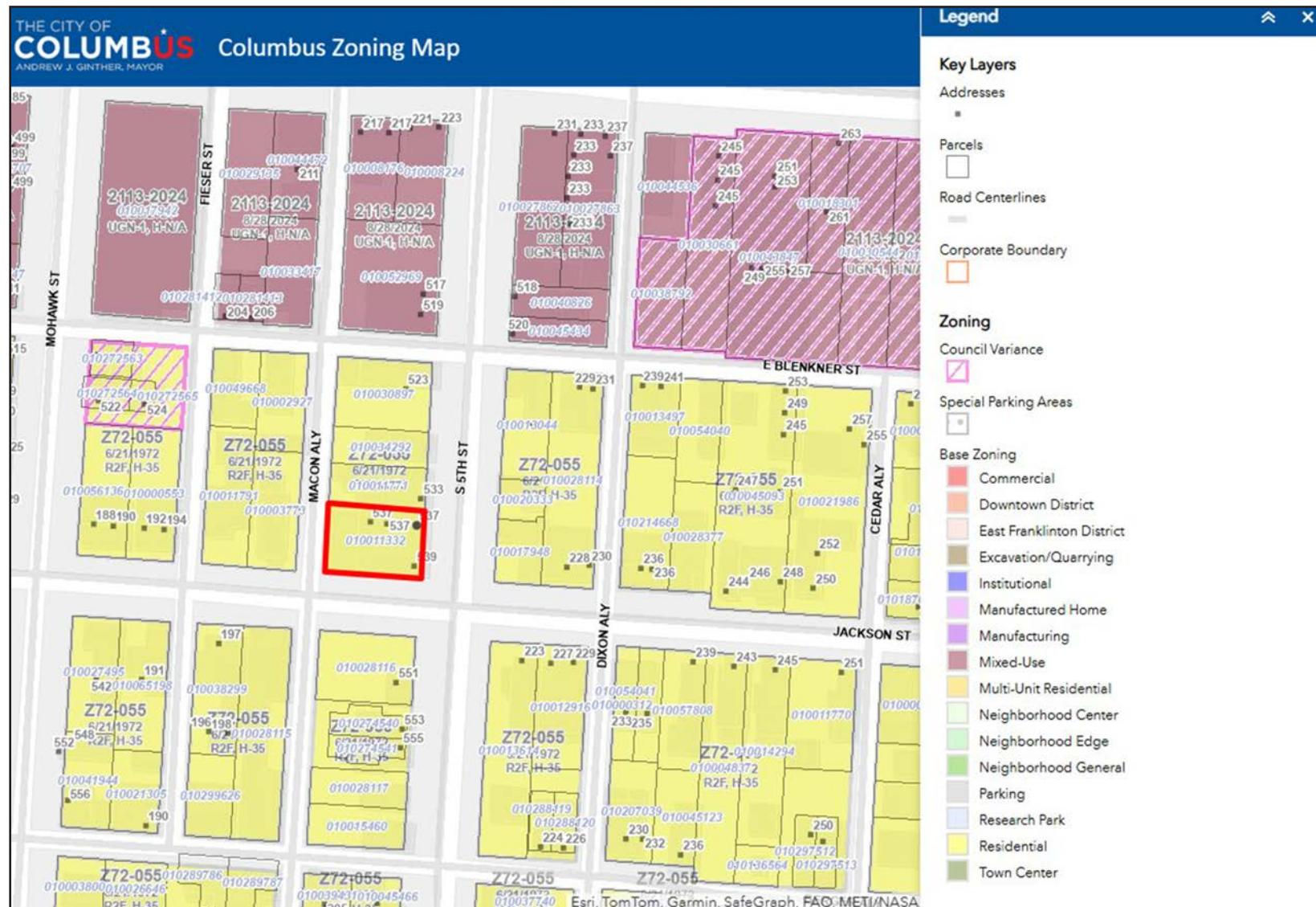




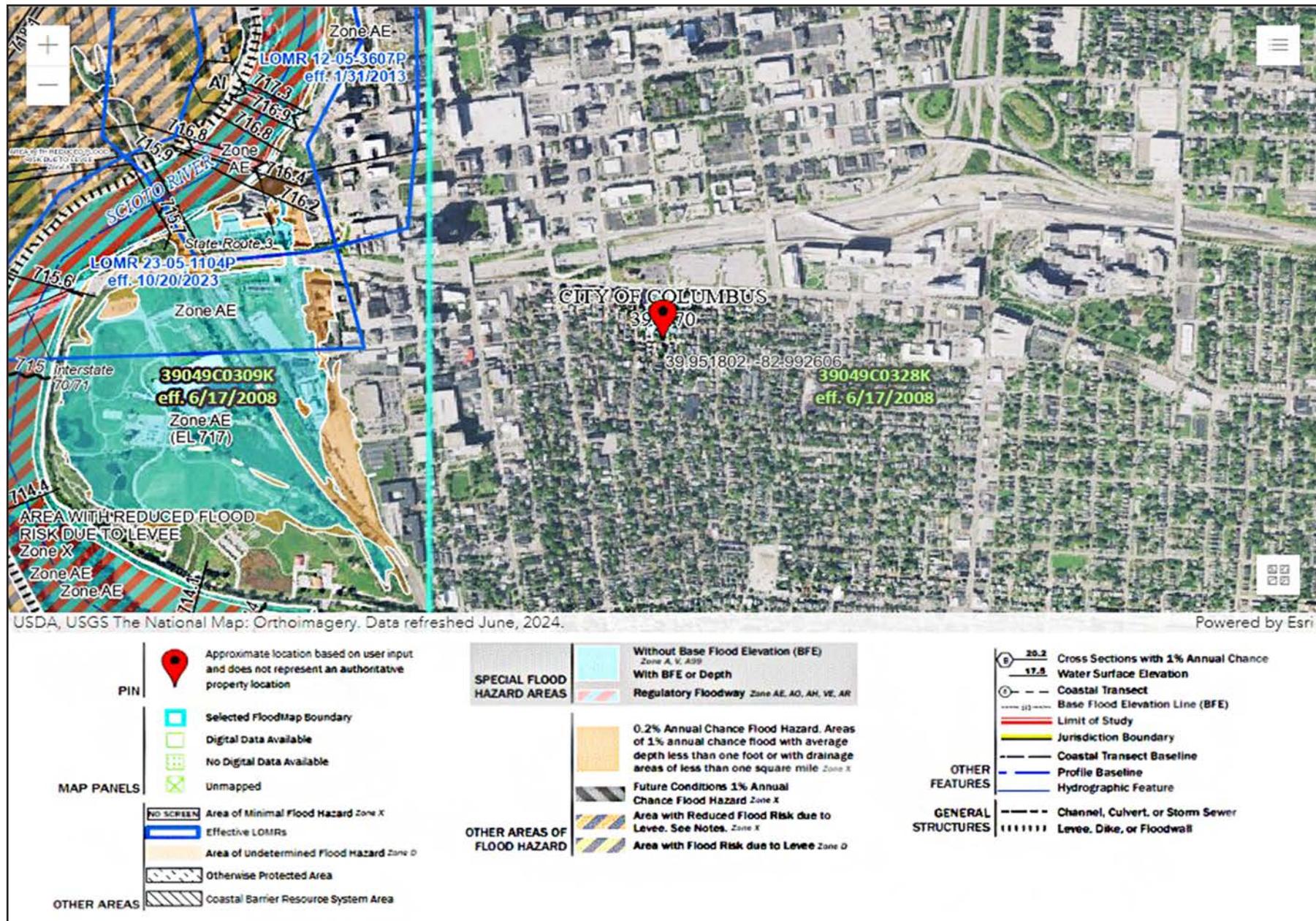
RENT ROLL		
Unit	Rent/month	Lease Expiration
537	\$1,600	6/30/2026
537 1/2 A	\$1,600	6/30/2026
537 1/2 B	\$875	1/31/2026
539	\$2,100	12/31/2027
<b>Monthly Total</b>	<b>\$6,175</b>	
<b>Yearly Gross</b>	<b>\$74,100</b>	

PROFORMA		
Unit	Rent/month	Annual Rent
537	\$1,600	\$19,200
537 1/2 A	\$1,600	\$19,200
537 1/2 B	\$875	\$10,500
539	\$2,100	\$25,200

<b>GROSS INCOME</b>	<b>\$74,100</b>
<b>EXPENSES</b>	
Property Taxes	\$9,303
Insurance	\$3,500
Maintenance	\$2,500
Utilities	\$3,000
Reserves	\$3,500
<b>TOTAL EXPENSES</b>	<b>\$21,803</b>
<b>NET INCOME</b>	<b>\$52,297</b>
<b>CAP RATE</b>	<b>5.25%</b>



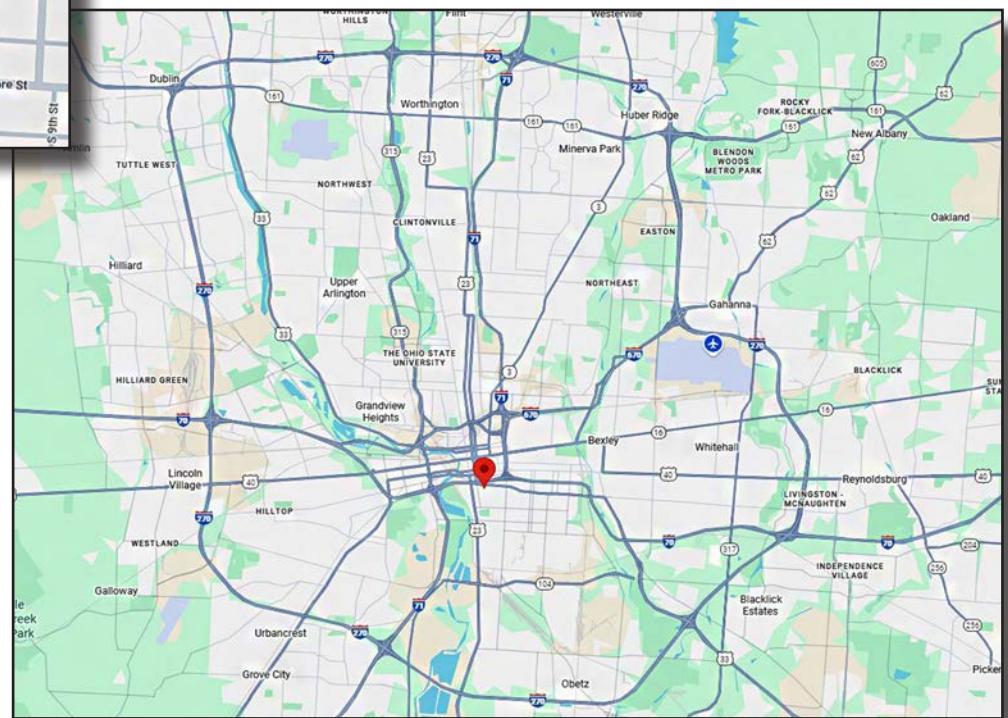
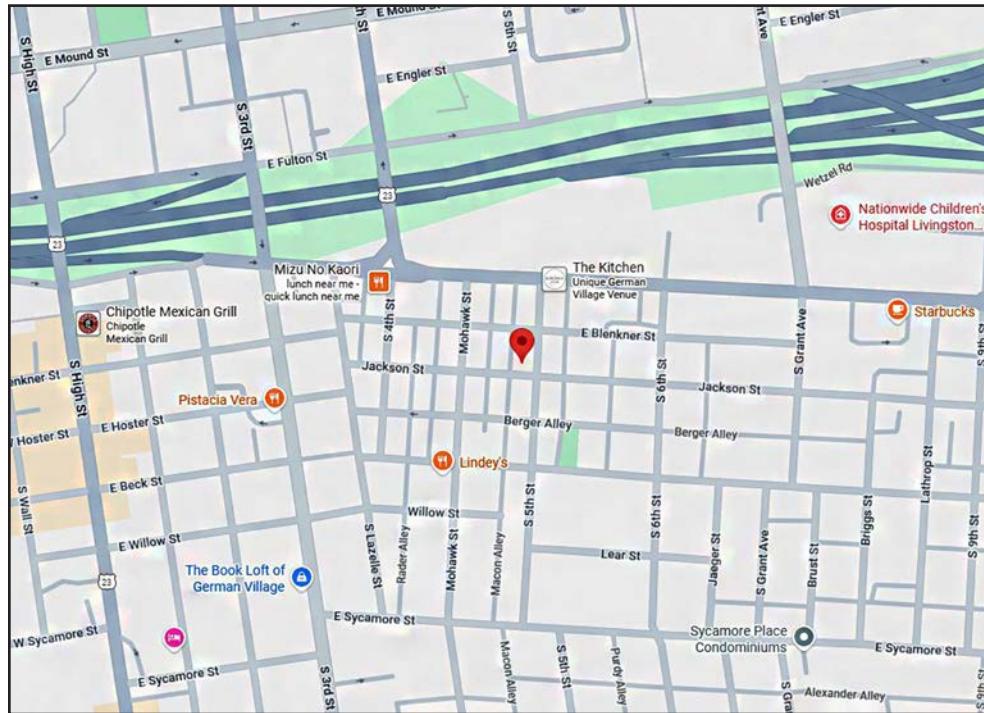
Click [here](#) to view zoning regulations



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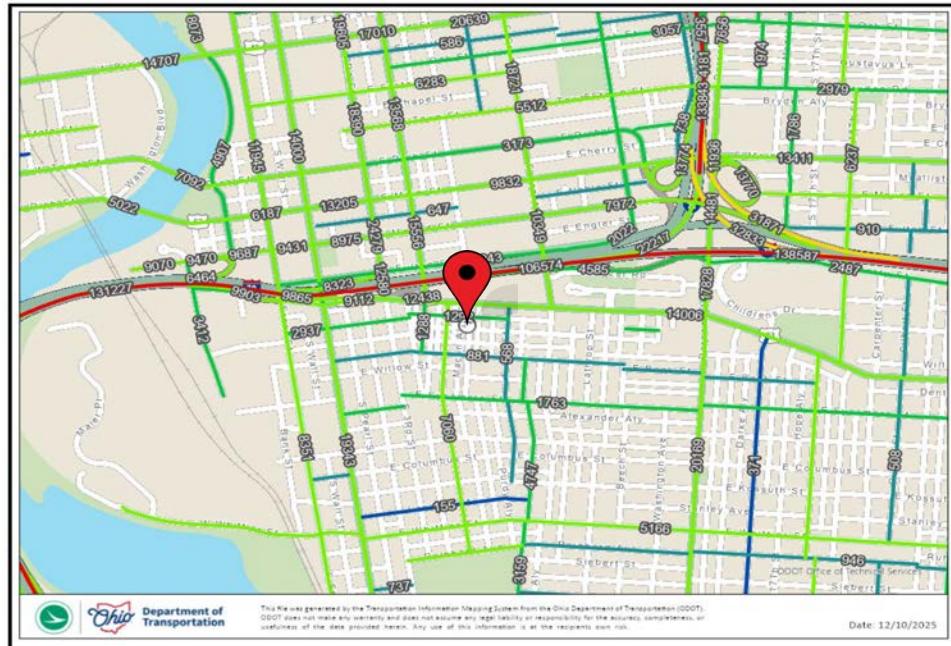


## Great Location

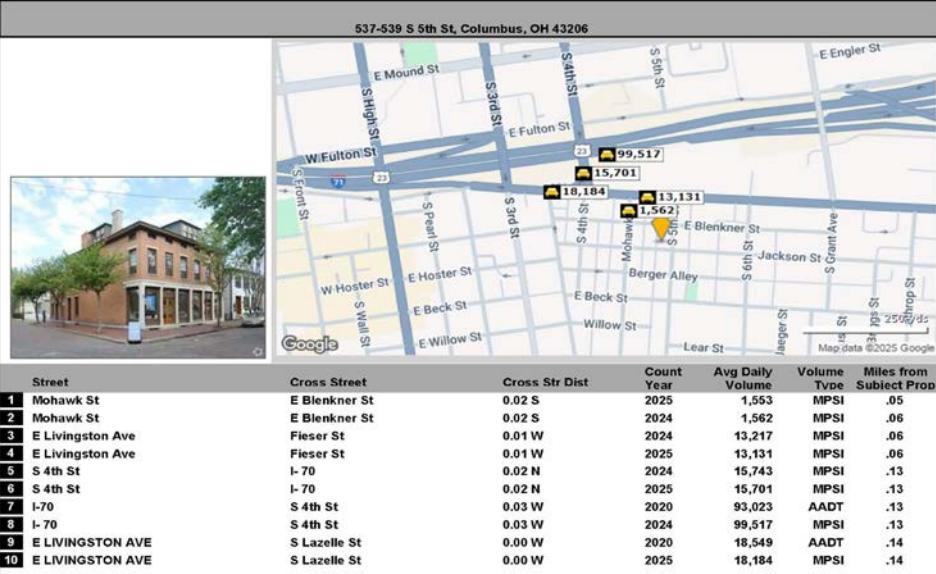
Easy access to major highways  
Minutes to Downtown Columbus

## Demographic Summary Report

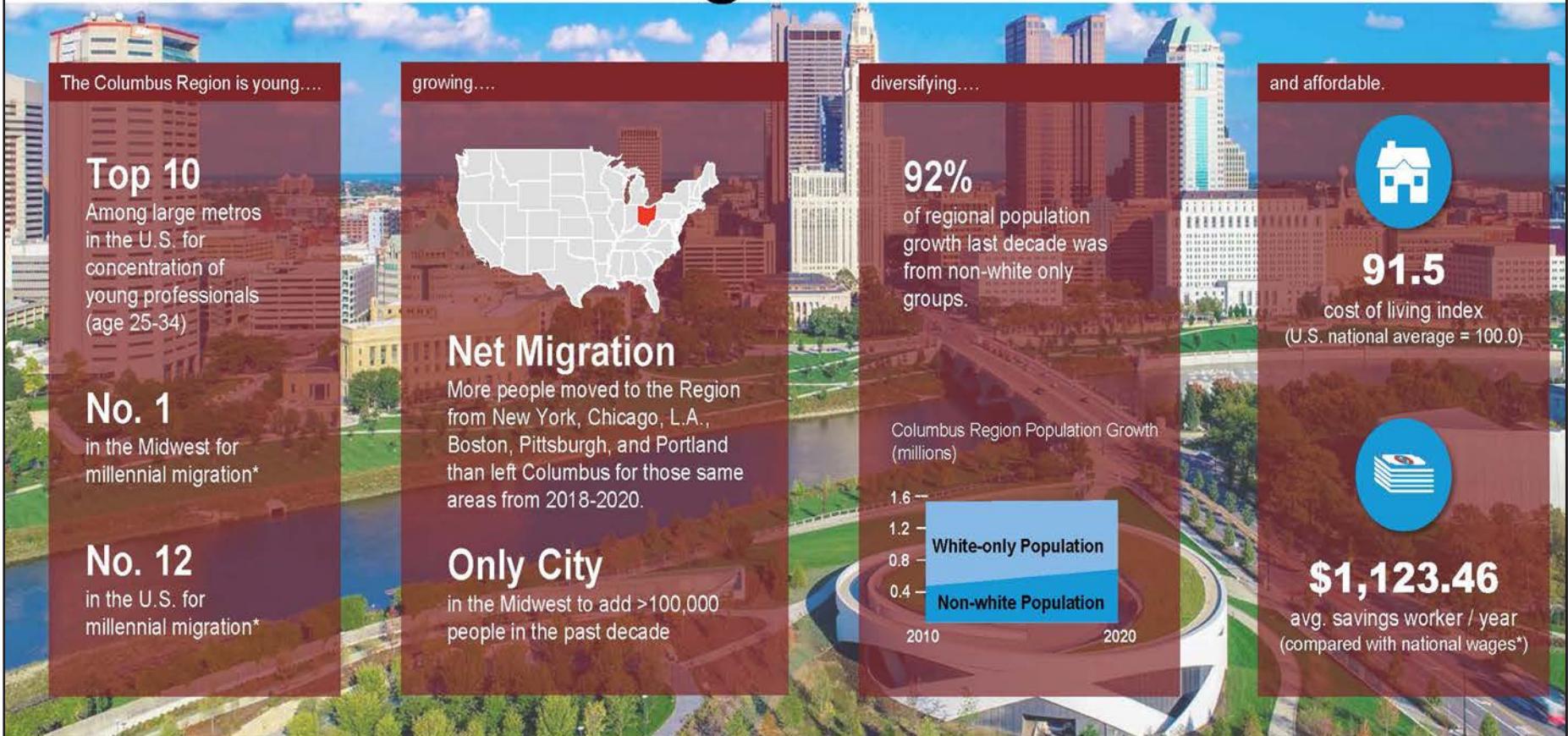
537-539 S 5th St, Columbus, OH 43206			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	21,227	133,499	347,170
2024 Estimate	20,804	130,610	342,901
2020 Census	18,793	116,758	324,087
Growth 2024 - 2029	2.03%	2.21%	1.24%
Growth 2020 - 2024	10.70%	11.86%	5.81%
<b>2024 Population by Hispanic Origin</b>	835	6,598	22,079
<b>2024 Population</b>	20,804	130,610	342,901
White	14,711 70.71%	71,628 54.84%	191,327 55.80%
Black	3,243 15.59%	39,846 30.51%	96,330 28.09%
Am. Indian & Alaskan	61 0.29%	533 0.41%	1,444 0.42%
Asian	792 3.81%	3,607 2.76%	10,535 3.07%
Hawaiian & Pacific Island	8 0.04%	56 0.04%	184 0.05%
Other	1,989 9.56%	14,939 11.44%	43,080 12.56%
U.S. Armed Forces	15	126	152
<b>Households</b>			
2029 Projection	12,438	64,692	147,934
2024 Estimate	12,168	63,328	146,096
2020 Census	10,870	56,782	137,785
Growth 2024 - 2029	2.22%	2.15%	1.26%
Growth 2020 - 2024	11.94%	11.53%	6.03%
Owner Occupied	3,446 28.32%	19,337 30.53%	53,822 36.84%
Renter Occupied	8,722 71.68%	43,990 69.46%	92,274 63.16%
<b>2024 Households by HH Income</b>	12,166	63,327	146,096
Income: <\$25,000	2,737 22.50%	16,761 26.47%	38,419 26.30%
Income: \$25,000 - \$50,000	1,995 16.40%	12,936 20.43%	32,389 22.17%
Income: \$50,000 - \$75,000	1,791 14.72%	9,966 15.74%	25,539 17.48%
Income: \$75,000 - \$100,000	1,478 12.15%	7,394 11.68%	17,009 11.64%
Income: \$100,000 - \$125,000	1,027 8.44%	4,889 7.72%	10,665 7.30%
Income: \$125,000 - \$150,000	904 7.43%	3,536 5.58%	6,719 4.60%
Income: \$150,000 - \$200,000	1,170 9.62%	4,078 6.44%	7,626 5.22%
Income: \$200,000+	1,064 8.75%	3,767 5.95%	7,730 5.29%
<b>2024 Avg Household Income</b>	\$92,523	\$77,031	\$72,693
<b>2024 Med Household Income</b>	\$68,641	\$54,523	\$51,968



## Traffic Count Report



# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **88** 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 88 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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[www.rweiler.com](http://www.rweiler.com)

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.