

595 E Broad St
Columbus, OH 43215

FOR SALE \$3,200,000

Stately building located in the heart of Downtown Columbus, Ohio. 18 total units with (1) studio and (17) 1 bedroom, 1 full bath floor plans all with off street parking. Originally built in 1915 using all brick construction and recently renovated in 2022 with top of the line finishes, and opportunity to value add by establishing tenant amenities. Urban living at its finest. Improvements include but not limited to a new roof, new windows, installation of a sprinkler system, luxury level finishes, addition to the rear of the building, and grand entryway featuring limestone accents. Entire building is submetered for water, electric and gas. Tax abated through 2034.



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Building Details

- Parcel
010-000121-00
- .21 Acre Site
- 1915 Original
construction
- 2022 Full renovation
- Fully sprinklered
building
- New roof in 2022
- Sub metered for
water, electric and
gas
- Tax abated through
2034
- 18 Off street parking
spaces



Proforma Rental Analysis

Assumptions

Number of Units	18
Unit SF	416
Rent per Unit	\$1,450
Vacancy Rate	5%
Water Billback	\$25
PM Fee	6%

Gross Income

Annual Rental Income	\$313,200.00
Water Billback	\$5,400.00
Total Income	\$313,600.00

Expenses

Vacancy	-\$15,930.00
Property Management	-\$15,930.00
Utilities	-\$25,488.00
Dumpspters	-\$12,526.42
Insurance	-\$7,500.00
Taxes	-\$6,000.00
Maintenace Reserve	-\$1,440.00
Total Expenses	-\$84,814.42

NOI

\$228,785.58

Unit Specs:

- (17) 1 Bedroom, 1 Full Bath
- (1) Studio, ADA accessible
- Solid wood slab style cabinetry with soft close hardware
- Under cabinet kitchen lighting
- Stainless steel appliance package
- Quartz counters in bathrooms and kitchens
- Accent lighting wall sconces in bedrooms
- Matte finish bath and lighting fixtures
- Contemporary luxury tile shower surround
- LVP flooring

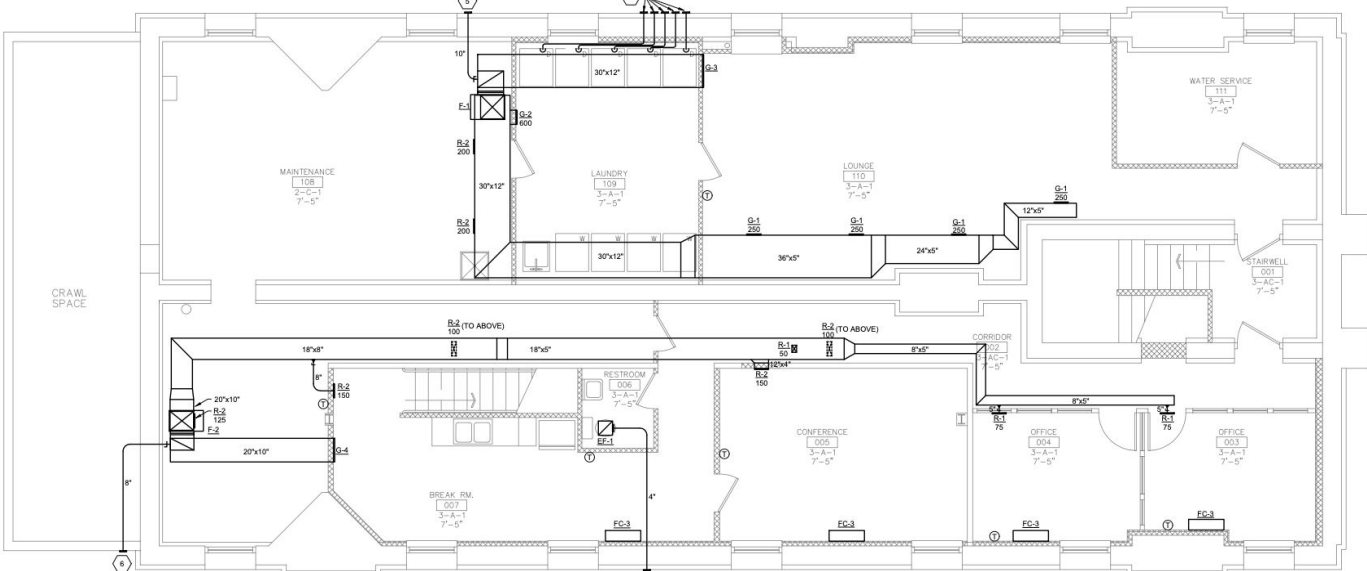




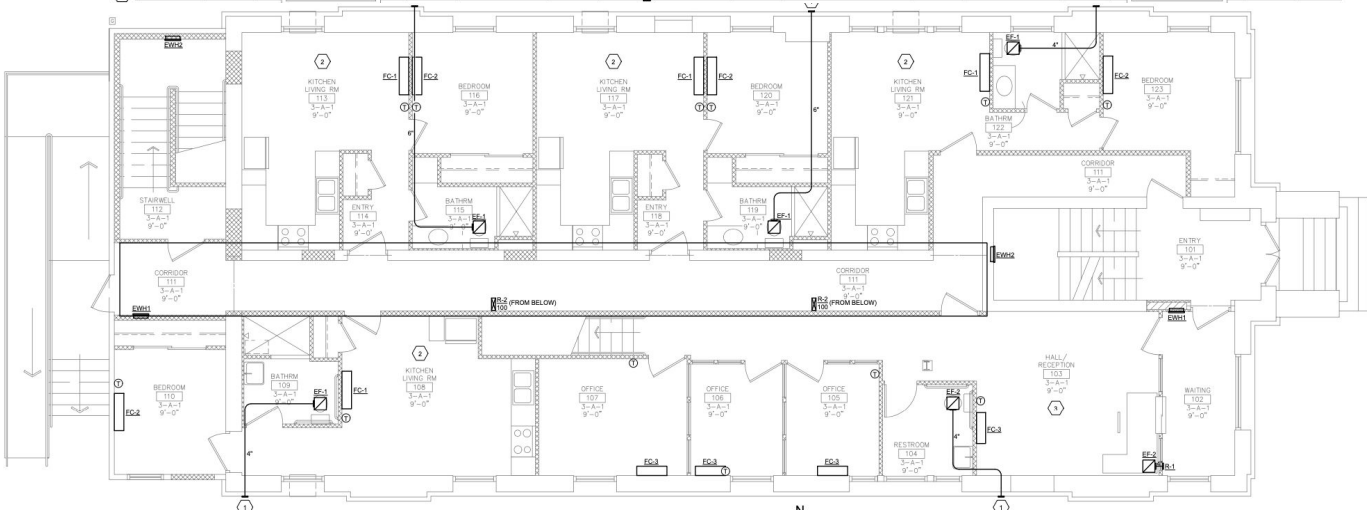




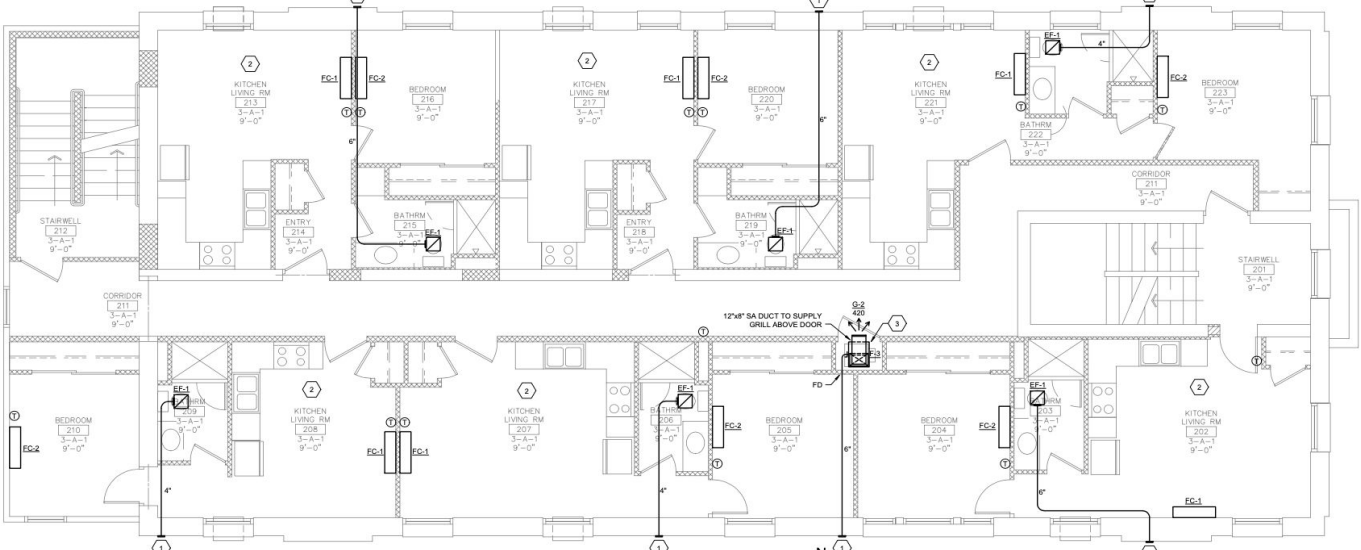
Basement Layout



First Floor Layout



Second Floor Layout



Third Floor Layout

