SIX UNIT MULTIFAMILY INVESTMENT

NAI Ohio Equities

2931-2935 McGuffey Road Columbus, OH 43224

STABLE IN-PLACE CASH FLOW WITH IMMEDIATE VALUE-ADD POTENTIAL - *$599,000*

UNIT MIX: SIX 2 BEDROOM / 1 BATHROOM UNITS

EXCLUSIVE LISTING TEAM

NAI OHIO EQUITIES CONTACTS

Bastian Gehrer
Investment Sales
bgehrer@ohioequities.com
614.940.4032

Mariana Hawley
Licensed Client Services Coordinator
mhawley@ohioequities.com
614.629.5219

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PROPERTY OVERVIEW

PROPERTY DETAILS	
Street Address	2931-2935 McGuffey Road
Submarket	North Linden
Year Built	1973
Units	6
Unit Mix	6 x 2BR / 1 BA
Occupancy	5 of 6 Units
List Price	$599,000
Price Per Unit	$99,833
Stabilized Cap Rate	8.14%

2931 McGuffey offers investors a simple six-unit multifamily asset with an all-two-bedroom unit mix, existing rental income, and a clear path to increased revenue through lease-up and rent growth.




INVESTMENT HIGHLIGHTS

6-UNIT MULTIFAMILY PROPERTY

2931 McGuffey Road is a six-unit multifamily property located in North Linden, offering investors a manageable value-add asset with stable in-place cash flow and upside through lease-up and rent growth.

ALL TWO-BEDROOM UNIT MIX

The property consists entirely of 2-bedroom, 1-bath units, which provides a simple and attractive unit mix for small multifamily investors and renters in the surrounding market.

CLEAR VALUE-ADD OPPORTUNITY

With 5 of 6 units currently occupied, investors have an immediate opportunity to increase income by leasing the vacant unit and gradually bringing below-market rents closer to market.

APPROXIMATELY $23,000 OF RENTAL UPSIDE

The property has approximately $23,040 of identifiable annual rental growth, including $13,800 from leasing the vacant unit and $9,240 from bringing existing rents to market.

EFFICIENT OPERATING STRUCTURE

Current ownership benefits from tenant-paid utilities, minimal common area maintenance, and a low-complexity operating setup.

STABILIZED RETURN PROFILE

Based on $1,150 market rents, normalized operating expenses, and a 7% vacancy assumption, the property supports an estimated stabilized NOI of approximately $49,900

FINANCIAL OVERVIEW

6
UNITS

5 of 6
OCCUPIED

$99,933
PER UNIT

Address	Unit Mix	Current Rent	Market Rent	Loss to Lease	Lease Term	Annual Gross	Pro Forma
2931 McGuffey Rd	2 BR / 1 BA	$1,050	$1,150	($100)	MTM	$12,600	$13,800
2933 McGuffey Rd	2 BR / 1 BA	$1,100	$1,150	($50)	MTM	$13,200	$13,800
2935 McGuffey Rd	2 BR / 1 BA	$0	$1,150	($1,150)	Vacant	$0	$13,800
1144 E Como Ave	2 BR / 1 BA	$1,050	$1,150	($100)	MTM	$12,600	$13,800
1146 E Como Ave	2 BR / 1 BA	$1,100	$1,150	($50)	MTM	$13,200	$13,800
1148 E Como Ave	2 BR / 1 BA	$680	$1,150	($470)	MTM	$8,160	$13,800
Averages/Totals		$996	$1,150	($1,920)	-	$59,760	$82,800

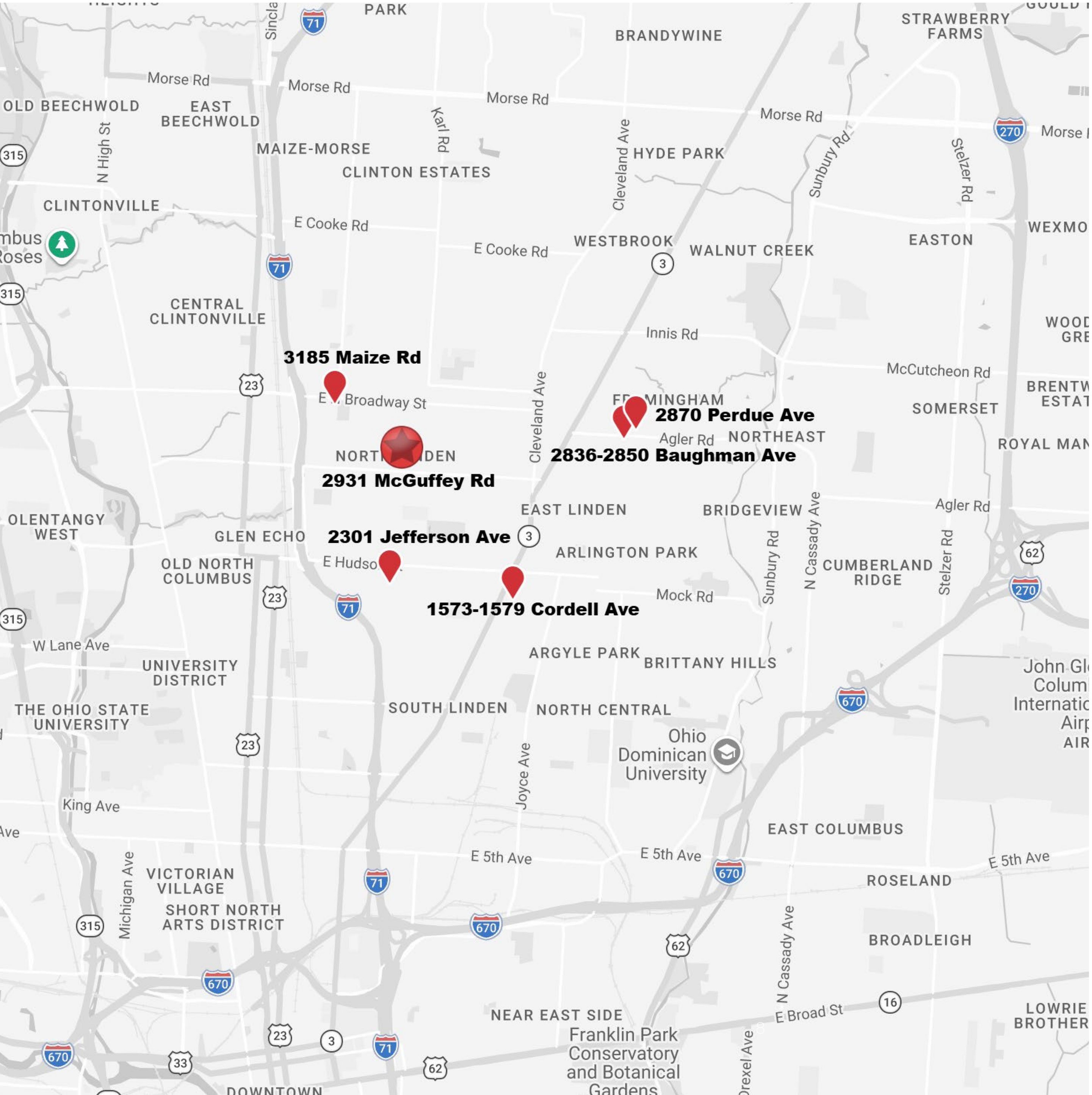
*In-Place Gross: $59,760 | Lease-Up Upside (2935 McGuffey at $1,150): +$13,800 | Loss to Lease (5 occupied units to market): +$9,240 | Pro Forma Gross: $82,800

STABILIZED INCOME SNAPSHOT

Stabilized Assumption	Amount
Market Rent	$1,150 / Month
Gross Potential Revenue	$82,800
Economic Vacancy (7%)	($5,796)
Effective Rental Income	$77,004
Stabilized NOI	$49,938

Stabilized NOI is based on normalized operating assumptions. Historical operating statements and a normalized operating statement are available upon request. Real estate taxes are subject to reassessment upon transfer.

SALES COMPARABLES



☆ **Subject Property**
2931 McGuffey Road
6 Unit | North Linden

2836-2850 Baughman Ave
$82,500 / Unit
8 Units | $660,000 | April 2026

2301 Jefferson Ave
$86,500 / Unit
4 Units | $346,000 | Nov 2025

3185-3201 Maize Rd
$106,667 / Unit
3 Units | $320,000 | April 2025

1573-1579 Cordell Ave
$93,750 / Unit
4 Units | $375,000 | Jan 2025

2870-2878 Perdue Ave
$87,500 / Unit
8 Units | $700,000 | Sept 2024

NAI Ohio Equities

605 SOUTH FRONT STREET
SUITE 200
COLUMBUS OHIO 43215
OHIOEQUITIES.COM
614 224 2400

@naiohioequities