

661 KINGSFORD RD

Columbus, OH 43204

Multifamily
Investment Opportunity

Offering Memorandum



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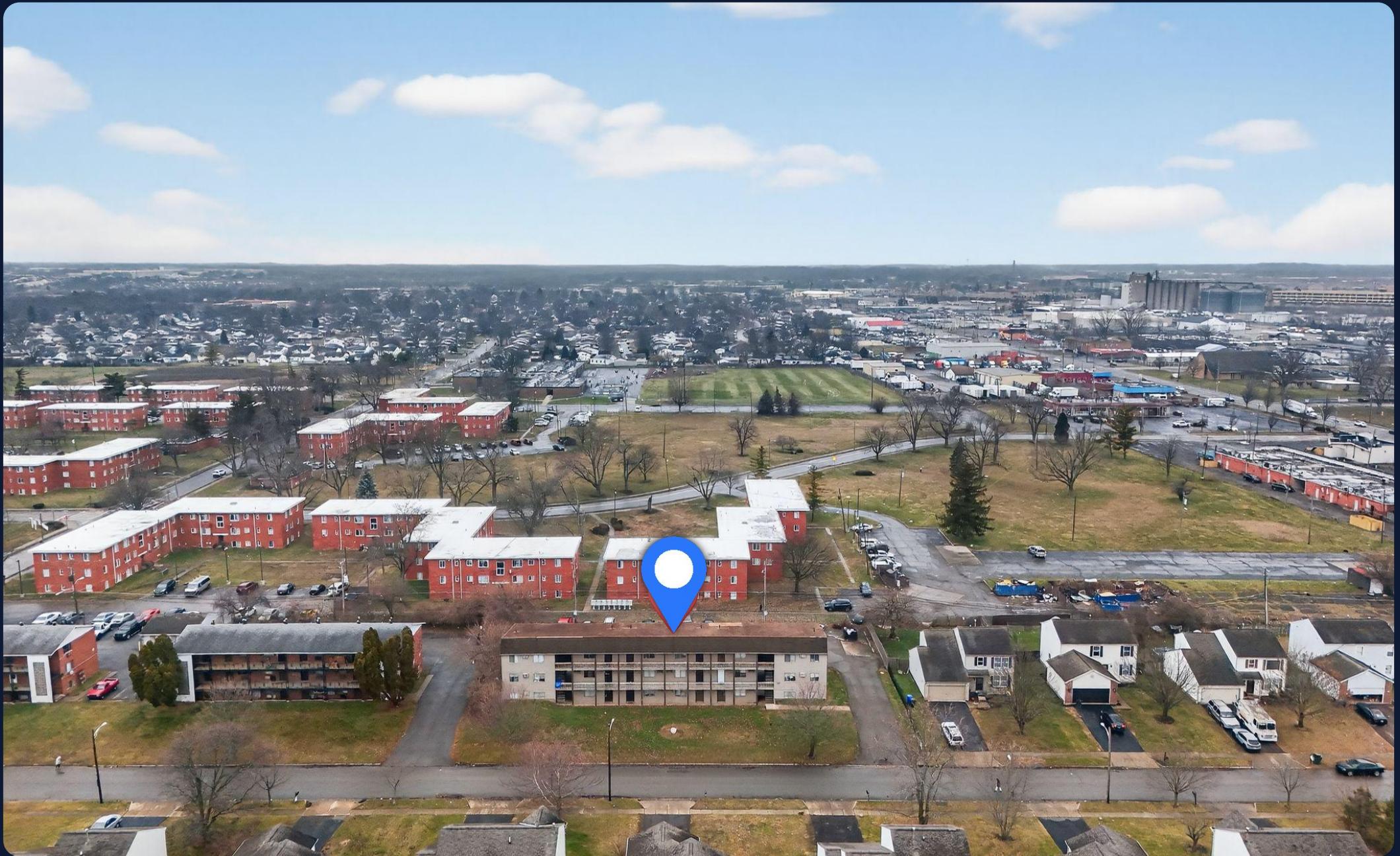


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PROPERTY OVERVIEW

661 Kingsford Rd
Columbus, OH 43204



INVESTMENT HIGHLIGHTS

Property Highlights

- **Well-Located 18-Unit Multifamily Asset:** Garden-style apartment community constructed in 1974, featuring durable construction, efficient layouts, and a consistent operating history within a stable and established Columbus submarket.
- **Attractive Unit Mix:** The property consists of 12 one-bedroom units and 6 two-bedroom units, appealing to a wide renter base including singles, couples, and small households, supporting diversified and resilient demand.
- **In-Place Cash Flow with Upside:** Average in-place rents of \$818 per unit are meaningfully below current market levels, presenting a clear opportunity to enhance revenue through organic turnover and strategic rent optimization.
- **Value-Add Opportunity:** Investors can increase NOI through mark-to-market rent growth, targeted interior enhancements, and operational efficiencies, all without the need for heavy capital expenditures.
- **Strong Rental Demand:** Columbus benefits from steady population growth, a diverse employment base, and sustained renter demand, providing support for long-term occupancy stability and rental rate growth.
- **Compelling Investment Profile:** An attractive opportunity for investors seeking a value-add or long-term hold strategy, offering stable fundamentals, a manageable unit count, and multiple avenues to drive enhanced returns.



661 Kingsford Rd
Hilltop, OH 43204

1974

Year Built

18

Number of Units

±10,944 SF

GLA

\$68,111

Price Per Unit

010-119829

APN

±0.49 AC

Lot Size

C

Zoning





Wedgewood Apartments
Complex

Subject Property

Kingsford Rd

Downtown Columbus
±6 Miles Away

FINANCIAL OVERVIEW

661 Kingsford Rd
Columbus, OH 43204



FINANCIAL SUMMARY

\$1,260,000
List Price

\$70,000
Price Per Unit

±10,944 SF
GLA

±0.49 AC
Lot Size

Unit Mix

Units	Unit Mix	Unit Mix %	Current Avg. Rent	Market Avg. Rent	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
12	1+1	67%	\$781	\$850	\$800	\$6,250	\$10,200
6	2+1	33%	\$868	\$950	\$905	\$5,205	\$5,700
18	Average:	-	\$818	\$883	\$835	\$11,455	\$15,900
	Total:	-	\$11,455	\$15,900	\$0	\$137,460	\$190,800

FINANCIAL SUMMARY

Annual Operating Summary

			T-12	Per Unit	Year 1 Adjusted	Per Unit
Gross Potential Rent	Pro Forma Estimates		\$129,473		\$190,800	Market Rent
Less Vacancy	-5.0%		\$0	0.00%	-\$9,540	-5.0%
Loss/Gain to Lease	-5.0%		\$0	0.00%	-\$9,540	-5.0%
Less Concessions	0.00%		\$0	0.00%	\$0	0.0%
Less Change in Delinquency	0.00%		\$0	0.00%	\$0	0.0%
Expense/Utility Reimbursement	50%	% Collected	\$1,225	\$68	\$6,012	\$334
Other Income	2%	% Over Actual	\$2,405	\$134	\$2,453	\$136
Gross Operating Income:			\$133,103		\$180,185	-
Expenses:			\$89,093	66.9%	\$91,028	47.98%
Net Operating Income:			\$44,010	\$2,445	\$89,156	\$4,953

Pro Forma Annual Operating Expenses

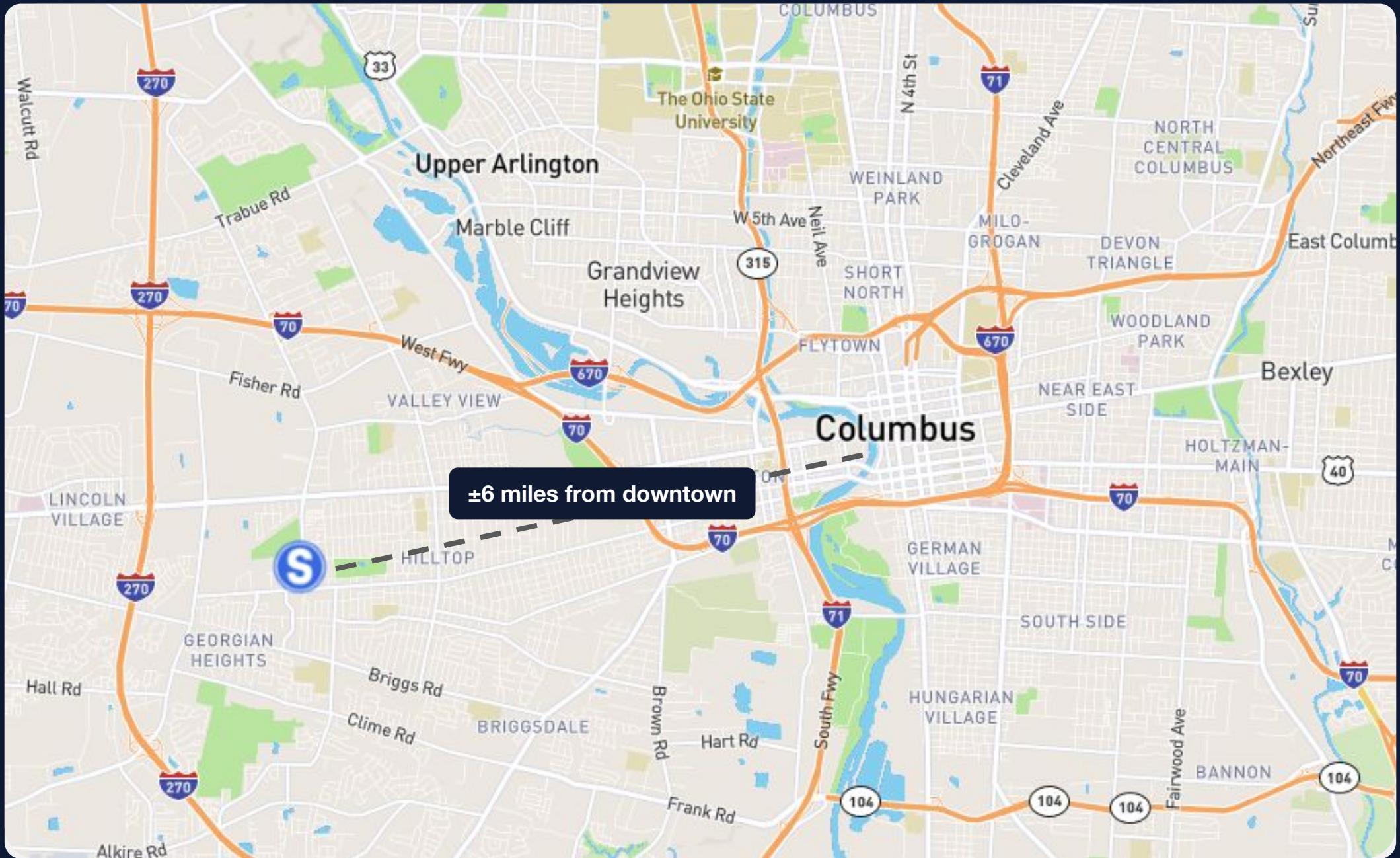
	Pro Forma Estimates		% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit
Real Estate Taxes	2.62%	% of Purchase Price	11.26%	\$14,573	\$810	\$24,759	\$1,376
Property Management Fee	7.0%	x GOI	7.82%	\$10,129	\$563	\$12,613	\$701
Insurance	\$500	Per Unit	7.93%	\$10,267	\$570	\$9,000	\$500
General and Administrative	\$100	Per Unit	0.00%	\$0	\$0	\$1,800	\$100
Contract Services	\$150	Per Unit	0.00%	\$0	\$0	\$2,700	\$150
Landscaping/Grounds	\$300	Per Unit	10.28%	\$13,304	\$739	\$5,400	\$300
Turnover	\$450	Per Unit	7.55%	\$9,770	\$543	\$8,100	\$450
Repairs & Maintenance	\$450	Per Unit	10.26%	\$13,285	\$738	\$8,100	\$450
Electricity	2%	% Over Actual	1.54%	\$1,993	\$111	\$2,033	\$113
Water/Sewer	2%	% Over Actual	7.26%	\$9,401	\$522	\$9,589	\$533
Trash Removal	2%	% Over Actual	1.84%	\$2,386	\$133	\$2,434	\$135
Marketing/Advertising	\$50.00	Per Unit	0.07%	\$95	\$5	\$900	\$50
Other Expense (1)	-	Per Unit	3.00%	\$3,888	\$216	\$0	\$0
Reserves	\$200.00	Per Unit	0.00%	\$0	\$0	\$3,600	\$200
Total Expenses			66.94%	\$89,093	\$4,950	\$91,028	\$5,057

RENT ROLL

Unit Mix	Unit #	# of Units	Current Rent	Market Rent	Loss to Lease	Upside (%)
2+1	661-1A	1	\$850	\$950	-\$100	12%
1+1	661-1B	1	\$800	\$850	-\$50	6%
1+1	661-1C	1	-	\$850	\$0	-
1+1	661-1D	1	\$800	\$850	-\$50	6%
1+1	661-1E	1	\$750	\$850	-\$100	13%
2+1	661-1F	1	\$850	\$950	-\$100	12%
2+1	661-2A	1	\$850	\$950	-\$100	12%
1+1	661-2B	1	\$750	\$850	-\$100	13%
1+1	661-2C	1	\$800	\$850	-\$50	6%
1+1	661-2D	1	-	\$850	\$0	-
1+1	661-2E	1	-	\$850	\$0	-
2+1	661-2F	1	\$905	\$950	-\$45	5%
2+1	661-3A	1	\$850	\$950	-\$100	12%
1+1	661-3B	1	\$750	\$850	-\$100	13%
1+1	661-3C	1	\$800	\$850	-\$50	6%
1+1	661-3D	1	\$800	\$850	-\$50	6%
1+1	661-3E	1	-	\$850	\$0	-
2+1	661-3F	1	\$900	\$950	-\$50	6%
Totals	18		\$11,455	\$15,900	-\$1,045	39%
Averages	-		\$818	\$883	-\$58	-

MARKET OVERVIEW

661 Kingsford Rd
Columbus, OH 43204



COLUMBUS, OH

Local Market Overview

Columbus continues to stand out as one of the most balanced and resilient markets in the Midwest. The region benefits from a diverse economic base anchored by government, healthcare, education, logistics, finance, and technology, which helps insulate the market from volatility tied to any single industry. The presence of major employers and institutions provides consistent employment stability and supports long-term population growth.

The city's role as the state capital, combined with a strong university presence, drives steady demand across commercial real estate sectors. Ongoing corporate expansions, relocations, and infrastructure investments continue to reinforce Columbus as a regional hub for business activity. The metro's central location and extensive transportation network further enhance its appeal for distribution and logistics users.

Industrial and logistics space remains a key strength, supported by e-commerce growth and supply-chain reshoring activity. Demand for modern facilities remains healthy, particularly in well-located submarkets with access to major highways. New development has been active, though leasing activity continues to keep pace in core areas.



Property Demographics

	3-Mile	5-Mile	10-Mile
Population	118,776	250,008	763,086
Households	45,640	104,906	324,008
Income	\$84,406	\$107,738	\$114,535

COLUMBUS, OH

Columbus, Ohio — the state's capital and one of the fastest-growing metropolitan areas in the Midwest — is an emerging hub of business, innovation, and culture. As home to major institutions such as The Ohio State University, leading research centers, and a growing number of Fortune 500 companies, Columbus plays a vital role in regional and national commerce. Its central location, strong transportation infrastructure, and access to major markets make it a key logistical and economic nexus. The city's expanding tech and healthcare sectors, coupled with a thriving arts, culinary, and cultural scene, attract top talent and foster creativity.

Retailers in Columbus benefit from a rapidly growing and diverse consumer base, driven by a mix of young professionals, families, and students from The Ohio State University. The city's steady population growth, expanding tourism sector, and vibrant local neighborhoods support strong and consistent shopping activity. Columbus' well-established retail centers — from destination districts like Easton and the Short North to emerging mixed-use developments — offer excellent visibility and high foot traffic. With convenient access via major highways and a central location that connects to much of the Midwest, the city provides strong regional reach.

Total Population
2.23 Million

Annual Visitors
51.2 Million

Tourism Economic Impact
\$8.2 Billion

GDP
\$182.1 Billion



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661 Kingsford Rd, Columbus, OH

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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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