



MULTIFAMILY PORTFOLIO FOR SALE

1126-1128 & 1156-1210 W KING AVE

COLUMBUS, OH 43212



RE/MAX[®]
Premier Choice

EXCLUSIVELY PRESENTED BY

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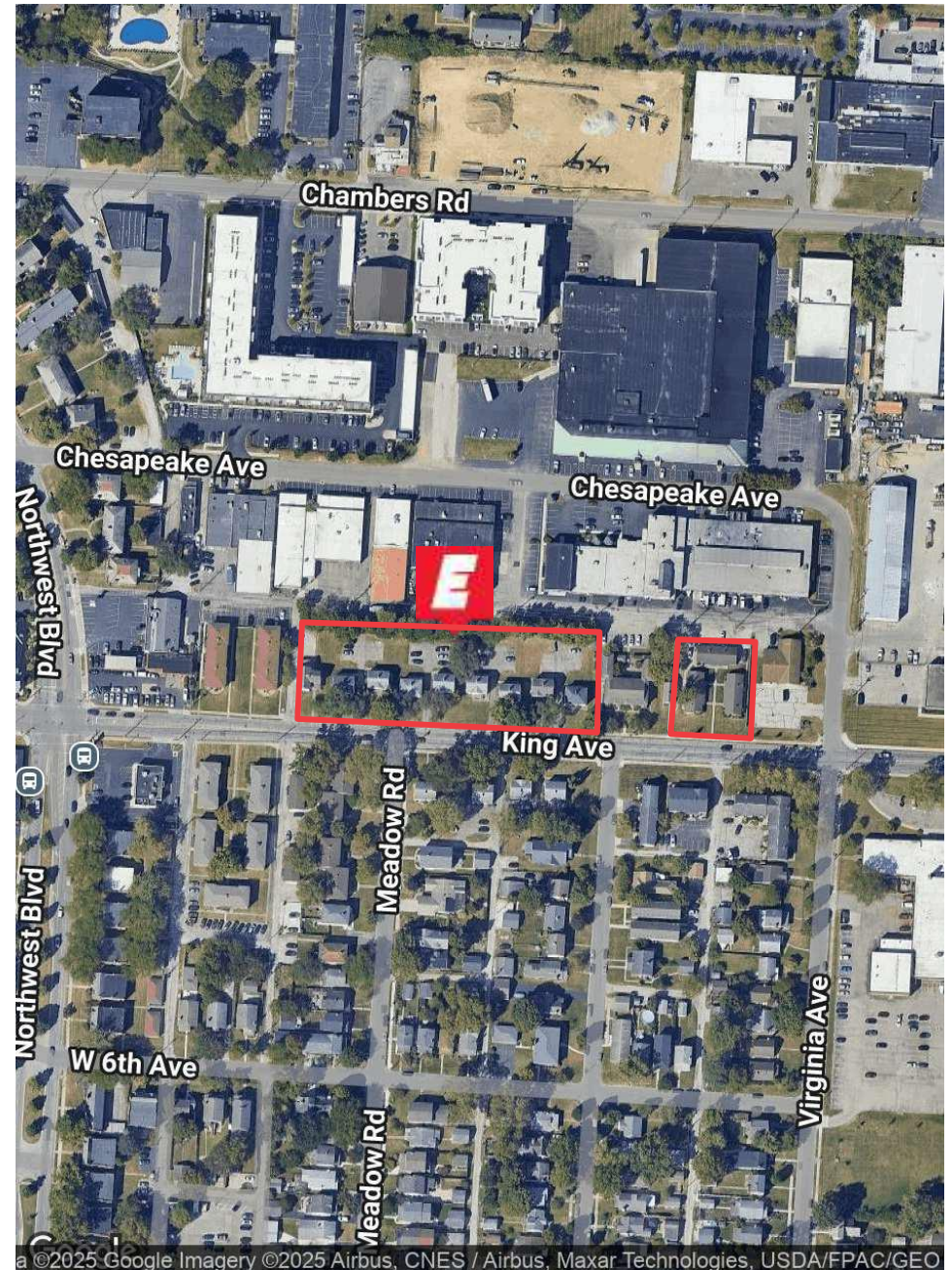
EXECUTIVE SUMMARY

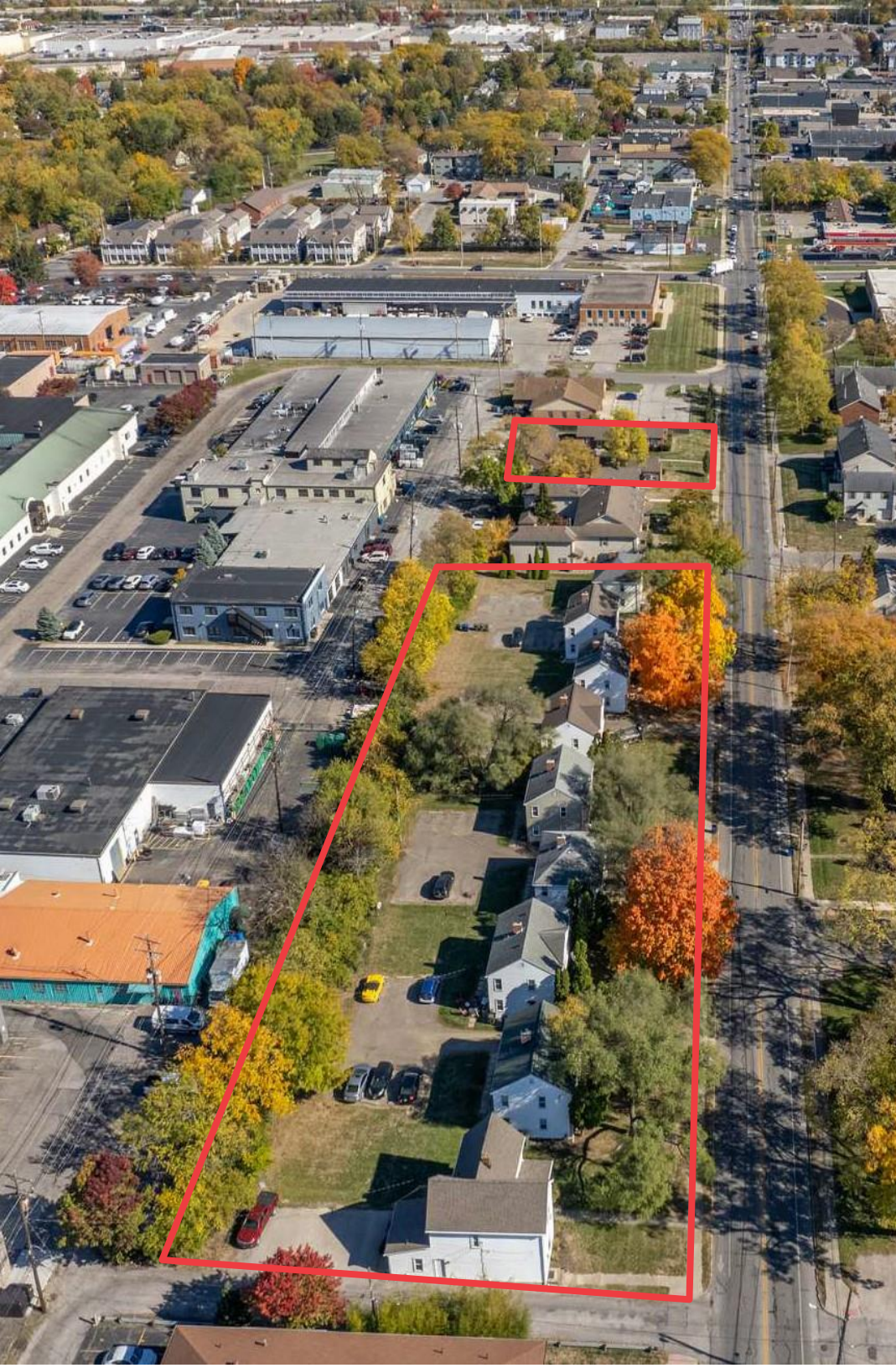
Elford Realty and RE/MAX Premier Choice are pleased to present a well-positioned 12-building, 24-unit duplex portfolio along King Avenue, conveniently located between Kenny Road and Northwest Boulevard. The portfolio comprises nine two-story duplexes (two-bedroom, one-bath) with full basements and washer/dryer hookups, and three single-story duplexes (two-bedroom, one-bath) with washer/dryer hookups.

Currently averaging \$1.17/SF in rent, the properties offer meaningful upside through continued rent growth and targeted capital improvements.

Just minutes from The Ohio State University with direct access to SR-315, SR-33, and I-670, this central location attracts both students and professionals. Proximity to Grandview Heights and Upper Arlington delivers abundant dining, retail, and lifestyle amenities, positioning the portfolio within one of Columbus's most desirable rental markets.

With strong value-add potential in a supply-constrained submarket, this offering represents a rare opportunity for investors to scale their holdings. Financials, detailed rent roll, and interior photos are available upon execution of an NDA.





\$5,025,000 (\$209,375/UNIT)

ASKING PRICE

MULTIFAMILY

PROPERTY TYPE

24/12

UNITS/BUILDINGS

48/24

BEDROOMS/BATHROOMS

APPROX. 800

SQFT PER UNIT

COLUMBUS/GRANDVIEW

MARKET/SUBMARKET

1.9106 ACRES

ACREAGE

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY SUMMARY SHEET

1126-1126 & 1156-1210 W. King Ave			
Site & Mechanical Description		Fees & Deposits	
Number of Buildings	12	Application Fee	3rd party handles
Number of Units	24	Security Deposit	1 month's rent
Number of Bedrooms/Baths	2 bed/1 bath units - 48 beds/24 baths	Lease Term	12 months
Year Built	1940-1952	Late Fee	\$25/per week - \$100 per month
Rentable Square Feet	20,000	Pet Policy	Cats only - \$200 deposit - \$30/month/cat
# of Parcels	14	Parking Fee	n/a
Total Acreage	1.9106		
Parking	Surface	Construction	
Hot Water	Gas	Exterior	Siding & Masonry
HVAC	Forced Heat & Air	Style	(9) 2-story bldgs and (3) single-story bldgs (1126-1128)
Trash	Landlord Pays - City Trash Bins	Foundation	Concrete Block Basement & Slab (1126-1128 King)
Water	Tenant Reim - 1 meter/bldg - split equally	Structure	Wood Frame
Gas/Electric	Tenant	Roof	Asphalt Shingle
Cable/Internet	Tenant	Parking	Surface
Laundry	Electric hookups	Interior Floors	Wood/Vinyl/Carpet
Taxes & Zoning		Comments	
Franklin County PID#'s	See page 6	Great location between Kenny Road & Northwest Blvd	
Land Use	520	Upside potential in rents	
Zoning	Residential 2-Family		
School District	Columbus		
2024 Income & Expenses		Pricing (Per Unit/Total)	
2024 Income:	281,090.26	\$209,375.00	\$5,025,000.00
2024 Expenses:	-199,096.53		
2024 Net Income:	81,993.73	*Detailed financials and rent rolls available online with signed CA	

All information has been provided by the owner and is subject to verification by the prospective purchaser

AUDITOR INFORMATION

Address	Parcel #	Land Use	Acreage	Current Taxes
1156-1160 W King Ave	010-061992-00	Two family dwlg	0.12	\$5,047.96
W King Ave	010-061993-00	Land	0.11	\$2,250.62
1162-1166 W King Ave	010-061994-00	Two family dwlg	0.11	\$5,094.72
1168-1172 W King Ave	010-061995-00	Two family dwlg	0.12	\$5,091.52
W King Ave	010-061996-00	Land	0.12	\$2,250.62
1176-1180 W King Ave	010-061937-00	Two family dwlg	0.12	\$5,257.86
1182-1186 W King Ave	010-061938-00	Two family dwlg	0.13	\$5,195.54
W King Ave	010-061939-00	Land	0.12	\$2,409.18
1188-1192 W King Ave	010-061940-00	Two family dwlg	0.12	\$5,197.36
W King Ave	010-061941-00	Land	0.13	\$2,433.48
1196-1200 W King Ave	010-061988-00	Two family dwlg	0.12	\$5,277.56
1202-1206 W King Ave	010-061942-00	Two family dwlg	0.13	\$5,197.36
1208 W King Ave	010-062008-00	Two family dwlg	0.13	\$5,214.78
1126-1128 W King Ave	010-062014-00	Two family dwlg	0.3306	\$11,648.60
			1.91	\$67,567.16

*1138 W King Ave 010-062015-00 One family dwlg 0.11 \$4,228.10

*Single-family home owned by Kingland Company is being sold separately and is not included in this offering

AREA OVERVIEW



ABOUT COLUMBUS

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With 16 Fortune 1000 companies based in the area, as well as the state's capital offices and The Ohio State University, the metro's economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

*Source: <https://columbusregion.com/>

LOCATION MAP



POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accomodate that continued growth.

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000

*Source: <https://www.macrotrends.net/cities/22963/columbus/population>



ECONOMY OVERVIEW

Columbus region's economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world's most recognizable brands—Scotts, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch— innovative small businesses and top-ranked educational and research institutions, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

The Columbus Region is home to a population of 2.1 million, and a potential workforce of 1.2 million. With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ hold a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest-growing metros in the country.

*Source: <https://columbusregion.com/>

#7

LARGEST ECONOMY IN
THE US (2023)
- COLUMBUS ONE

#8

BEST STATE CAPITAL TO
LIVE IN (2023)
- WALLETHUB

#12

BEST TECH CITY FOR IT
JOBS (2023)
- COMPATIA.ORG

TOP EMPLOYERS

The Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

FORTUNE 1000 HEADQUARTERS



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties and services are marketed by Elford Realty and RE/MAX Premier Choice in compliance with all applicable fair housing and equal opportunity laws.

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