



## 6 UNIT INVESTMENT FOR SALE

**3608 MAPLE AVENUE, ZANESVILLE**

6 unit office complex that is 100% occupied with several long standing tenants known as Colony Business Center. Located on Maple Avenue in Zanesville Ohio in a high traffic, high visibility location, with excellent signage. The property includes ample parking with side, front and rear areas of 20+ spaces. Tenants are on gross leases and pay all their own utilities except trash and water/sewer. Current zoning is PUD.



**Lepi & Associates**  
Real Estate Services 



**Roberta (Bobbi) Lepi**  
Broker, Realtor, GRI  
740.891.1068  
blepi@lepirealstate.com

# PROFORMA

3608 MAPLE AVENUE, ZANESVILLE

CATEGORY	Annual Rent (\$)
GROSS SCHEDULED RENT	\$90,383.52
EFFECTIVE GROSS INCOME (EGI)	\$90,383.52
REAL ESTATE TAXES	\$14,006.00
INSURANCE	\$3,912.00
UTILITIES (WATER, COMMON AREA ELECTRIC)	\$7,836.00
REPAIRS & MAINTENANCE	\$3,153.00
LANDSCAPING/SNOW REMOVAL	\$3,668.00
TRASH REMOVAL	\$1,550.00
ADMINISTRATIVE/LEGAL/ACCOUNTING	\$360.00
TOTAL OPERATING EXPENSES	\$34,485.00
NET OPERATING INCOME (NOI)	\$55,898.52



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# RENT ROLL

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TENANT	Unit	Move In Date	Lease Start	Lease End	Monthly Rent	Total Area (SQ FT)
STIFEL	1099 Colony Drive	8/5/13	9/1/24	8/31/29	\$2,283.00	1,880
W.S. EDUCATIONAL FUND	3608 Maple	12/1/10	11/1/24	10/31/26	\$570.00	475
H.H (CARLA WILLIAMS)	3610 Maple	11/22/22	12/1/22	11/30/26	\$1,268.00	1,150
ALLSTATE	3612 Maple	9/27/24	10/1/24	9/30/27	\$1,260.00	1,090
WEINSTEIN	3614 Maple	5/27/12	5/1/24	4/30/26	\$950.00	700
MOVE	3616 Maple	5/27/25	6/1/25	5/31/27	\$1,200.00	1,500



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# AERIAL MAP

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