

1017-1025 FOLKESTONE RD

Columbus, OH 43220

**Multifamily
Investment Opportunity**

Offering Memorandum



MATTHEWS TM

Exclusively Listed By



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MATTHEWS™





Downtown Columbus

±9 Miles

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PROPERTY OVERVIEW

1017-1025 Folkestone Rd
Columbus, OH 43220



EXECUTIVE SUMMARY

1017-1025 Folkestone Rd

Columbus, OH 43220

8

Total Units

±8,800

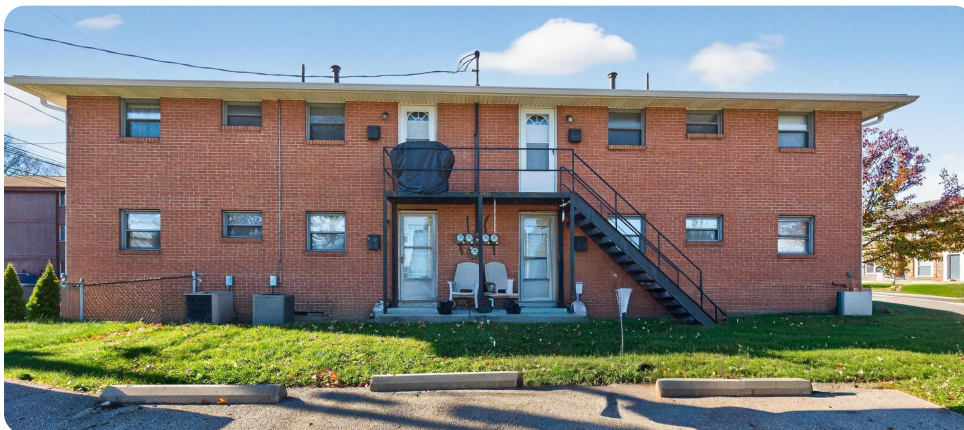
Total Rentable SF

±1,100

Avg SF Per Unit

The Opportunity

1017-1025 Folkestone Rd presents a rare opportunity to acquire an **8-unit multifamily asset** on a single parcel in **one of Columbus' most desirable and stable neighborhoods**. The property is comprised of eight fully occupied 2-bed/1-bath flats, providing **immediate in-place cash flow supported by consistently strong tenant demand**. The buildings feature brand-new roofs and have been well maintained, ensuring minimal near-term capital requirements and offering buyers added peace of mind. With its **steady performance, low-maintenance profile, and location within a high-quality, appreciating area**, this asset is an excellent fit for investors seeking reliable income and long-term value growth.



INVESTMENT HIGHLIGHTS

Property Highlights

- Eight fully occupied 2-bed/1-bath flats providing stable, in-place income.
- Brand-new roofs recently installed, minimizing immediate capital expenditures.
- Well-maintained buildings with consistent upkeep and strong tenant retention.

Location Highlights

- Situated in a highly desirable Northwest Columbus neighborhood known for stability and strong rental demand.
- Proximity to Upper Arlington, OSU, and major employment hubs supporting long-term tenant interest.
- Convenient access to shopping, dining, and daily amenities along Henderson Rd and surrounding corridors.
- Strong school districts and well-kept residential surroundings enhancing property appeal and tenant quality.



Property Photos





Bethel Center

istanbul market

MEDITERRANEAN FOOD

MESHKE



cityegg

Olentangy Plaza

MICRO CENTER

computers & electronics

Marshalls



ME

Massage Envy

FIVE GUYS

Tim Hortons

KeyBank

Wendy's



Olentangy Hwy ± 107,000 VPD

Carriage Place Plaza

Walmart Supercenter



Wendy's

HALF PRICE BOOKS



OUTBACK

STEAKHOUSE

DONATOS

Every piece is important.



Victoria Place Commons

±143 Units

Kroger



Sterling Place

±276 Units



Centennial High School

±732 Students

Marc's

Fresh Savings. Smart Living.

LIFETIME FITNESS

DUNKIN'

MARATHON Valvoline

Public Storage

ExtraSpace Storage



The Commons at Olentangy

±827 Units



Kroger

Auto Zone

SHERWIN WILLIAMS



Luxe 88

±220 Units

Pickle & Chill

Henderson Rd ±30,000 VPD

HYDE PARK

PRIME STEAKHOUSE



Subject Property

Arlington Square



Wendy's



Tim Hortons

noodles & COMPANY

tropical CAFE

Staples

tensuke market

authentic japanese grocery

DONATOS

Every piece is important.



Google Earth

FINANCIAL OVERVIEW

1017-1025 Folkestone Rd
Columbus, OH 43220



FINANCIAL SUMMARY

Investment Summary

\$1,050,000

List Price

\$131,250

Price/Unit



Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg SF	Current Avg Rent	Market Avg Rent	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
8	2+1	100%	1,100	\$963	\$1,200	\$1,000	\$7,700	\$9,600
Total			8,800	\$7,700	\$9,600	\$875	\$92,400	\$115,200

RENT ROLL

Unit Mix	Unit #	# of Units	SF	Current Rent	Market Rent	Loss to Lease	Upside (%)	Occupied/ Vacant
2+1	1017A	1	1,100	\$900	\$1,200	-\$300	33%	Occupied
2+1	1017B	1	1,100	\$950	\$1,200	-\$250	26%	Occupied
2+1	1017C	1	1,100	\$950	\$1,200	-\$250	26%	Occupied
2+1	1017D	1	1,100	\$950	\$1,200	-\$250	26%	Occupied
2+1	1025A	1	1,100	\$1,000	\$1,200	-\$200	20%	Occupied
2+1	1025B	1	1,100	\$1,000	\$1,200	-\$200	20%	Occupied
2+1	1025C	1	1,100	\$950	\$1,200	-\$250	26%	Occupied
2+1	1025D	1	1,100	\$1,000	\$1,200	-\$200	20%	Occupied
Totals		8	8,800	\$7,700	\$9,600	-\$1,900	25%	
Averages			1,100	\$963	\$1,200	-\$238		

MARKET OVERVIEW

1017-1025 Folkestone Rd
Columbus, OH 43220



COLUMBUS, OH

Market Demographics



906,000
Total Population

65,327
Median HH Income

392,000
of Households

37.1%
Homeownership Rate

63%
Employed Population

39.6%
% Bachelor's Degree

33
Median Age

\$240,000
Median Property Value

Local Market Overview

Columbus, Ohio is a high-performing Midwest metro with strong fundamentals for multifamily investment. Continued population growth, regional affordability, and a diversified economy have made the city a magnet for both renters and developers. With a median age in the early 30s and a rising share of educated workers, the renter base is stable and expanding.

The subject property is positioned within a well-established residential zone offering convenient access to major employment hubs and local amenities. While Columbus has seen a wave of new multifamily deliveries, most have concentrated in higher-end segments. This creates opportunity for well-maintained, moderately priced properties to absorb demand from value-conscious renters. Despite recent supply-driven vacancy increases, Class B and workforce housing in accessible submarkets have maintained resilience—underscoring the asset's competitive positioning in today's cycle.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	14,261	103,332	355,589
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,140	49,067	154,546
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$116,927	\$143,230	\$123,067

ECONOMIC DRIVERS

Columbus' diverse employment base supports sustained multifamily demand.

Central Ohio's location at the crossroads of logistics, data-centers and advanced manufacturing underpins growth.

Economic Drivers

The region's economic foundation is built on robust public-sector, research, and service-anchored industries, anchored by major institutions and headquarters operations. The City and Greater Columbus actively promote workforce development, technology, and infrastructure upgrades to support continued expansion. Growth in logistics, data infrastructure, and advanced manufacturing is layering additional diversification.

Primary Industries

- Education & Research / Public Administration
- Health Care & Biomedical
- Financial Services & Insurance
- Logistics & Distribution
- Advanced Technology / Data & Manufacturing

Top Employers

- The Ohio State University & Wexner Medical Center
- Nationwide
- Cardinal Health
- State of Ohio / Government agencies
- JPMorgan Chase / major financial services

Recent Developments

- Expansion of the Rickenbacker logistics and industrial campus
- Data center and technology infrastructure investments in outer suburbs
- Planned improvements to state and local transportation corridors
- Corporate campus expansions by major regional employers

Regional GDP & Diversification

The regional Gross Domestic Product is robust and expanding, reflecting a diversified mix of public, institutional, and private activity. Columbus often ranks among Ohio's fastest-growing metro economies, with a lower dependence on cyclical manufacturing and a stronger weight in service, education and innovation sectors.

\$182B+
Regional Gross
Domestic Product

±4.5 Miles
To Downtown Columbus



LOCAL ATTRACTIONS & CONVENIENCES



Lifestyle & Culture

Columbus offers a rich cultural landscape with diverse neighborhoods, each bringing its own character to the city. From the artistic energy of the Short North to the historic brick-lined streets of German Village, residents enjoy a wide selection of dining, boutique shopping, and local events. Popular attractions like the Columbus Museum of Art, Franklin Park Conservatory, and vibrant festival scene contribute to a dynamic lifestyle that appeals to a wide range of residents.

Entertainment & Recreation

The city provides endless entertainment opportunities, including professional sports, live music, and world-class attractions. Families and outdoor enthusiasts benefit from easy access to the Scioto Mile, extensive metro park systems, and the nationally acclaimed Columbus Zoo and Aquarium. Major venues such as Nationwide Arena and Ohio Stadium offer year-round events—from concerts and hockey games to Buckeye football—making the city a hub of activity.

Convenience & Connectivity

Columbus is known for its strong infrastructure and accessibility, offering residents quick connections to major highways, public transit routes, and key employment centers. With major employers in healthcare, finance, technology, and higher education, the city continues to experience stable growth and job creation. Essential conveniences—including grocery stores, retail centers, fitness facilities, and everyday services—are located throughout the metropolitan area, providing a highly livable and well-connected environment for residents.

HIGHER EDUCATION



THE OHIO STATE UNIVERSITY

The Ohio State University is one of the nation's largest and most respected public research institutions, recognized for its academic excellence, expansive campus, and strong community presence. Founded in 1870 and located in the heart of Columbus, OSU serves as a major anchor for the city through its educational programs, nationally ranked athletics, and world-class research initiatives. Its size, prestige, and continuous growth make it one of the most influential institutions in the Midwest, drawing students, faculty, and professionals from across the country.



67,000+

Total Enrollment

\$19.6B+

Ohio Economic Impact

100,000+

Visitors per Game

300+

Degrees & Programs

Impact on Multifamily Real Estate & Investors

Proximity to OSU creates reliable, long-term rental demand. Students, faculty, medical staff, and university employees support consistently low vacancy rates and strong leasing activity.

For investors, OSU provides:

- A stable and diverse renter pool
- Resilient rent performance
- Strong leasing velocity and low turnover
- Long-term appreciation potential driven by campus expansion

The university's ongoing growth continues to strengthen surrounding submarkets, making OSU one of the most influential forces behind multifamily stability and value in the Columbus region.

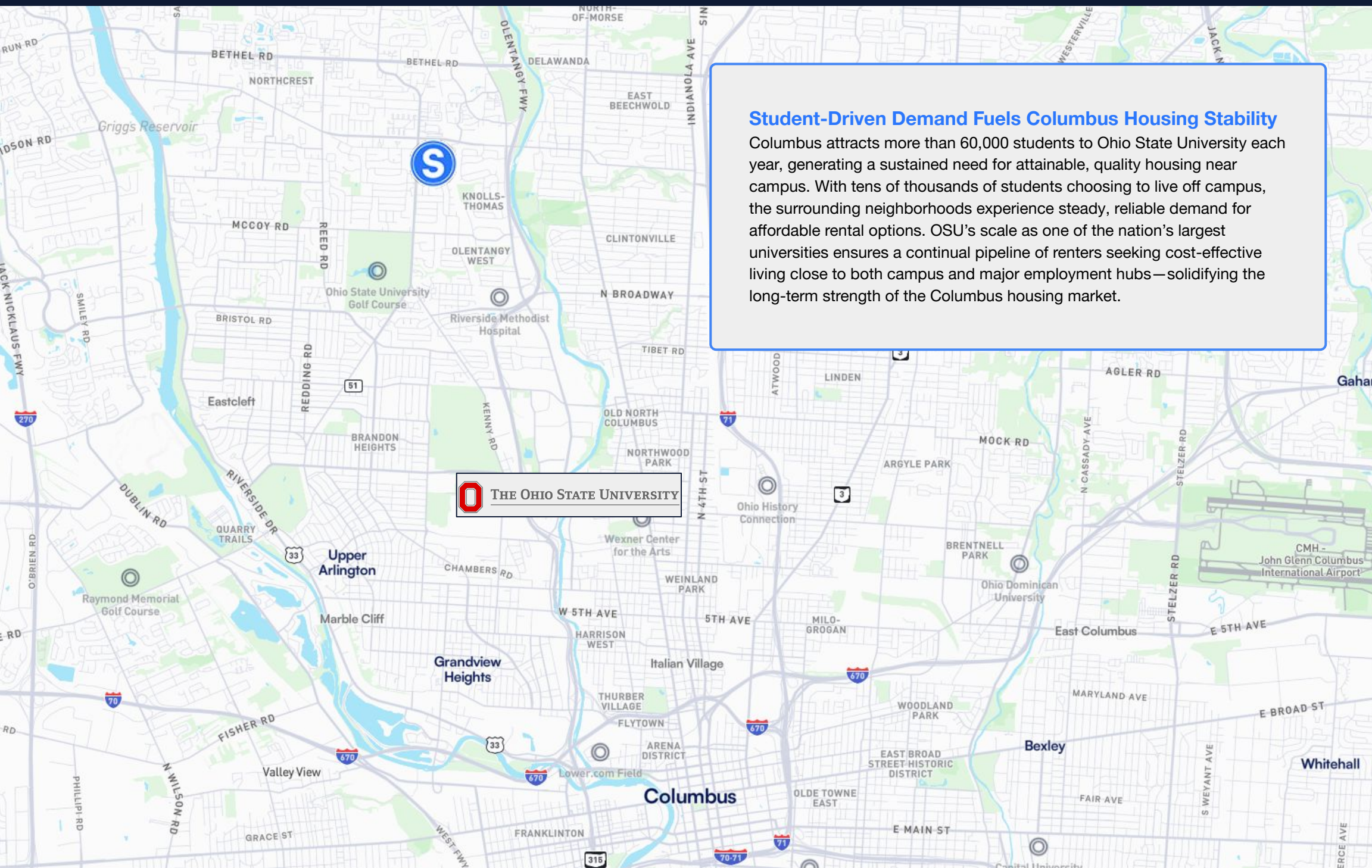
Impact on the Local Community & Economy

OSU significantly shapes Columbus' economic and cultural landscape. Its large base of students, staff, and visitors fuels local businesses, housing demand, and service industries. The university's collaborations in tech, healthcare, and research also help position Columbus as a growing innovation hub.

Key impacts include:

- Major job creation through OSU and its medical center
- Year-round activity from academic, research, and athletic events
- Increased retail, hospitality, and transportation demand
- Continuous development and investment around campus

REGIONAL MAP



Student-Driven Demand Fuels Columbus Housing Stability

Columbus attracts more than 60,000 students to Ohio State University each year, generating a sustained need for attainable, quality housing near campus. With tens of thousands of students choosing to live off campus, the surrounding neighborhoods experience steady, reliable demand for affordable rental options. OSU's scale as one of the nation's largest universities ensures a continual pipeline of renters seeking cost-effective living close to both campus and major employment hubs—solidifying the long-term strength of the Columbus housing market.

 THE OHIO STATE UNIVERSITY

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1017-1025 Folkestone Rd | Columbus OH 43220

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