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## MIXED-USE INVESTMENT

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# GERMAN VILLAGE

1000 S FRONT ST, COLUMBUS, OH 43206

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# Property Summary



## Property Description

The Jack has received the AIA Ohio Honor Award for Design and the Columbus Landmarks Recchie Award. This mixed-use project incorporates one-of-a-kind office space on the first floor and upper floor loft apartments. This 1917 warehouse building, formerly the home of Columbus Jack Corporation, was fully renovated in 2010 to be the home of award-winning architectural and design firm, WSA Studios.

### OFFERING SUMMARY

Location	982 -1000 S Front St
Asking Price	\$2,461,000
CAP Rate	6.09%
3-Story Building	13,086 SF
Property	0.30 acres

## Property Highlights

- **4,423 SF Award-Winning first floor office vacant for owner-user as of January 2025**
- Great rental income for owner-user with 6-residential units leased on annual terms and 1st floor office leased through December 2024
- Amazing, creative design elements throughout incorporating the character of the original building with modern amenities
- Attention was paid to incorporate high ceilings, monumental windows, timber framing, brick walls and polished, concrete floors
- Project includes rooftop patio for tenant use, with fantastic views of the neighborhood and Columbus skyline
- On-site parking lot with remote access entry - a rare find in historic German Village
- Fantastic German Village location, just south of downtown Columbus
- Walking distance to area restaurants, parks, and have direct access to the Scioto Mile trail network

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# Financial Summary



## INVESTMENT OVERVIEW

Price	\$2,461,000
Price per SF	\$188
CAP Rate	6.09%

## OPERATING DATA

Gross Scheduled Income	\$212,640
Other Income	\$7,950
Total Scheduled Income	\$220,590
Gross Income	\$220,590
Operating Expenses	\$60,013
Net Operating Income	\$149,945

## RENT BREAKDOWN

## MONTHLY RENT

First Floor Office (thru 12/42)	\$7,740
Unit 2A	\$1,825
Unit 2B	\$1,390
Unit 2C	\$1,395
Unit 2D	\$1,850
Unit 3A	\$1,525
Unit 3B	\$1,995
<b>TOTAL MONTHLY RENT</b>	<b>\$17,720</b>

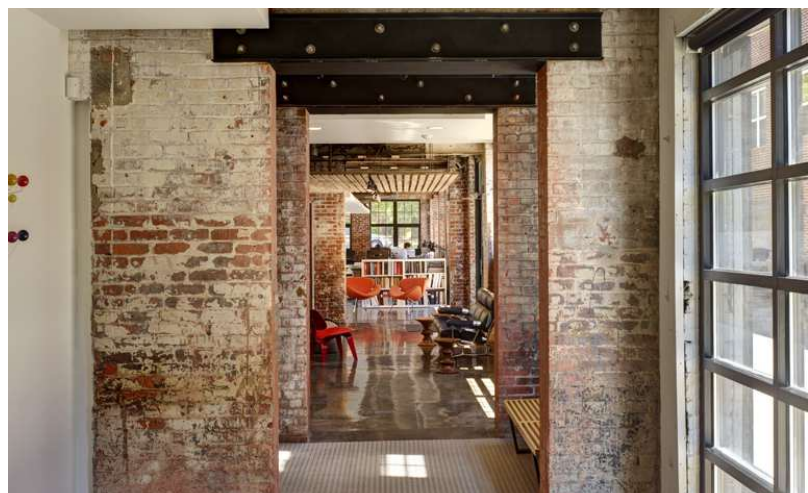
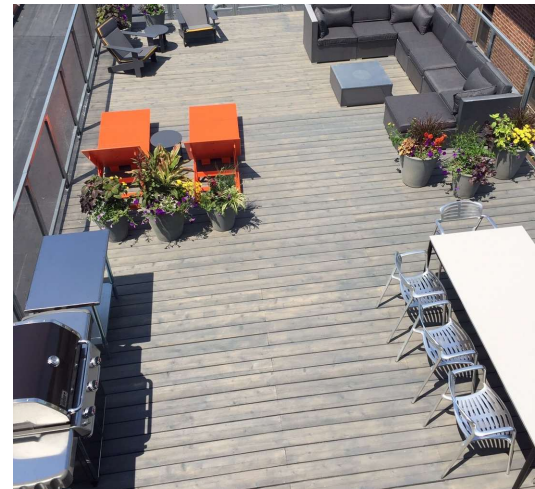
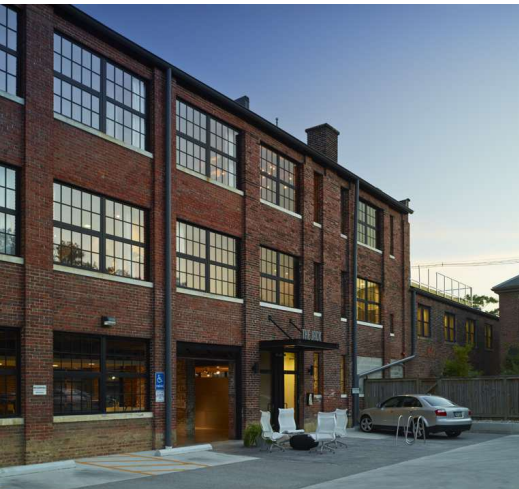
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# Additional Photos



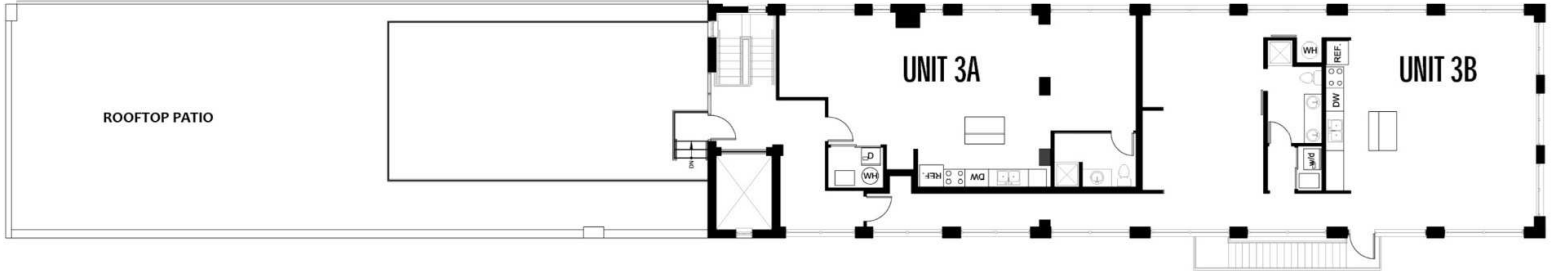
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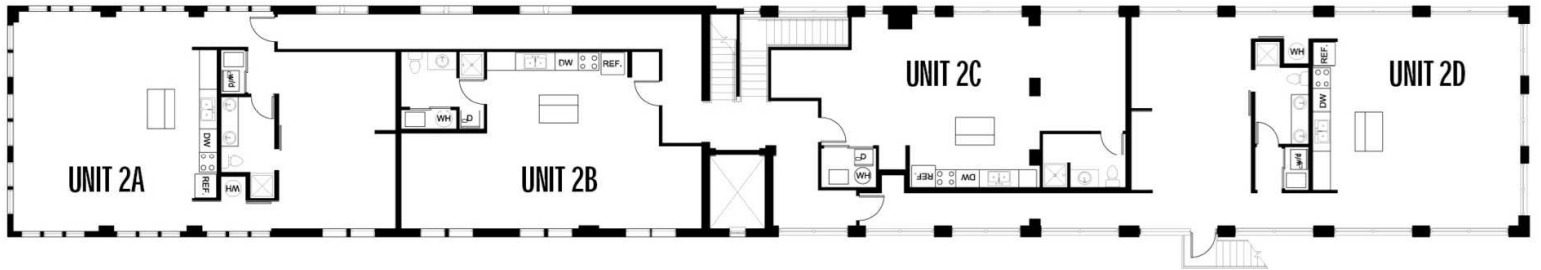
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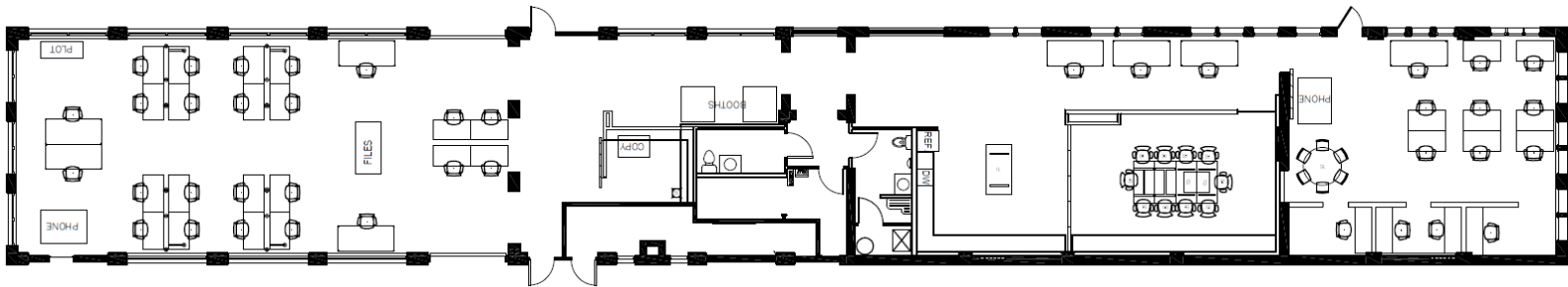
# As-Built Plans



Third Floor - Residential Units and Private Rooftop Patio



Second Floor - Four Residential Units



First Floor - 4,423 SF OFFICE for OWNER/USER

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# Neighborhood Map



## LOCATION OVERVIEW

Great German Village/Brewery District location on South Front Street, between Whittier and Greenlawn. Walking distance to several German Village amenities including the Scioto Audubon Metro Park, Schiller Park, Berliner Athletic Complex and several award winning restaurants and bars. Located on the Columbus bike way system.

Located just south of downtown Columbus. Easy highway access via Greenlawn Ave.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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# Aerial Map



Google

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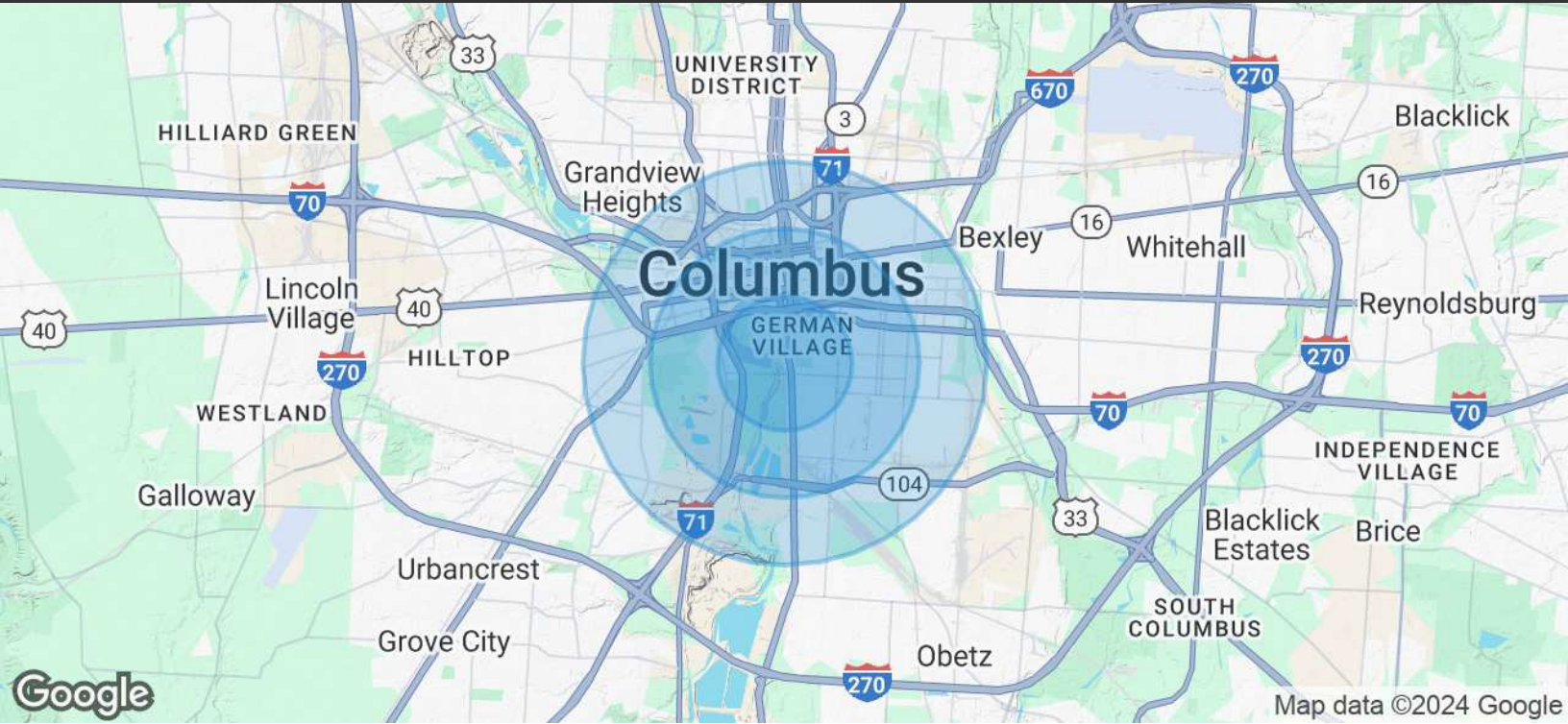
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# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,871	51,485	110,655
Average Age	39	38	38
Average Age (Male)	39	38	38
Average Age (Female)	39	37	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,264	25,542	53,533
# of Persons per HH	1.8	2	2.1
Average HH Income	\$111,376	\$78,811	\$78,548
Average House Value	\$524,269	\$388,924	\$359,650

Demographics data derived from AlphaMap

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