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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

### **PROPERTY SUMMARY**





#### OFFERING SUMMARY

SALE PRICE:	\$995,000
NUMBER OF UNITS:	11
PRICE/UNIT:	\$90,454
IN-PLACE CAP RATE:	7.55%

### PROPERTY DESCRIPTION

SVN Wilson Commercial Group is pleased to offer for sale, 305 Main St, 307 Miller Ct, and 311 Miller Ct located in Bellville, Ohio. This apartment property consists of 11 units across 3 buildings, all 2-bedroom/1-bath units. The property maintains high occupancy with opportunity to increase rents and boost NOI. It is located off State Route 13, just south of Mansfield, OH. The property was built in 1967.

### PROPERTY HIGHLIGHTS

- · Strong Renter Demand
- Proximity to Columbus market
- Car Ports for Tenant Parking
- Ability to increase rents to market rent

# **BELLVILLE, OHIO**



### LOCATION DESCRIPTION

Bellville, Ohio is located in Richland County, with access off I-71 and State Route 13. Bellville is just 10 miles south of Mansfield, OH and 60 miles northeast of Columbus, OH.

As of 2023, Bellville held a population of 2,037 people and a median household income of \$59,861.

Notable employers of Bellville residents include Kokosing, Next Gen Plastics, and Ariel Corp.



# FINANCIAL ANALYSIS

	2024 Actual	Proforma
D . 17	#100.250	#110.000
Rental Income	\$102,350	\$118,800
Total Operating Income	\$102,350	\$118,800
Expenses		
Repairs & Maintenance	\$10,355	\$11,000
Management	N/A	\$3,564
Utilities	\$5,319	\$5,319
Property Taxes	\$6,134	<b>\$6,1</b> 76
Property Insurance	\$5,286	\$5,815
Total Operating Expenses	\$27,094	\$31,874
Net Operating Income	\$75,256	\$86,926

Unit	Bed/Bath	Unit Status	Gross Rent	Pet Rent	Laundry
Lower South	2BD / 1BA	Occupied	\$700	N/A	Shared
Main Lower North	2BD / 1BA	Occupied	\$800	N/A	Shared
Main Upper South	2BD / 1BA	Occupied	\$800	\$50	Shared
Main Upper North	2BD / 1BA	Occupied	\$850	N/A	Shared
Miller Upper East	2BD / 1BA	Occupied	\$750	N/A	Shared
Upper West	2BD / 1BA	Occupied	\$800	N/A	Shared
Lower West	2BD / 1BA	Occupied	\$850	N/A	Shared
Lower East	2BD / 1BA	Occupied	\$850	\$50	Shared
1C	2BD / 1BA	Occupied	\$900	N/A	In-Unit
2C	2BD / 1BA	Occupied	\$900	N/A	In-Unit
3C	2BD / 1BA	Occupied	\$950	N/A	In-Unit
Total			\$9,150	\$100	

# **ADDITIONAL PHOTOS**









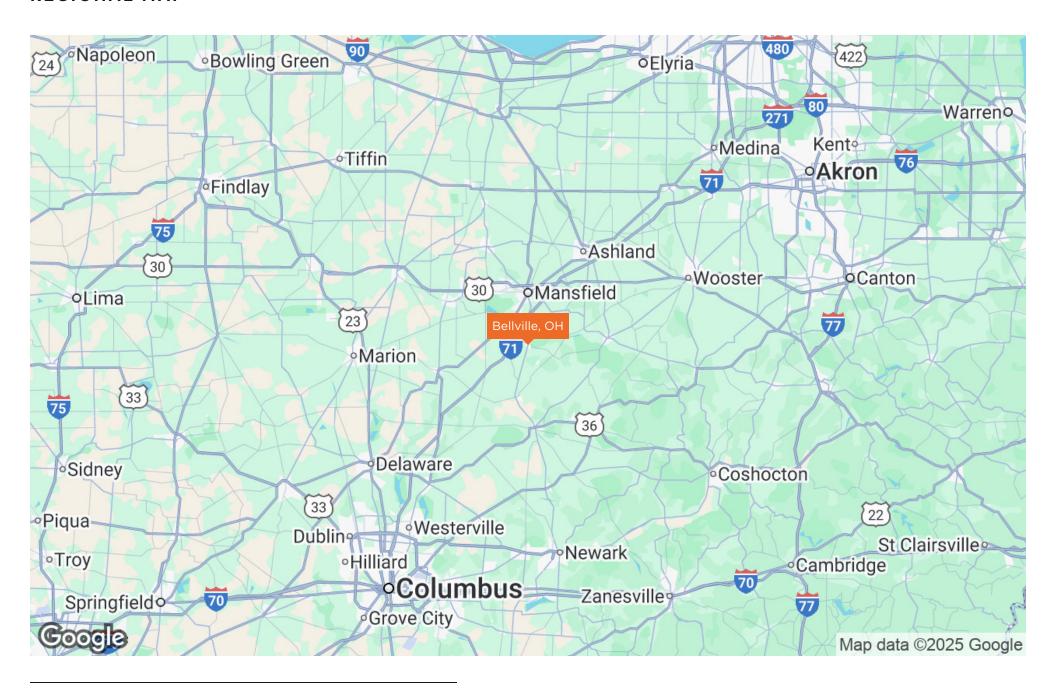




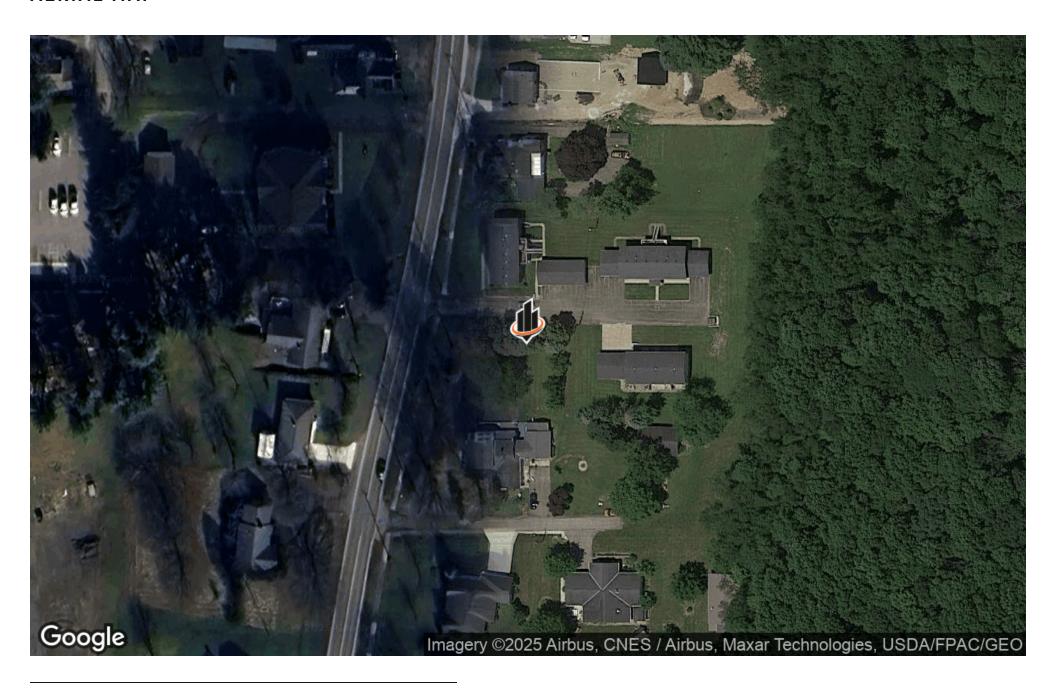




## **REGIONAL MAP**



# **AERIAL MAP**



## **DEMOGRAPHICS MAP & REPORT**

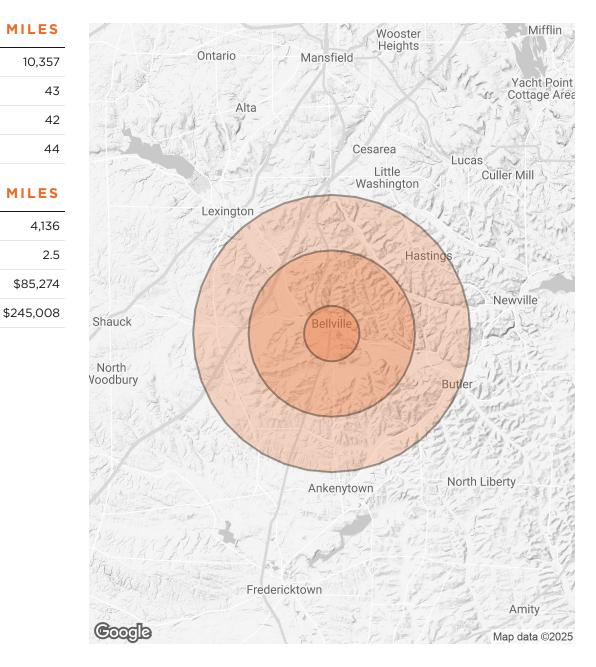
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,064	4,749	10,357
AVERAGE AGE	44	44	43
AVERAGE AGE (MALE)	43	43	42
AVERAGE AGE (FEMALE)	46	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	871	1,966	4,136
# OF PERSONS PER HH	2.4	2.4	2.5

\$237,317

\$234,210

Demographics data derived from AlphaMap

**AVERAGE HOUSE VALUE** 



### **ADVISOR BIO**



RYAN MITCHELL

Associate Advisor

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### PROFESSIONAL BACKGROUND

Ryan serves as an Associate Advisor for SVN Wilson Commercial Group, LLC, after joining the company in 2023. He began his career as a research intern for Colliers, assisting brokers with market reports and writing blog posts on trends within the commercial real estate industry. Prior to joining SVN Wilson, he served as an Asset Management Analyst at Coastal Ridge Real Estate, a Columbus based multifamily real estate firm with 4 billion assets under management. In his previous role, Ryan assisted with analysis of market trends, property performance, and the disposition process.

#### **EDUCATION**

Bachelor's of Science (Marketing), Otterbein University

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