



INVESTMENT OFFERING

4100 Horizons Drive
Columbus, Ohio 43220

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All of the included information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

OFFERING

Property Description: 4100 Horizons Drive, Columbus, OH 43220
Multi-tenant professional office/medical building
31,512 Gross SF; 30,676 Rentable SF on 2.0 acres

Sales Price: \$5,599,000

Current Occupancy: 100%

Cap Rate 9.14%

| | 2025 | | 2026 | |
|---------------------------------|-----------|-----|-----------|-----|
| Projected Net Operating Income: | \$749,326 | | \$783,622 | |
| Projected Returns: | | | | |
| Annual Cash Flow | \$165,664 | 15% | \$195,215 | 17% |
| Annual Debt Reduction | \$ 84,649 | 8% | \$ 89,870 | 8% |
| Tax Deduction | \$144,279 | 13% | \$142,242 | 13% |
| Annual Appreciation | \$167,970 | 15% | \$167,970 | 15% |
| Total Annual Return | \$562,562 | 50% | \$595,296 | 53% |

OFFERING

Investment Highlights:

- Dynamic medical and office property
- Strong mix of office, medical, financial service tenants

Property Description:

- Attractive, well maintained property
- Franklin County parcel # 075-000012-00
- 31,512 Gross SF building on 2.0 acres
- Two story office building completed in 2001
- 153 parking spaces
- Highly visible monument and building signage
- Zoning is Office and Research District in the City of Upper Arlington

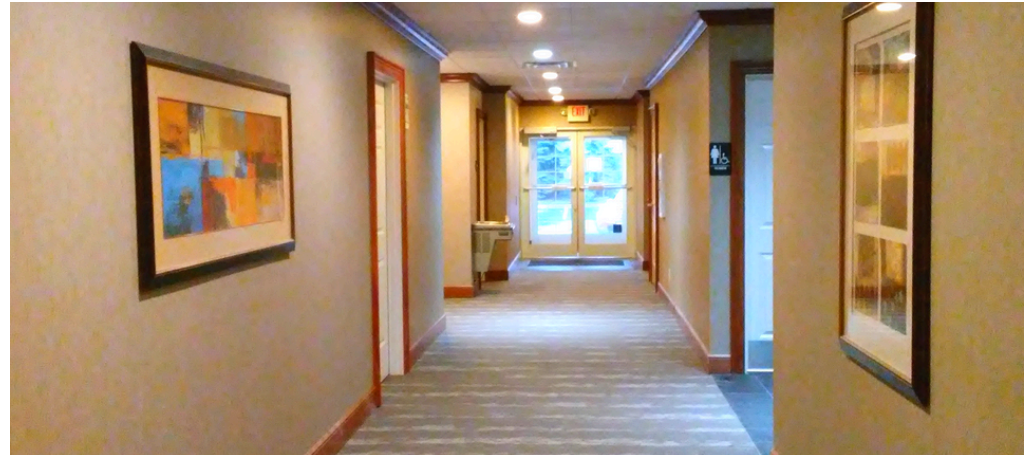
Area Description:

- The property is located in the City of Upper Arlington, Ohio www.uaho.net. Upper Arlington is an affluent suburb in the Columbus Metropolitan Area.
- Well located between Downtown Columbus and Dublin with easy access to SR 161, I-270 and SR 315
- The property is within a dynamic mix of office properties

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



Franklin County Parcel No.
075-0000120-00

Horizons Drive

AREA OVERVIEW



TENANT PROFILES



<https://copc.com/>

Central Ohio Primary Care is the largest physician-owned primary care medical group in the United States with over over 349 providers and 68 practice locations throughout central Ohio. This busy medical office recently opened at 4100 Horizons occupying 7,705 SF (25.5%) on the first floor.



<https://www.home.pearsonvue.com/>

<https://www.pearson.com/>

Pearson Vue is part of Pearson, the world's largest learning company with 35,000 employees across 70 countries worldwide. This location is a computer based testing center occupying 3,524 SF (11.7%) through 11/30/2025



<https://www.meyerswealthmgmt.com/>

Charles Schwab / Meyers Wealth Management, LLC is a financial advisory firm headquartered in Columbus, OH. They manage \$682,500,000 in 548 accounts and serve the financial needs of clients across 3 states.

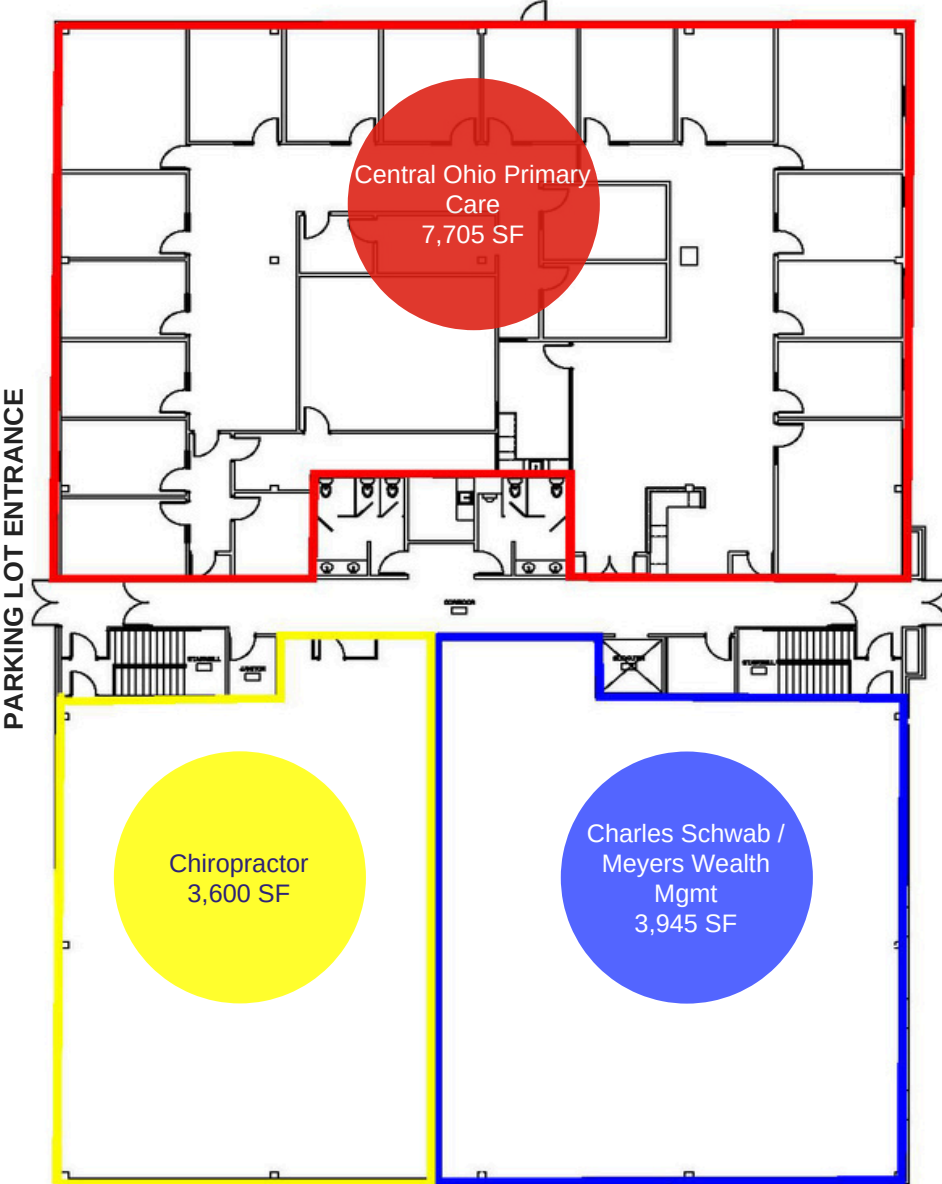


<https://https://www.valuerecovery.com>

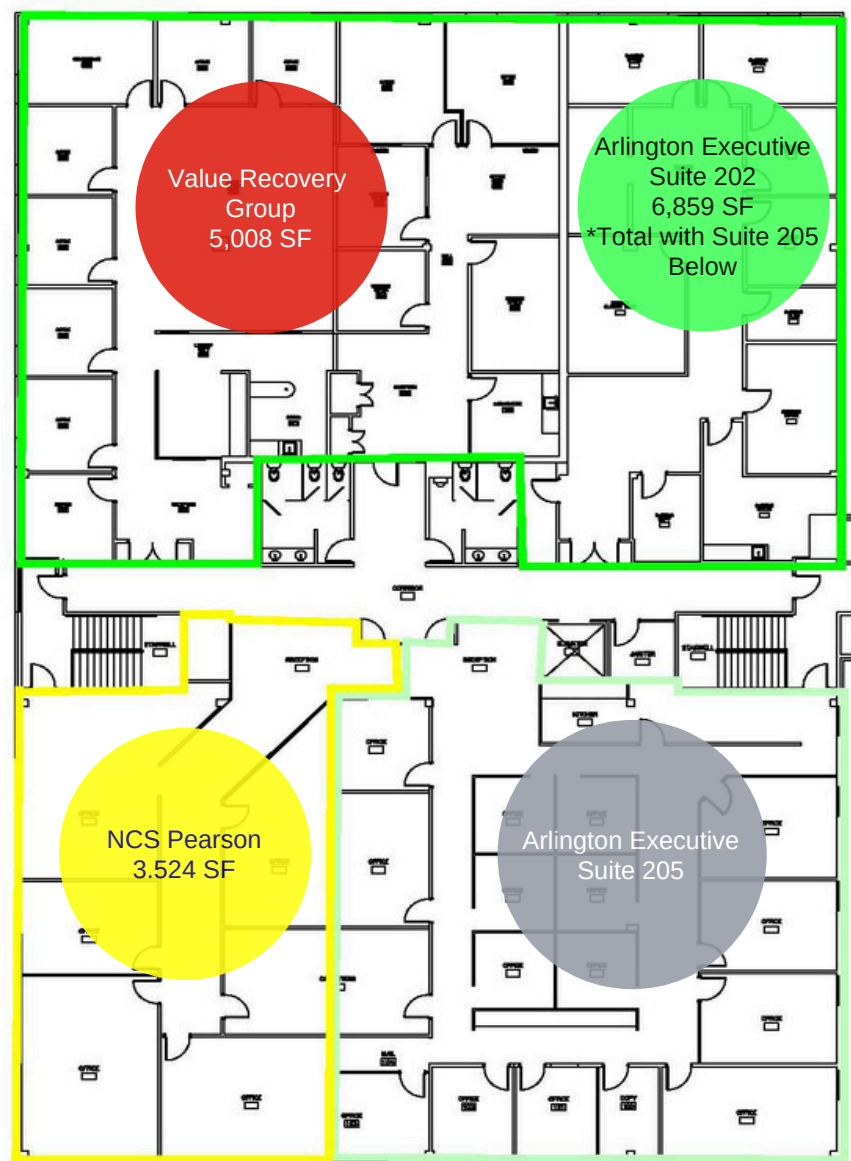
For thirty years, VRG Companies have served as a trusted advisor to government agencies and private clients on diverse and challenging projects, ranging from the management of distressed asset portfolios, to the design and implementation of critical financial programs. They occupy 5,008 SF at Horizons Drive and have a lease through 2030.

PROPERTY FLOORPLANS

1st Floor



2nd Floor

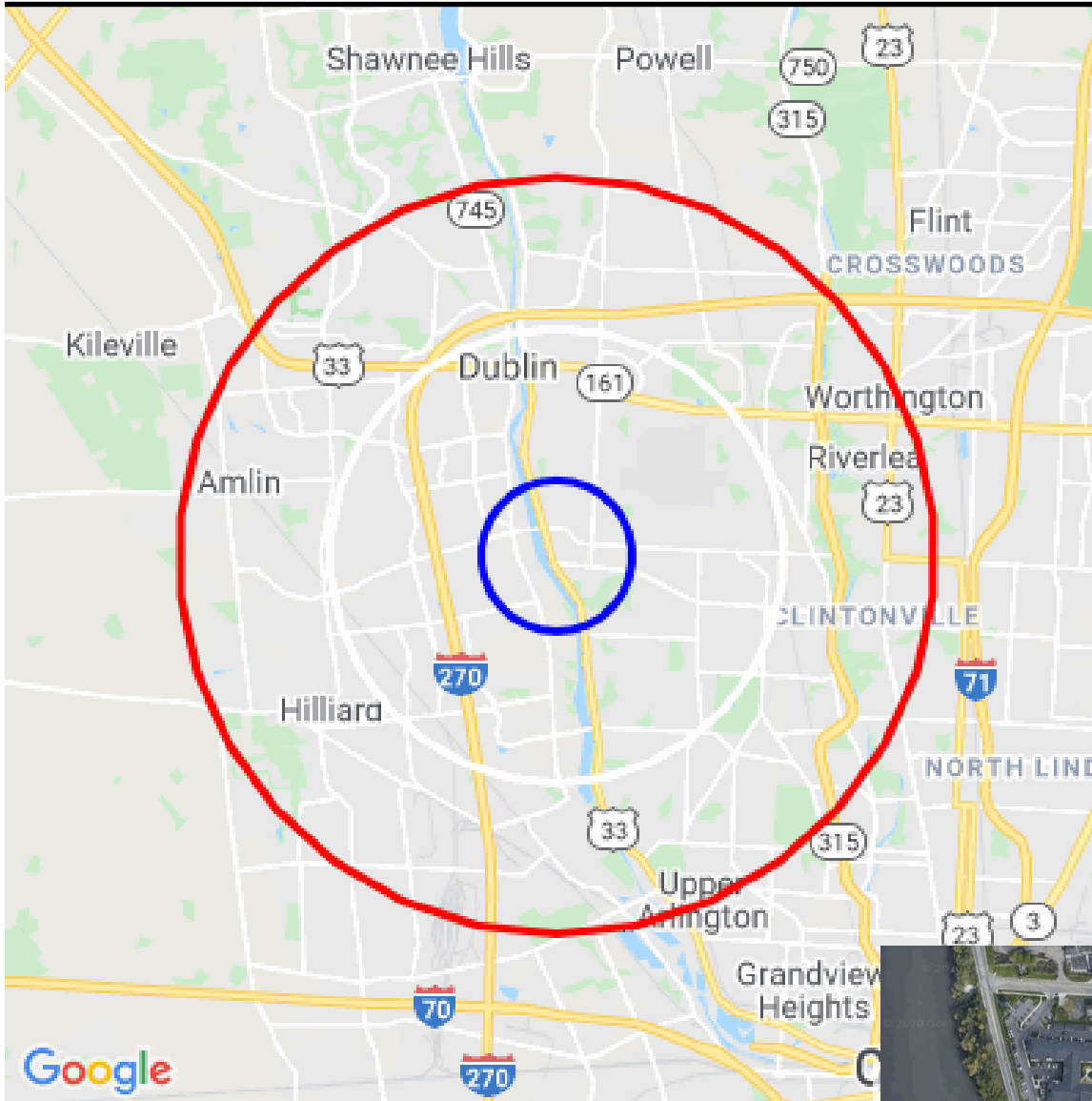


Floor plans may not represent tenant space build outs as of 12/1/17

DEMOGRAPHICS



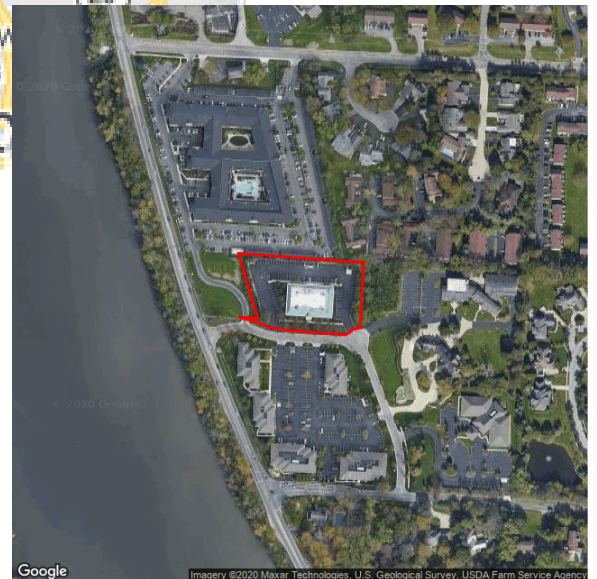
Demographic Report



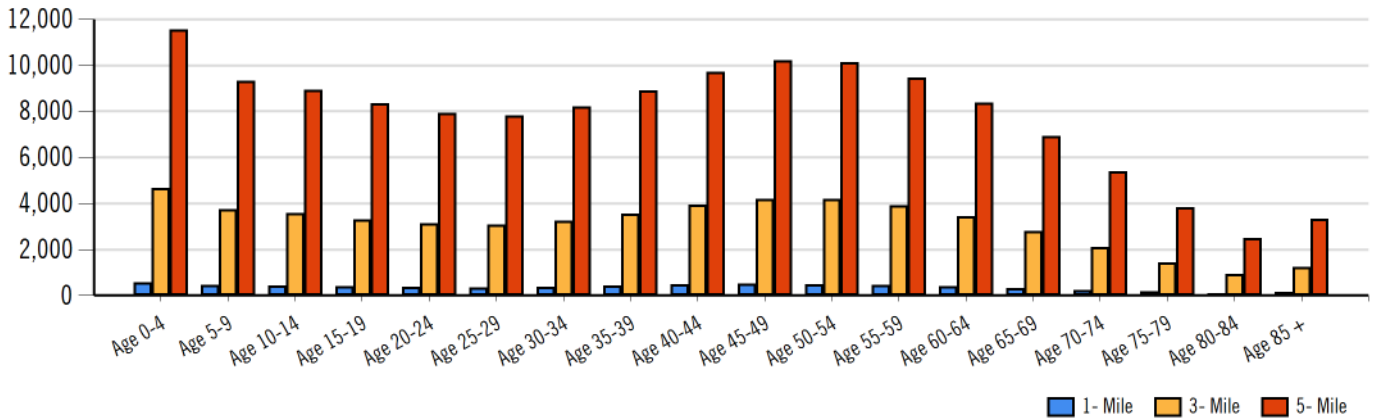
4100 Horizons Dr

Population

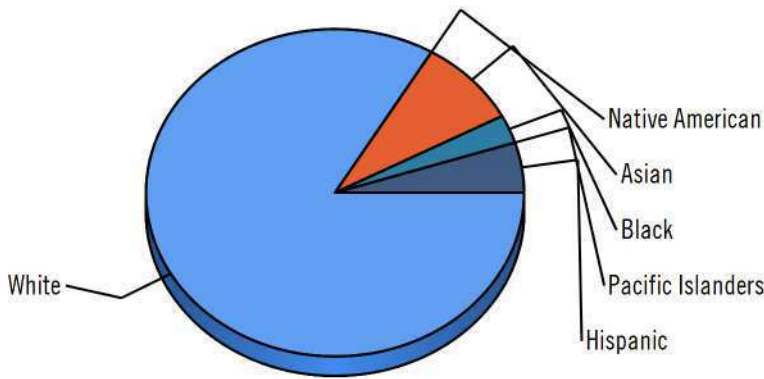
| Distance | Male | Female | Total |
|----------|--------|--------|---------|
| 1- Mile | 3,302 | 3,419 | 6,721 |
| 3- Mile | 27,657 | 28,765 | 56,422 |
| 5- Mile | 69,075 | 71,786 | 140,861 |



Population by Distance and Age (2018)

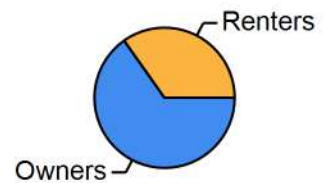


Ethnicity within 5 miles

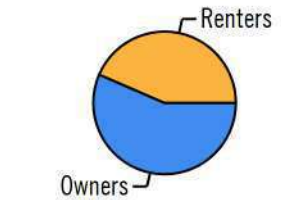


White Native American Asian Black Pacific Islanders Hispanic

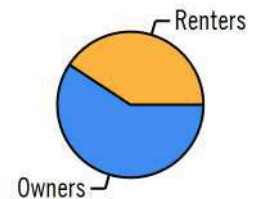
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



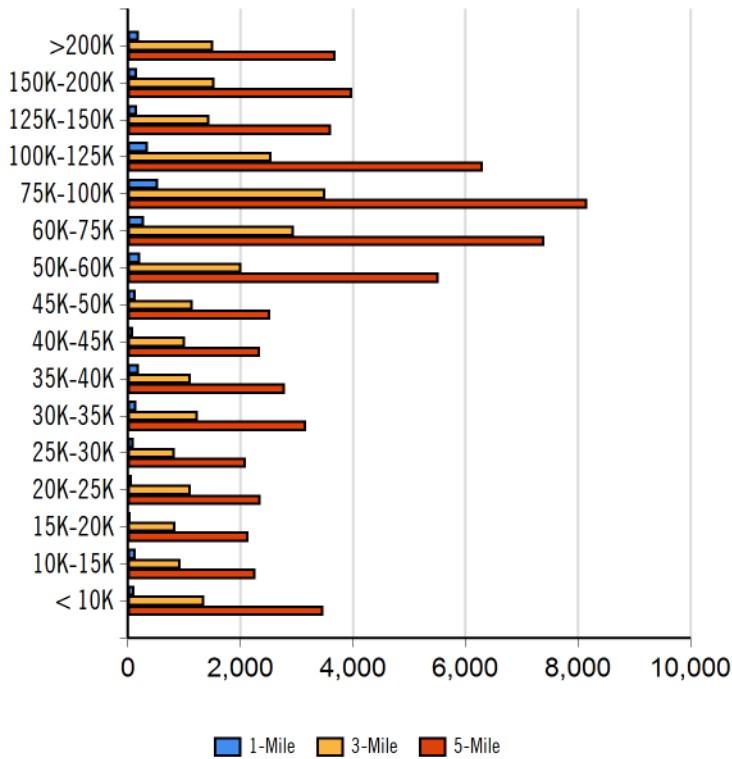
Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile | 3,694 | 85 | 0.86 % |
| 3-Mile | 30,703 | 766 | 1.97 % |
| 5-Mile | 77,214 | 1,674 | 1.87 % |

Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 2 | 0 | 43 | 206 | 128 | 526 | 75 | 128 | 475 | 863 | 290 | 209 | 318 |
| 3-Mile | 37 | 24 | 955 | 2,314 | 851 | 4,019 | 790 | 875 | 4,246 | 7,908 | 2,558 | 1,215 | 2,125 |
| 5-Mile | 97 | 66 | 2,432 | 5,742 | 2,560 | 8,802 | 2,223 | 2,630 | 10,672 | 19,497 | 6,635 | 3,085 | 5,357 |

Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$80,661.11 |
| 3-Mile | \$76,856.84 |
| 5-Mile | \$76,595.29 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$93,866.89 |
| 3-Mile | \$87,450.91 |
| 5-Mile | \$86,336.25 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$239,979,525.41 |
| 3-Mile | \$1,985,624,040.35 |
| 5-Mile | \$4,902,023,806.96 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 4,467 | 38,007 | 94,800 |
| High School Grad | 774 | 5,493 | 15,493 |
| Some College | 783 | 7,395 | 18,528 |
| Associates | 246 | 2,183 | 5,383 |
| Bachelors | 1,657 | 13,717 | 32,699 |
| Masters | 439 | 4,634 | 11,092 |
| Prof. Degree | 216 | 1,740 | 4,097 |
| Doctorate | 147 | 739 | 1,803 |

Tapestry

| | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent | 29 % | 39 % | 47 % |
| Teen's | 34 % | 72 % | 75 % |
| Expensive Homes | 69 % | 57 % | 48 % |
| Mobile Homes | 0 % | 1 % | 3 % |
| New Homes | 9 % | 30 % | 45 % |
| New Households | 44 % | 88 % | 94 % |
| Military Households | 0 % | 16 % | 17 % |
| Households with 4+ Cars | 31 % | 59 % | 59 % |
| Public Transportation Users | 6 % | 12 % | 18 % |
| Young Wealthy Households | 40 % | 122 % | 79 % |

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Expenditures

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|---------------------------------|-------------|---------|---------------|---------|---------------|---------|
| Total Expenditures | 151,465,396 | | 1,290,472,807 | | 3,184,044,038 | |
| Average annual household | 56,404 | | 54,903 | | 54,388 | |
| Food | 7,238 | 12.83 % | 7,072 | 12.88 % | 7,009 | 12.89 % |
| Food at home | 4,554 | | 4,462 | | 4,434 | |
| Cereals and bakery products | 647 | | 634 | | 630 | |
| Cereals and cereal products | 230 | | 226 | | 224 | |
| Bakery products | 417 | | 408 | | 406 | |
| Meats poultry fish and eggs | 899 | | 886 | | 881 | |
| Beef | 209 | | 206 | | 205 | |
| Pork | 157 | | 155 | | 154 | |
| Poultry | 169 | | 167 | | 166 | |
| Fish and seafood | 150 | | 147 | | 146 | |
| Eggs | 72 | | 71 | | 70 | |
| Dairy products | 470 | | 458 | | 455 | |
| Fruits and vegetables | 929 | | 910 | | 904 | |
| Fresh fruits | 136 | | 134 | | 133 | |
| Processed vegetables | 173 | | 170 | | 169 | |
| Sugar and other sweets | 166 | | 162 | | 161 | |
| Fats and oils | 144 | | 141 | | 140 | |
| Miscellaneous foods | 858 | | 838 | | 832 | |
| Nonalcoholic beverages | 378 | | 370 | | 369 | |
| Food away from home | 2,683 | | 2,610 | | 2,575 | |
| Alcoholic beverages | 428 | | 413 | | 409 | |
| Housing | 19,698 | 34.92 % | 19,276 | 35.11 % | 19,128 | 35.17 % |
| Shelter | 11,981 | | 11,720 | | 11,619 | |
| Owned dwellings | 7,468 | | 7,223 | | 7,145 | |
| Mortgage interest and charges | 3,845 | | 3,695 | | 3,649 | |
| Property taxes | 2,533 | | 2,445 | | 2,418 | |
| Maintenance repairs | 1,089 | | 1,083 | | 1,077 | |
| Rented dwellings | 3,390 | | 3,412 | | 3,406 | |
| Other lodging | 1,121 | | 1,084 | | 1,068 | |
| Utilities fuels | 4,388 | | 4,315 | | 4,298 | |
| Natural gas | 425 | | 415 | | 412 | |
| Electricity | 1,710 | | 1,692 | | 1,688 | |
| Fuel oil | 176 | | 172 | | 172 | |
| Telephone services | 1,369 | | 1,344 | | 1,338 | |
| Water and other public services | 705 | | 691 | | 687 | |
| Household operations | 1,416 | 2.51 % | 1,376 | 2.51 % | 1,363 | 2.51 % |
| Personal services | 436 | | 419 | | 415 | |
| Other household expenses | 979 | | 956 | | 948 | |
| Housekeeping supplies | 671 | | 656 | | 651 | |
| Laundry and cleaning supplies | 176 | | 171 | | 170 | |
| Other household products | 396 | | 385 | | 382 | |
| Postage and stationery | 99 | | 98 | | 97 | |
| Household furnishings | 1,242 | | 1,207 | | 1,195 | |
| Household textiles | 93 | | 91 | | 90 | |
| Furniture | 303 | | 292 | | 288 | |
| Floor coverings | 34 | | 34 | | 33 | |
| Major appliances | 138 | | 136 | | 136 | |
| Small appliances | 104 | | 102 | | 101 | |
| Miscellaneous | 568 | | 550 | | 545 | |
| Apparel and services | 1,548 | 2.74 % | 1,511 | 2.75 % | 1,497 | 2.75 % |
| Men and boys | 318 | | 302 | | 299 | |
| Men 16 and over | 267 | | 251 | | 249 | |
| Boys 2 to 15 | 51 | | 50 | | 50 | |
| Women and girls | 544 | | 538 | | 533 | |

| | | | |
|-------------------|-----|-----|-----|
| Women 16 and over | 471 | 465 | 460 |
| Girls 2 to 15 | 73 | 72 | 72 |
| Children under 2 | 99 | 97 | 97 |

Expenditures (Continued)

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|-----------------------------------|-------------|---------|---------------|---------|---------------|---------|
| Total Expenditures | 151,465,396 | | 1,290,472,807 | | 3,184,044,038 | |
| Average annual household | 56,404 | | 54,903 | | 54,388 | |
| Transportation | 7,591 | 13.46 % | 7,397 | 13.47 % | 7,333 | 13.48 % |
| Vehicle purchases | 1,885 | | 1,815 | | 1,794 | |
| Cars and trucks new | 985 | | 952 | | 935 | |
| Cars and trucks used | 852 | | 819 | | 816 | |
| Gasoline and motor oil | 2,280 | | 2,235 | | 2,222 | |
| Other vehicle expenses | 2,813 | | 2,747 | | 2,728 | |
| Vehicle finance charges | 194 | | 187 | | 186 | |
| Maintenance and repairs | 1,000 | | 978 | | 969 | |
| Vehicle insurance | 1,240 | | 1,214 | | 1,211 | |
| Vehicle rental leases | 377 | | 366 | | 361 | |
| Public transportation | 612 | | 599 | | 588 | |
| Health care | 4,141 | 7.34 % | 4,048 | 7.37 % | 4,023 | 7.40 % |
| Health insurance | 2,682 | | 2,628 | | 2,615 | |
| Medical services | 903 | | 875 | | 867 | |
| Drugs | 416 | | 408 | | 404 | |
| Medical supplies | 139 | | 136 | | 135 | |
| Entertainment | 3,314 | 5.88 % | 3,221 | 5.87 % | 3,194 | 5.87 % |
| Fees and admissions | 721 | | 694 | | 682 | |
| Television radios | 1,092 | | 1,070 | | 1,066 | |
| Pets toys | 1,209 | | 1,180 | | 1,171 | |
| Personal care products | 734 | | 713 | | 706 | |
| Reading | 63 | | 62 | | 62 | |
| Education | 1,724 | | 1,674 | | 1,647 | |
| Tobacco products | 389 | | 389 | | 389 | |
| Miscellaneous | 917 | 1.63 % | 893 | 1.63 % | 882 | 1.62 % |
| Cash contributions | 1,458 | | 1,406 | | 1,398 | |
| Personal insurance | 7,153 | | 6,823 | | 6,705 | |
| Life and other personal insurance | 193 | | 187 | | 186 | |
| Pensions and Social Security | 6,960 | | 6,635 | | 6,518 | |

| Distance | Year | Estimated Households | | | Housing Occupied By | | Housing Occupancy | | |
|----------|------|----------------------|--------|---------|---------------------|--------|-------------------|--------|--------|
| | | Projection | 2000 | Change | 1 Person | Family | Owner | Renter | Vacant |
| 1-Mile | 2020 | 7,393 | 6,799 | 7.42 % | 2,294 | 4,373 | 4,848 | 2,545 | 1,164 |
| 3-Mile | 2020 | 32,098 | 29,075 | 8.94 % | 11,190 | 17,889 | 18,243 | 13,855 | 3,877 |
| 5-Mile | 2020 | 74,852 | 68,103 | 8.00 % | 23,711 | 44,083 | 46,238 | 28,614 | 9,439 |
| 1-Mile | 2023 | 7,876 | 6,799 | 13.90 % | 2,445 | 4,650 | 5,115 | 2,761 | 904 |
| 3-Mile | 2023 | 34,066 | 29,075 | 15.42 % | 11,871 | 18,970 | 19,321 | 14,745 | 3,156 |
| 5-Mile | 2023 | 79,278 | 68,103 | 14.26 % | 25,116 | 46,646 | 48,764 | 30,514 | 7,973 |

SALES COMPARABLES



| | | |
|--|--|---|
| 1 535 Officenter Pl | SOLD | |
| <p>Gahanna, OH 43230</p> <p>Sale Date Dec 13, 2023 Sale Price \$4,525,000 Price/SF \$395.92 Parcels 025-009488 Comp ID 6606306 Comp Status Research Complete</p> | <p>Franklin</p> <p>Type 2 Star Office Year Built 1991 RBA 11,429 SF Land Acres 0.90 AC Land SF 39,204 SF Zoning Suburban Office</p> |  |
| 2 125 Dillmont Dr | SOLD | |
| <p>Columbus, OH 43235</p> <p>Sale Date Mar 7, 2023 Sale Price \$5,349,851 Price/SF \$376.48 Actual Cap Rate 6.72% Parcels 610-293625 Comp ID 6327496 Comp Status Research Complete</p> | <p>Franklin</p> <p>Type 2 Star Office Year Built 1987 RBA 14,210 SF Land Acres 0.65 AC Land SF 28,314 SF Zoning LC2</p> |  |
| 3 8050 E Main St | SOLD | |
| <p>Reynoldsburg, OH 43068</p> <p>Sale Date May 14, 2024 Sale Price \$22,750,000 Price/SF \$362.25 Actual Cap Rate 6.49% Parcels 060-009613 Comp ID 6729658 Comp Status Research Complete</p> | <p>Franklin</p> <p>Type 4 Star Office Year Built 2023 RBA 62,802 SF Land Acres 5.27 AC Land SF 229,433 SF Zoning GC</p> |  |
| 4 6357 N Hamilton Rd | SOLD | |
| <p>Westerville, OH 43081</p> <p>Sale Date Nov 28, 2022 Sale Price \$3,300,000 Price/SF \$330.00 Parcels 010-294892 Comp ID 6256424 Comp Status Research Complete</p> | <p>Franklin</p> <p>Type 3 Star Office Year Built 2016 RBA 10,000 SF Land Acres 1.27 AC Land SF 55,234 SF Zoning commercial</p> |  |
| 5 1051 Worthington Woods Loop Rd | SOLD | |
| <p>Columbus, OH 43085</p> <p>Sale Date Jun 15, 2023 Sale Price \$3,673,335 Price/SF \$310.30 Parcels 610-241145 Comp ID 6431566 Comp Status Research Complete</p> | <p>Franklin</p> <p>Type 3 Star Office Year Built 2007 RBA 11,838 SF Land Acres 1.39 AC Land SF 60,548 SF Sale Condition Bulk/Portfolio Sale</p> |  |
| 6 5775 N Meadows Dr | SOLD | |
| <p>Grove City, OH 43123</p> <p>Sale Date Mar 23, 2023 Sale Price \$10,200,000 Price/SF \$253.37 Actual Cap Rate 6.00% Parcels 040-015419 Comp ID 6346371 Comp Status Research Complete</p> | <p>Franklin</p> <p>Type 3 Star Office Year Built 2019 RBA 40,257 SF Land Acres 4.32 AC Land SF 188,179 SF Zoning PD</p> |  |

7 5000 Horizons Dr

SOLD

Columbus, OH 43220

Franklin

Sale Date Sep 9, 2024
Sale Price \$2,600,000
Price/SF \$210.42
Parcels 075-000003, 075-000016
Comp ID 6841710
Comp Status Research Complete

Type 2 Star Office
Year Built 1984
RBA 12,356 SF
Land Acres 2.47 AC
Land SF 107,593 SF
Zoning ORC



8 1950 Arlingate Ln

SOLD

Columbus, OH 43228

Franklin

Sale Date Oct 30, 2023
Sale Price \$2,160,400
Price/SF \$200.00
Parcels 560-214605
Comp ID 6569792
Comp Status Research Complete

Type 3 Star Office
Year Built 1995
RBA 10,802 SF
Land Acres 3.76 AC
Land SF 163,786 SF
Zoning LM2



9 8323 Walton Pky - Building B

SOLD

New Albany, OH 43054

Franklin

Sale Date Nov 9, 2022
Sale Price \$12,861,405
Price/SF \$188.15
Parcels 222-002671
Comp ID 6209019
Comp Status Research Complete

Type 3 Star Office
Year Built 2001
RBA 68,356 SF
Land Acres 11.60 AC
Land SF 505,257 SF
Zoning CPUD
Sale Condition Sale Leaseback, Investment Triple Net



THE STATE OF OHIO



60%

OF THE POPULATIONS OF U.S. & CANADA WITHIN A ONE-DAY DRIVE

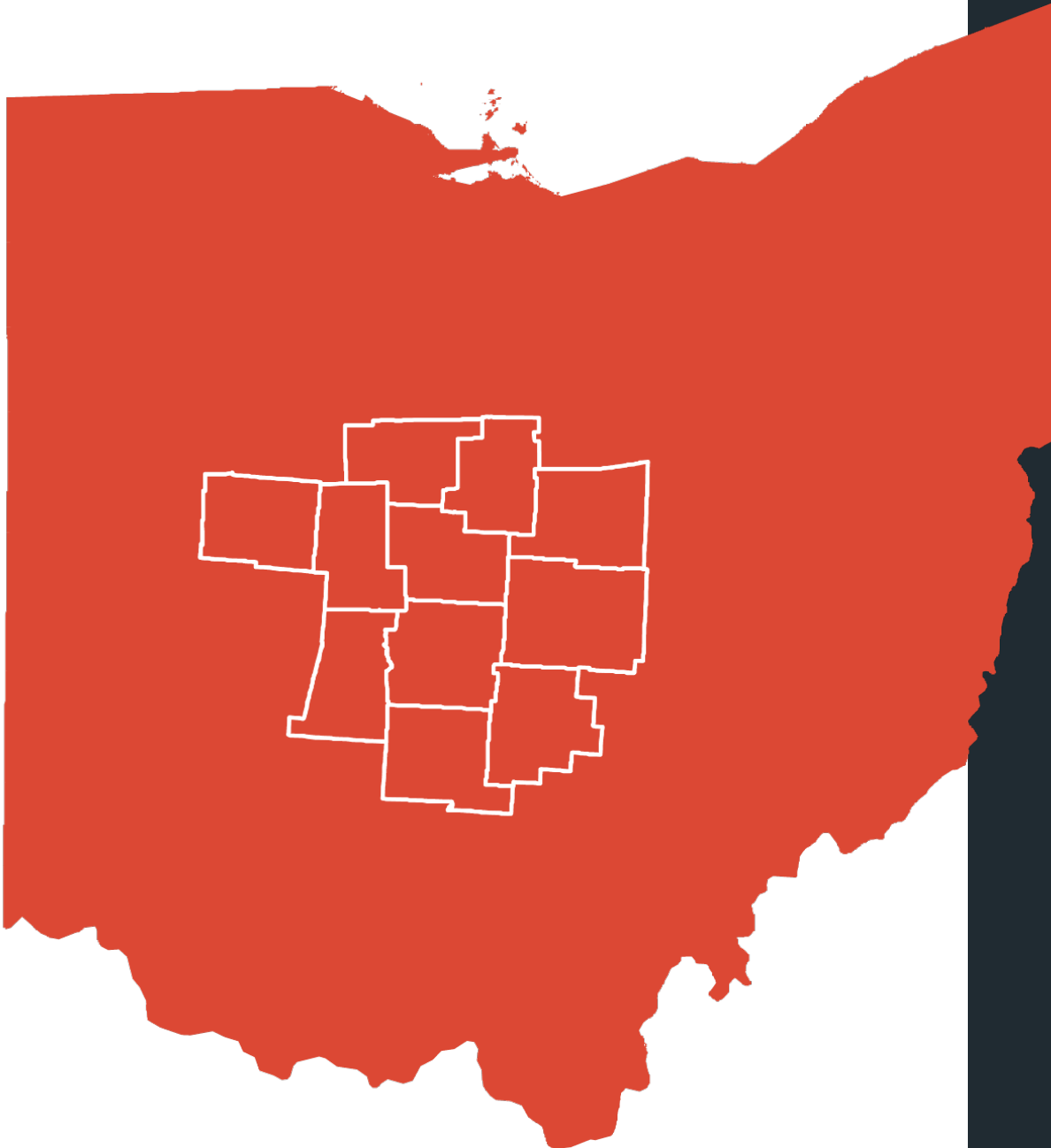
No. 2

STATE FOR LOWEST COST OF DOING BUSINESS

0%

STATE TAX ON CORPORATE INCOME, R&D INVESTMENTS, AND GOODS & PRODUCTS SOLD OUT OF STATE

THE 11-COUNTY COLUMBUS REGION



#1

IN THE MIDWEST FOR
POPULATION, JOB,
GDP GROWTH*

14th

LARGEST CITY IN THE
UNITED STATES

16

HEADQUARTERED FORTUNE
1000 COMPANIES



U.S. Bureau of Economic Analysis, 2011- 2021; U.S. Census Bureau, Decennial Census, 2011-2021; U.S. Bureau of Labor Statistics, 2011-2021 annual averages, not seasonally adjusted; *Columbus ranked among metros in the Midwest with estimated population of 1 million or greater.

THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS

HONDA



JPMORGAN CHASE & CO.



THE STATE OF OHIO



\$2.7B

BUDGET SURPLUS AS
OF JAN. 2022

AA+

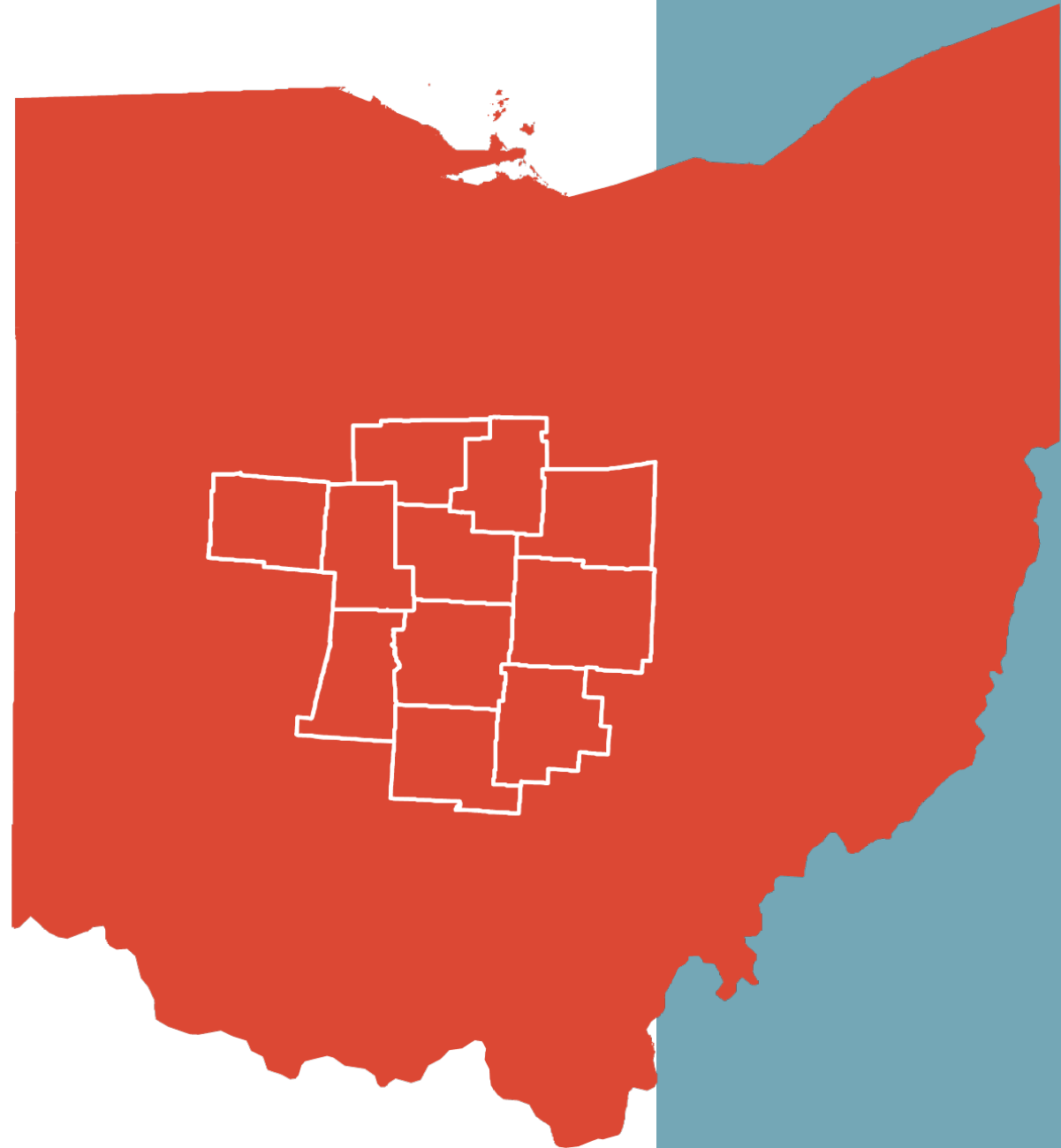
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

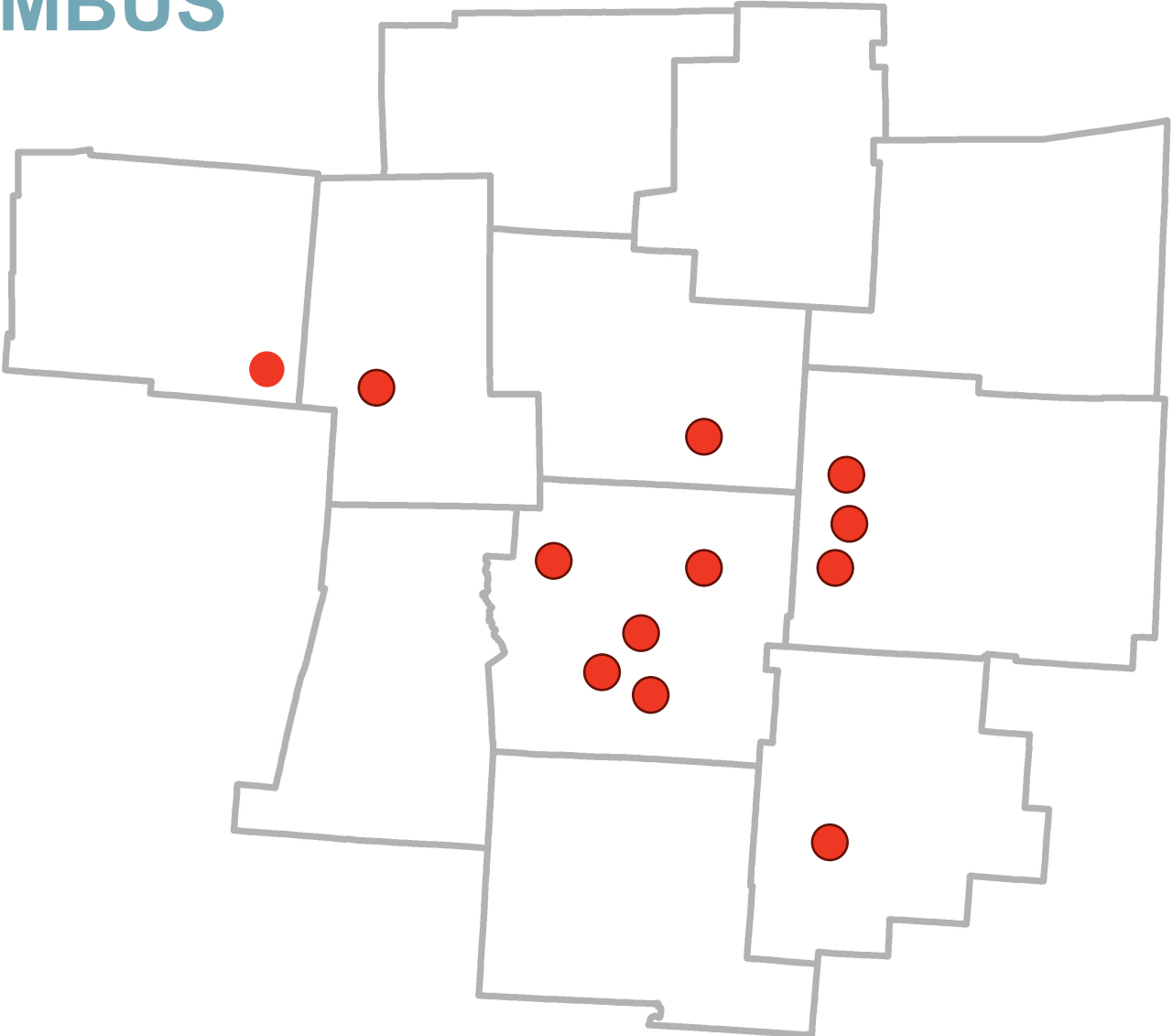
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

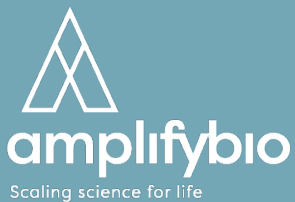


HONDA

Orveon



**FORSEE
POWER**



BBI LOGISTICS



intel



YEAR IN REVIEW: 2022 RESULTS

53



Projects



8,385



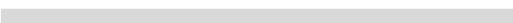
Jobs Created



\$807M



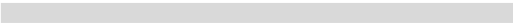
New Payroll



\$21.2B



Capital Investment

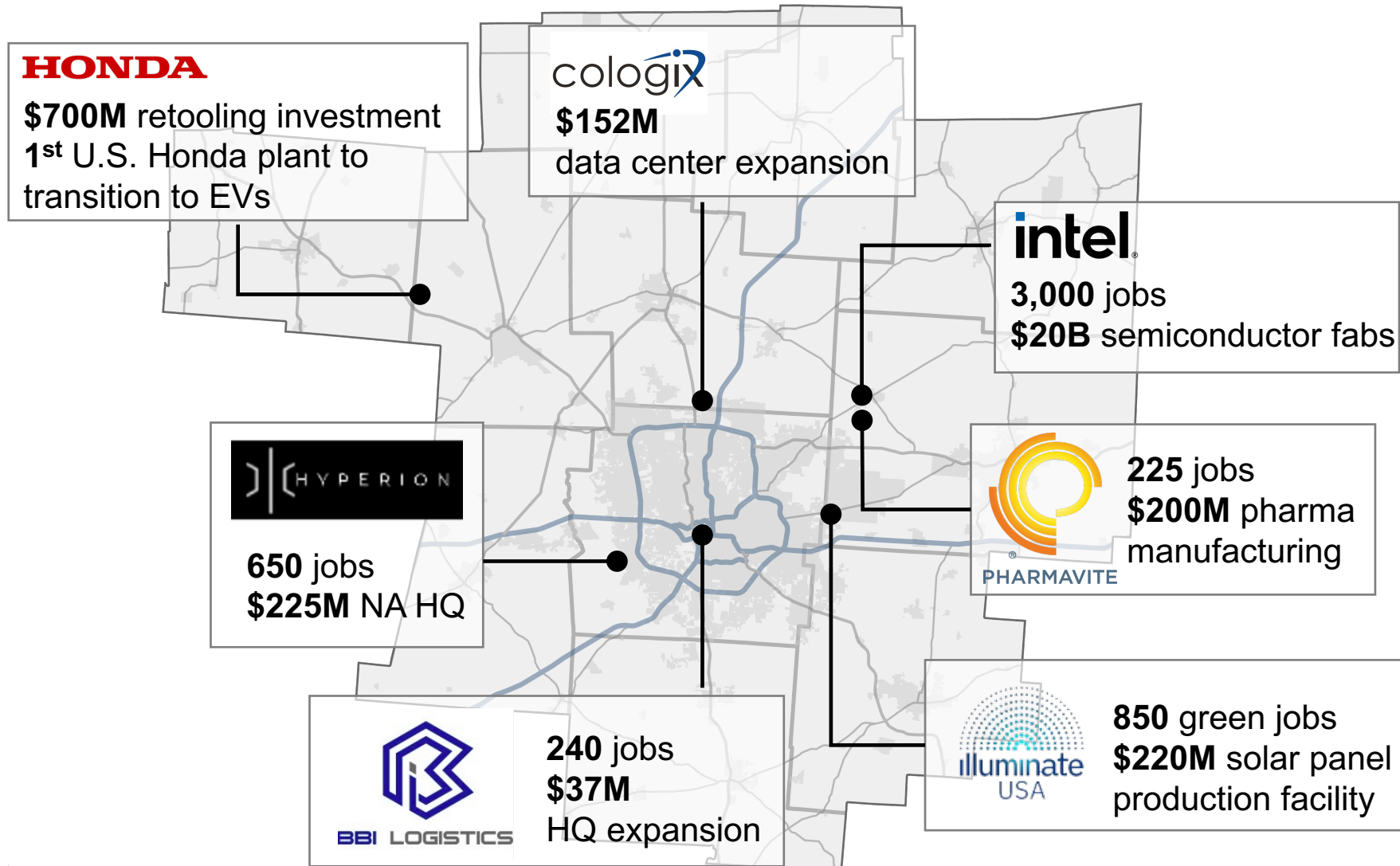


**Projects in
more than 20
communities
across the
Region.**



Source: One Columbus, results since January 2022 as of December 31, 2022. One Columbus projects, does not encompass all market activity.

2022 – 2023 YTD NOTABLE PROJECTS



All Projects

10,512

Jobs

\$941M

Payroll

\$29.7B

Cap Ex



Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – June 29, 2023; One Columbus projects only, does not encompass all market activity.

2022 NOTABLE PROJECTS

HONDA



**FORSEE
POWER**



intel



Orveon

5,502+
JOBS

