

27 W 8th Ave
Columbus, OH 43201

FOR SALE \$1,600,000

Parcel: 010-027913-00

- 8 units turn key
 - 3 of 8 units occupied
 - (7) 2 bed/1 bath
 - (1) 1 bed/1 bath
- 1 off street parking per unit
 - Repaved in 2025, not pictured
- Coin operated laundry (4 washers/4 dryers)
- Building is submetered for gas and electric
- Under new property management, can remain

[Photo Link](#)

SMART MOVE
REDONE

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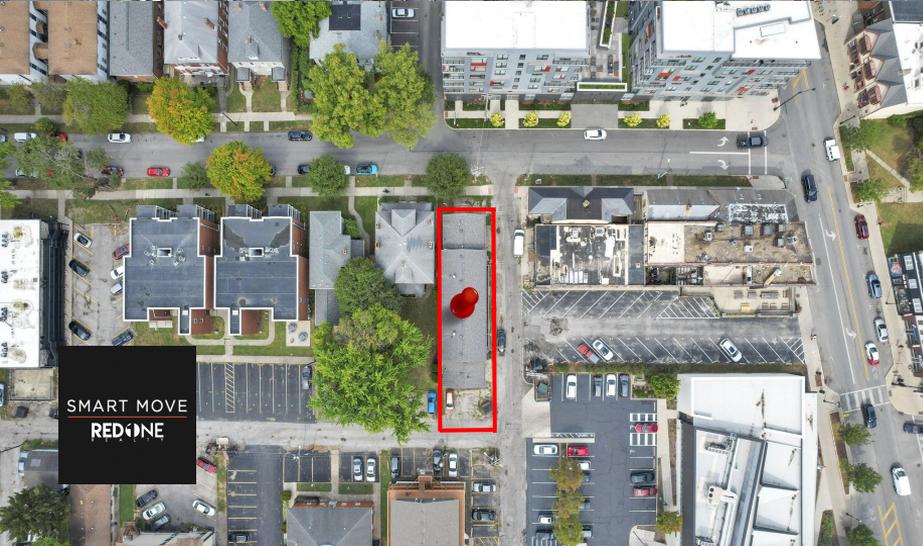
Turn key 8 unit investment opportunity located in the University District north of Downtown Columbus. Home to the main campus of Ohio State University, the Battelle Institute, and Wexner Medical Center.

The district is Columbus' most densely populated area and contains more than 650 businesses. With the continuing demand for student housing, the University District provides a steady stream of prospective tenants maintaining high occupancy rates throughout the years.

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OSU Wexner Medical Center Hospital





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Apt C



Apt G



Apt H



27 W 8th Ave Pro Forma

Rental Income	Layout	Monthly	Annual
A	2 bed 1 bath	\$1,450	\$17,400
B	2 bed 1 bath	\$1,450	\$17,400
C	2 bed 1 bath	\$1,450	\$17,400
D	2 bed 1 bath	\$1,450	\$17,400
E	2 bed 1 bath	\$1,450	\$17,400
F	2 bed 1 bath	\$1,450	\$17,400
G	1 bed 1 bath	\$1,150	\$13,800
H	2 bed 1 bath	\$1,450	\$17,400
Total		\$11,300	\$135,600
Expenses	Vacancy	-\$565	-\$6,780
	Maintenance reserve	-\$565	-\$6,780
	Property Management	-\$904	-\$10,848
	Insurance	-\$500.00	-\$6,000.00
	Property Taxes	-\$2,196.43	-\$26,357.10
	Trash	\$0.00	\$0.00
	Water/Sewer	-\$200.00	-\$2,400.00
	Total	-\$4,930	-\$59,165
NOI		\$6,370	\$76,435