OLDE TOWNE EAST

CONDOMINIUM PORTFOLIO

A Rare Opportunity to Acquire Sixteen Individually Deeded Townhouse Condominium Units

$4,900,000	16	$306,250
Offering Price	Condominium Units	Price Per Unit

244-254 South Monroe Avenue | Columbus, Ohio 43205

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A UNIQUE CONDOMINIUM PORTFOLIO

Executive Summary

Sixteen Separate Real Estate Assets

The offering consists of sixteen individually deeded townhouse condominium units assembled under common ownership and available in a single transaction. This structure distinguishes the portfolio from a conventional apartment property held under one parcel.

Long-Term Stewardship

The portfolio has remained under the same ownership and has been self-managed for approximately fifteen years, providing operating continuity, established tenancy, and a meaningful history of hands-on ownership.

Located along South Monroe Avenue in Columbus, Ohio, Olde Towne East Condominiums combines the scale of a sixteen-unit rental portfolio with the flexibility associated with individual condominium ownership. Each residence is separately deeded and separately assessed for real estate tax purposes. The homes generally feature traditional townhouse layouts, hardwood flooring, exposed-brick details, and kitchens and bathrooms that have been improved over the course of ownership.

The portfolio's location near Nationwide Children's Hospital and Downtown Columbus places residents close to two major employment concentrations. This proximity broadens the potential renter base to include healthcare, research, government, finance, education, technology, and professional-service employees, supporting recurring rental interest over time.

16 Individually Deeded Units	**~990 SF** Average Unit Size	**2-3 BR** Townhouse Floor Plans
1.5 BA Each Residence	**~15 Years** Same Ownership	**$1,650** Average Actual Rent

LOCATION DRIVES DEMAND

Approximately one mile from Downtown Columbus and Nationwide Children's Hospital

~1 Mile	90,900	13,513
Downtown Columbus	Downtown Employees*	Downtown Residents*

The portfolio is positioned in Olde Towne East near the eastern edge of Downtown Columbus, placing residents close to one of Central Ohio's largest concentrations of employment, government, healthcare, education, dining, entertainment, and professional services. Downtown Columbus reported approximately 90,900 employees and 13,513 residents in its 2025 State of Downtown reporting.

Broad Renter Base

The central location can appeal to healthcare professionals, downtown employees, university faculty and staff, graduate students, government workers, and professionals seeking private-entry townhouse living near major destinations.

Location Advantage

The property offers neighborhood character and multiple-bedroom floor plans while remaining close to Downtown, Nationwide Children's Hospital, Bexley, Capital University, and major transportation corridors.

**Source: Downtown Columbus, State of Downtown 2025. Distances are approximate and should be independently verified.*

A MAJOR HEALTHCARE AND EDUCATION CORRIDOR

Employment anchors and institutions within a short drive

0.7 Mile	16,557	1.99M
Nationwide Children's Hospital	Hospital Employees*	Annual Patient Visits*

Nationwide Children's Hospital is approximately 0.7 mile from the property and reports 16,557 employees. Its main campus, research operations, clinical programs, and surrounding healthcare ecosystem represent a major source of stable employment and recurring housing demand in the immediate area.

Destination	Approximate Distance
Downtown Columbus	Approximately 1.0 mile
Nationwide Children's Hospital	0.7 mile
Franklin University	0.8 mile
Columbus College of Art & Design	1.1 miles
Columbus State Community College	1.3 miles
Capital University / Bexley	Approximately 2.6 miles
Ohio Dominican University	Approximately 3.5 miles
The Ohio State University	Approximately 4.5-5.0 miles
John Glenn Columbus International Airport	7.1 miles

Additional major employers accessible from the central Columbus location include The Ohio State University and Wexner Medical Center, the State of Ohio, OhioHealth, JPMorgan Chase, Nationwide Insurance, Huntington Bancshares, American Electric Power, Mount Carmel Health System, the City of Columbus, Amazon, and other regional employers.

**Sources: Nationwide Children's Hospital Fast Facts 2025; Apartments.com property location data; Downtown Columbus State of Downtown 2025. Distances are approximate.*

WHY CONDOMINIUM OWNERSHIP MATTERS

A structure offering flexibility beyond a traditional apartment parcel

- Each residence is individually deeded and can be tracked as a separate real estate asset.
- Each unit is separately assessed for real estate tax purposes, supporting unit-level tax transparency and parcel-level accounting.
- The purchaser may continue operating all sixteen units as a rental portfolio.
- Subject to governing documents, leases, tenant rights, market conditions, lender requirements, and applicable law, ownership may evaluate selective or phased unit dispositions.
- The condominium format provides multiple potential exit strategies that are generally unavailable to a single-parcel apartment property.
- Unit-level ownership may support flexible refinancing, estate planning, partnership structuring, or future portfolio segmentation, subject to professional legal and financial advice.

Current Tax Profile

Based on ownership-provided information, net annual real estate taxes average approximately $1,150 per unit, or $18,400 for the sixteen-unit portfolio. Prospective purchasers should independently verify assessments, abatements, classifications, and post-transfer tax treatment.

Important Qualification

Individual condominium ownership does not automatically guarantee lower taxes. The marketing advantage is the current reported tax profile, separate assessments, and parcel-level transparency—not an assurance that future taxes will remain unchanged.

PORTFOLIO AT A GLANCE

244-254 South Monroe Avenue, Columbus, Ohio 43205

16 Townhouse Condominiums	**~15,840 SF** Approx. Aggregate Unit Area	**990 SF** Average Residence
2 & 3 BR Unit Mix	**1.5 BA** All Units	**10%** Underwriting Vacancy

Residential Character

Attached brick townhouse architecture, private entries, hardwood flooring, exposed-brick elements, and practical two-level floor plans distinguish the residences from typical garden apartments.

Established Improvements

The units have received improvements during the current ownership period and generally present updated kitchens and bathrooms. The offering does not represent that all improvements are recent or completed within the past five years.

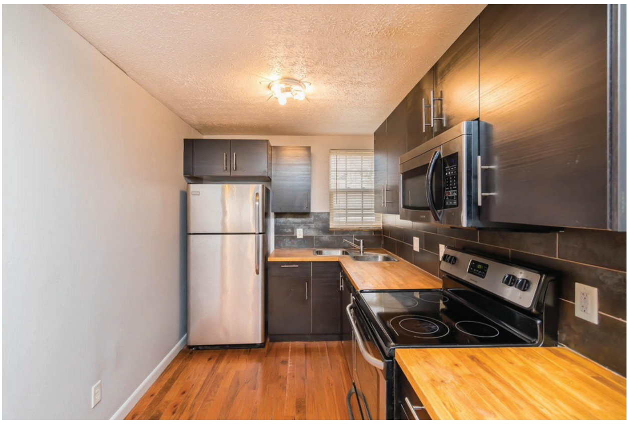
- Average actual rent: $1,650 per month per unit.
- Illustrative market rent: $1,815 per month per unit, representing 10% upside from the current average.
- Common-area electric: approximately $920 annually.
- Water: approximately $6,900 annually.
- Long-term owner self-management provides operational history and a potential opportunity for a purchaser to introduce institutional systems.

INTERIOR CHARACTER

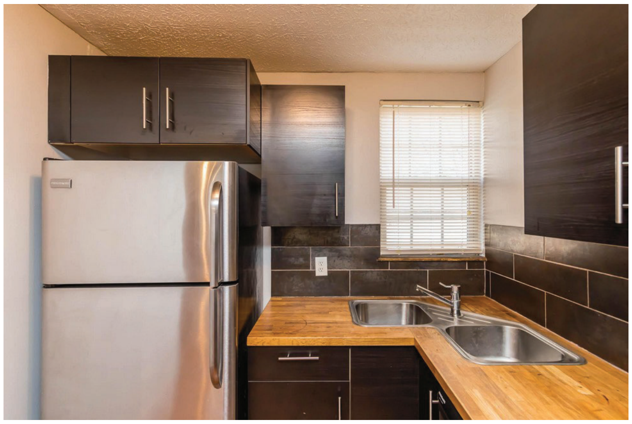
Traditional details with established improvements

Hardwood flooring and exposed-brick character

Updated bathroom finishes



Functional kitchen layout with stainless appliances



Improved cabinetry, counters, and backsplash

CURRENT OPERATIONS

Established rental income under long-term self-management

The portfolio has been self-managed by the same ownership for approximately fifteen years. This history indicates operational continuity while also creating an opportunity for a purchaser to evaluate professional management systems, online leasing, standardized reporting, vendor procurement, maintenance tracking, and expense controls.

Revenue Metric	Current Rent Scenario	Illustrative Market Rent Scenario
Gross Potential Rent	$316,800	$348,480
Vacancy Allowance	($31,680)	($34,848)
Effective Gross Income	$285,120	$313,632

Current Income Base

The property produces established rental income from sixteen residences, providing a foundation for continued rental operation while a purchaser evaluates longer-term strategy.

Illustrative Rent Upside

A 10% market-rent scenario is included only as an illustrative sensitivity. Actual achievable rents depend on unit condition, lease timing, concessions, competition, tenant demand, and future market conditions.

INVESTMENT STRATEGIES

Multiple paths supported by individual condominium ownership

01 | Long-Term Portfolio Hold

Continue operating the sixteen units as a unified rental portfolio, preserving income and potential long-term appreciation.

02 | Operational Enhancement

Introduce professional management systems, formal budgeting, preventive maintenance, digital leasing, and standardized reporting.

03 | Selective Unit Disposition

Evaluate the sale of individual units over time as leases expire, subject to legal review, governing documents, market conditions, and tenant rights.

04 | Hybrid Ownership Strategy

Retain a core rental portfolio while selectively selling units to recycle capital, reduce leverage, or rebalance the investment.

05 | Future Portfolio Resale

Maintain all sixteen units and later offer the assembled condominium portfolio to another investor as a scarce, difficult-to-replicate acquisition.

06 | Unit-Level Capital Planning

Use separate parcels to evaluate unit-specific improvements, financing, accounting, and disposition decisions, subject to lender and legal requirements.

VALUE CREATION THEMES

A platform for disciplined, long-term execution

Operations	Revenue
Professional reporting and budgeting; online rent collection; formal lease administration; preventive maintenance schedules; competitive vendor procurement; and consistent turnover standards.	Lease-by-lease rent review; unit-level pricing based on bedroom count and condition; improved digital marketing; and measured capital improvements where supported by rental returns.

Portfolio Strategy	Tax and Parcel Review
Maintain all units, sell selectively, or pursue a hybrid hold-and-disposition strategy. The optimal path will depend on market pricing, transaction costs, taxes, financing, and investor return requirements.	Complete unit-by-unit review of current assessments, parcel records, exemptions, and potential post-transfer changes. The present separate assessment structure offers transparency but requires specialized diligence.

The offering should not be evaluated solely through a conventional apartment capitalization-rate framework. A purchaser should consider current income, future rental operations, separate ownership interests, transaction costs, potential retail disposition values, holding period, and required entrepreneurial return.

THE OLDE TOWNE EAST POSITION

Historic neighborhood character connected to major employment centers

- Established historic neighborhood immediately east of Downtown Columbus, with architecturally distinctive housing and continued reinvestment.
- Approximately 0.7 mile from Nationwide Children's Hospital and approximately one mile from Downtown Columbus.
- Convenient access to German Village, Bexley, Franklin Park, Capital University, Ohio Dominican University, The Ohio State University, and John Glenn Columbus International Airport.
- Private-entry townhouse residences provide an alternative to conventional downtown apartments for renters seeking multiple bedrooms and traditional residential character.
- Nearby healthcare, research, government, education, finance, insurance, technology, and professional-service employers can support recurring rental interest from a broad renter population.
- The individual condominium format combines rental operations with longer-term strategic flexibility that is not generally available in a single-parcel apartment property.

BUYER DUE DILIGENCE

Key items for review before acquisition

- Condominium declarations, bylaws, rules, amendments, plats, budgets, reserves, insurance, and association governance.
- Confirmation that all sixteen units are separately deeded, separately assessed, and included in the offering.
- Current rent roll, leases, deposits, delinquency history, concessions, renewals, and tenant notices.
- Unit-by-unit physical condition, mechanical systems, roofs, foundations, plumbing, electrical systems, and deferred maintenance.
- Historical operating statements, tax bills, utility invoices, repairs, insurance, capital expenditures, and owner-paid expenses.
- Zoning, certificates of occupancy, permits, code compliance, rental registration, and any limitations affecting continued rental operation or individual sales.
- Tax consequences of acquisition and future unit dispositions, including transfer taxes, reassessment, income taxes, and condominium association obligations.
- Financing terms and lender requirements applicable to a bulk condominium portfolio.

OFFERING SUMMARY

A rare assembled condominium portfolio

$4,900,000 Offering Price	**$306,250** Price Per Unit	**16** Separate Condominium Units
$1,650 Average Actual Monthly Rent	**~990 SF** Average Unit Size	**~15 Years** Same Ownership

Olde Towne East Condominium Portfolio offers the opportunity to acquire sixteen attached townhouse condominium residences in a single transaction. The investment combines existing rental operations, separate deeds and tax parcels, established neighborhood character, proximity to major employment centers, and potential strategic flexibility unavailable in a conventional single-parcel apartment property.

CONTACT & OFFERING TERMS

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This material is intended solely for discussion and marketing purposes and does not constitute an appraisal, investment recommendation, legal opinion, tax opinion, or guarantee of future performance. Information has been provided by ownership and public sources believed reliable but has not been independently verified in all respects. Prospective purchasers must conduct their own investigation of the property, condominium structure, leases, physical condition, zoning, taxes, operating expenses, financing, legal requirements, and potential disposition strategies. All pricing, income, expense, rent, tax, and value information is subject to change without notice. Any individual-unit sale strategy is subject to governing documents, market conditions, tenant rights, applicable law, transaction costs, and professional legal and tax advice.

Data sources referenced: Nationwide Children's Hospital Fast Facts 2025; Downtown Columbus State of Downtown 2025; Apartments.com property location data. Accessed August 2026.