



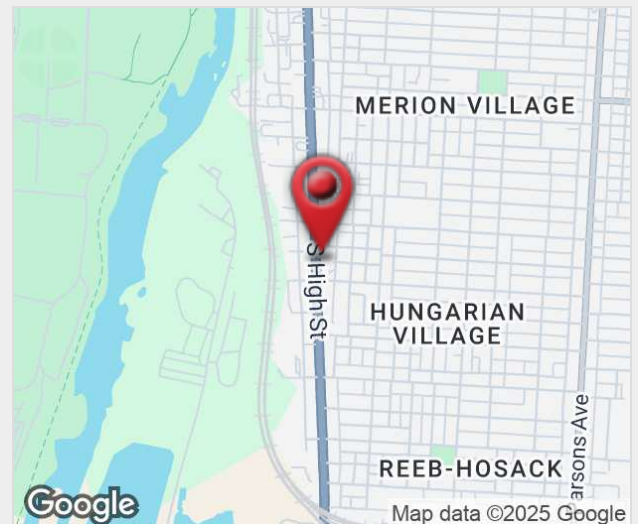
## 1574-1580 S High Street

Columbus, Ohio 43207

### Property Features

- Classic Two-Story Brick Multi-Family in Merion Village
- 4 Units: 2 Bedroom / 1 Bath
- Off-Street Parking
- Convenient Access to Downtown Columbus
- DO NOT DISTURB TENANTS
- Curb Offers Only Until In Contract
- 100% Leased

**Sale Price: \$745,000**



For more information:

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Property Address: 1574-1580 S High St  
Property Size: 6,376

Date Prepared: 06/16/25

Occupancy: 100.0%  
Vacancy: 0.0%

### Rent Roll

Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
1574 S High Street	1,594	\$ 1,340.00	\$ 16,080.00	2022	Apr-26	1574
1576 S High Street	1,594	\$ 1,000.00	\$ 12,000.00	7/7/05	May-26	1576
1578 S High Street	1,594	\$ 1,100.00	\$ 13,200.00	7/2/05	May-26	1578
1580 S High Street	1,594	\$ 1,150.00	\$ 13,800.00	6/1/22	Jun-26	1580
<b>Totals</b>	<b>6,376</b>	<b>\$ 4,590.00</b>	<b>\$ 55,080.00</b>			

### Income & Expense Summary

Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 8.64	\$ 55,080.00	Total Income	\$ 8.64	\$ 55,080.00
Additional Rent Reimbursement	\$ -	\$ -	Total Expenses	\$ (2.25)	(\$14,357.00)
Total Income	\$ 8.64	\$ 55,080.00	Net Operating Income	\$ 6.39	\$ 40,723.00

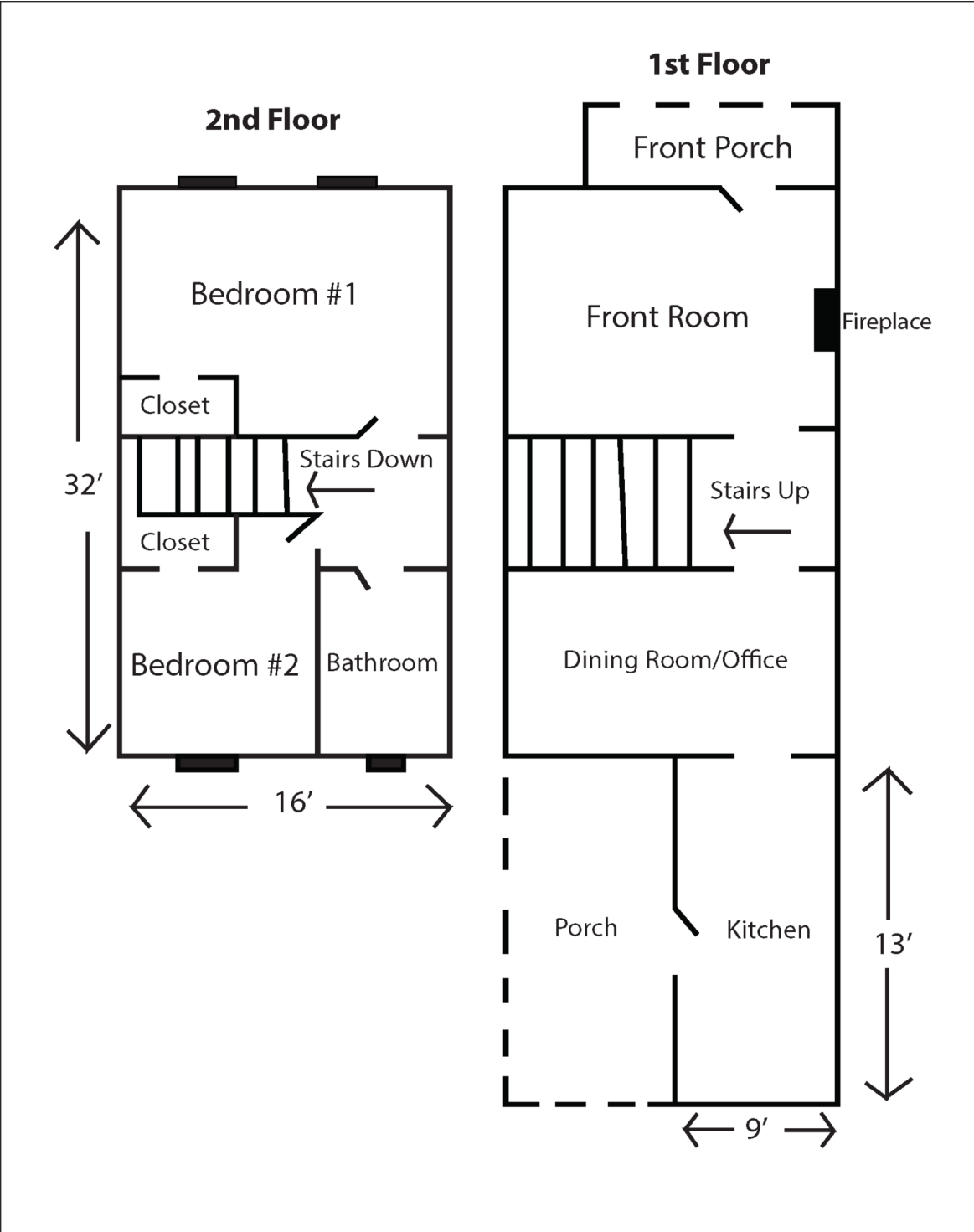
Expenses (Prior 12 Months)	PSF	Total
1572-1580 Insurance	\$ 0.56	\$3,600.00
1572-1580 Taxes	\$ 1.00	\$6,357.00
1572-1580 Maintenance	\$ 0.31	\$2,000.00
credit back tenant for mngt duties	\$ 0.37	\$2,400.00

Assumptions
\$ -

Total Expenses	\$ 2.25	\$14,357.00
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### Debt Service

Valuation	CAP%	PSF	Total
Our Valuation	5.5%	\$116.84	\$745,000







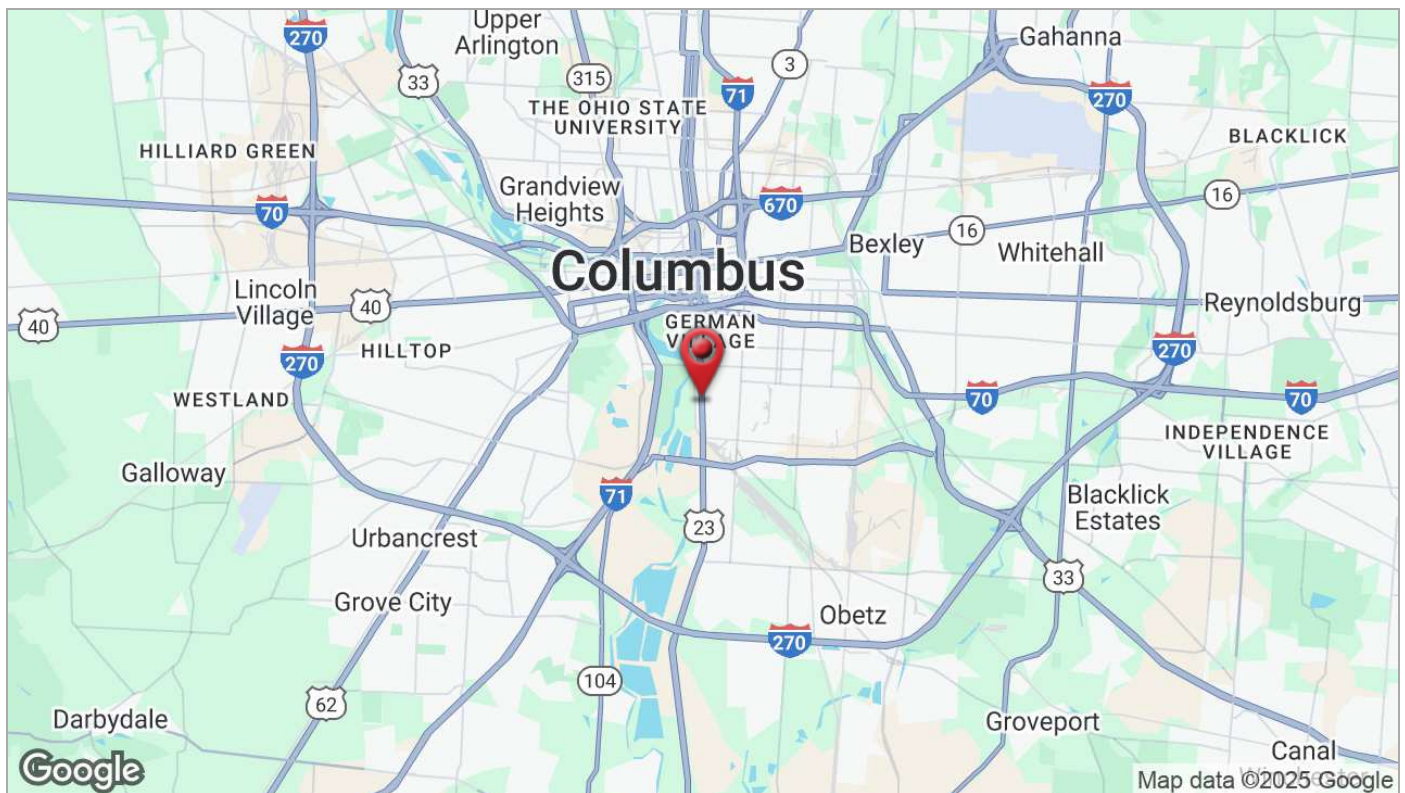
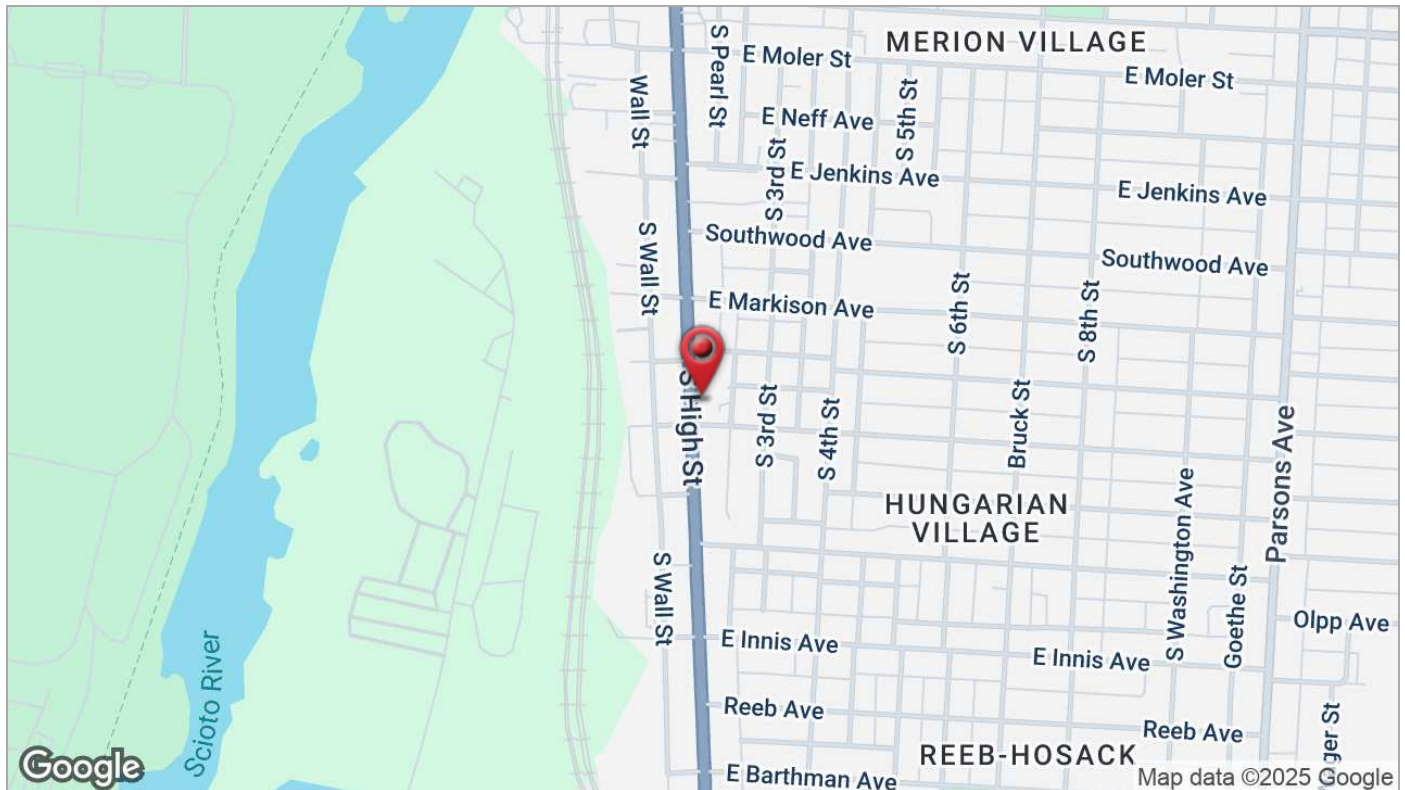


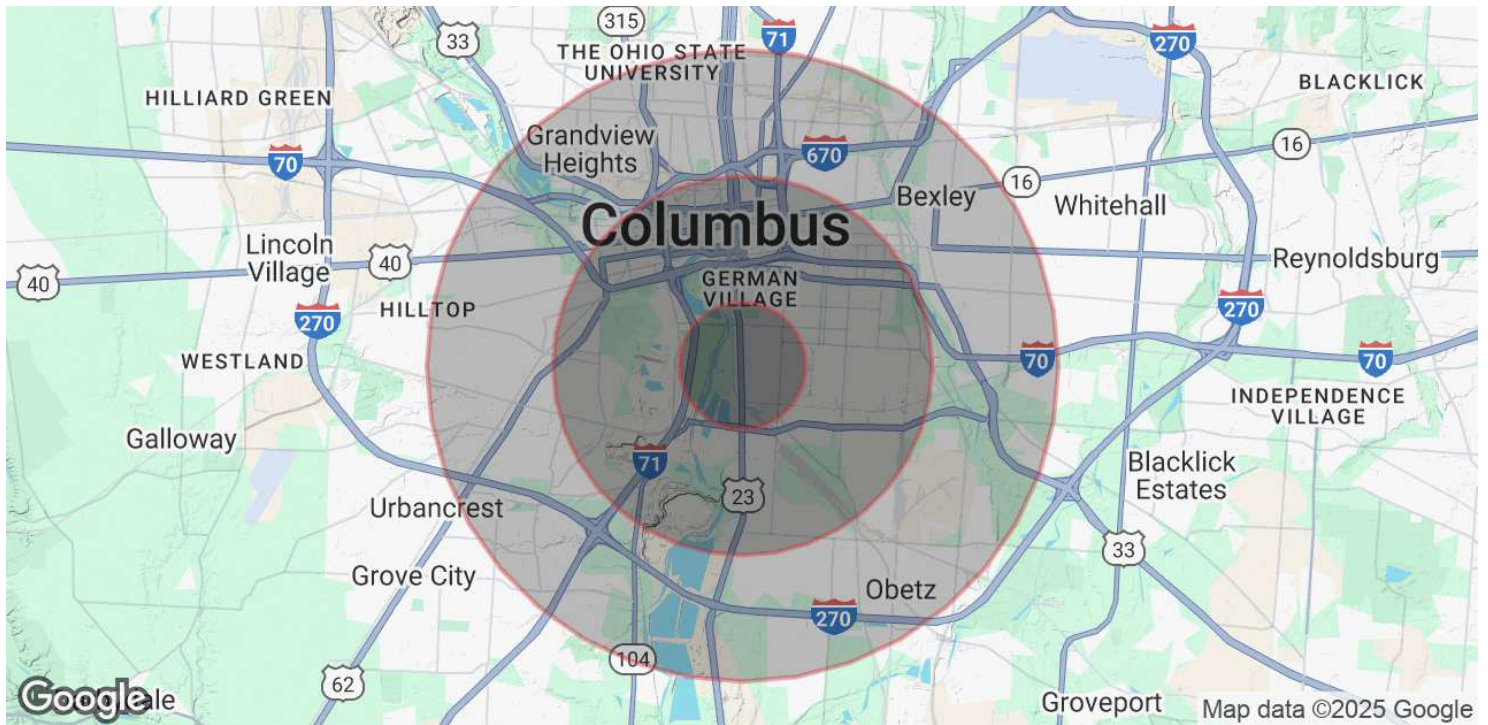












## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,271	88,970	281,769
Average age	38	38	37
Average age (Male)	38	38	36
Average age (Female)	37	39	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,949	41,167	120,582
# of persons per HH	2.1	2.2	2.3
Average HH income	\$87,871	\$73,733	\$78,769
Average house value	\$311,810	\$320,203	\$308,171

\* Demographic data derived from 2020 ACS - US Census