

# 268-270 MARTIN AVE - TOWNHOME



## EXPERIENCE MATTERS

**110+ Years Proudly Serving the CRE Community**

1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ [krgre.com](http://krgre.com)



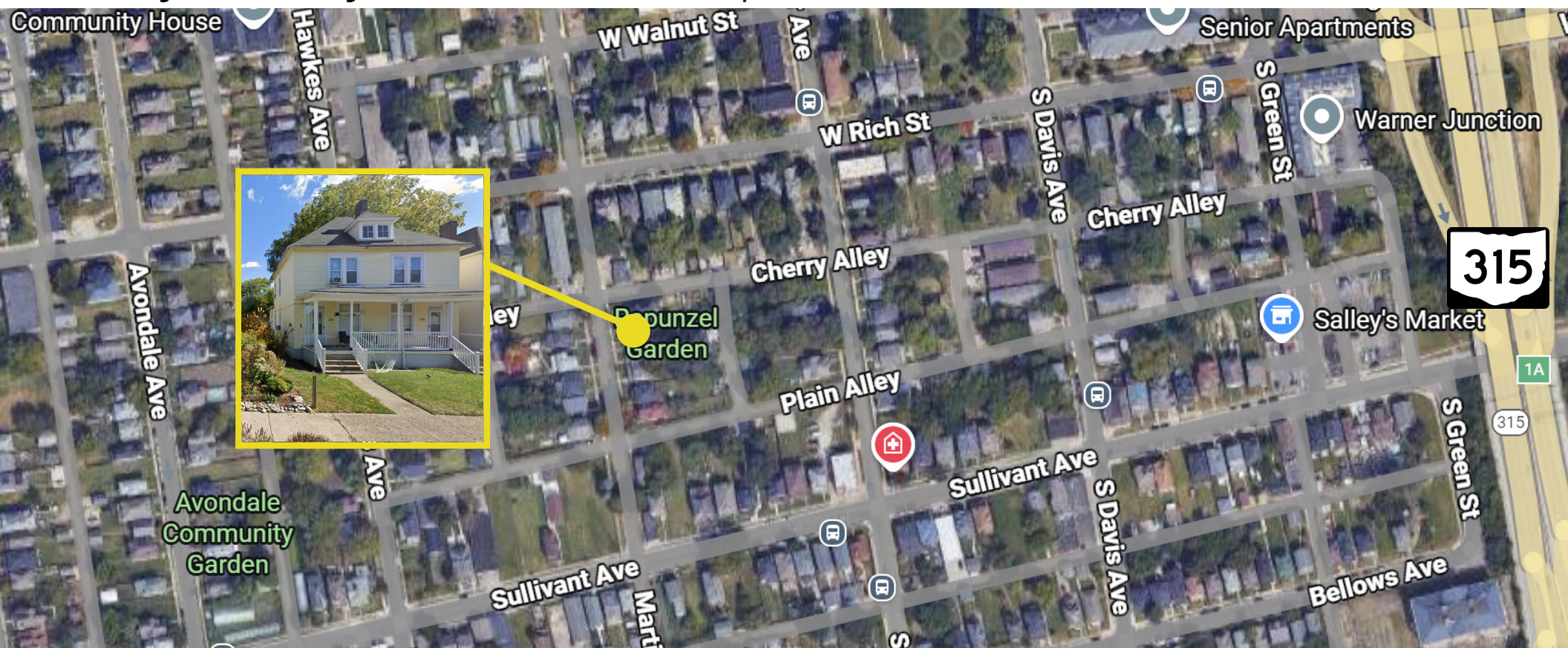
**Kohr Royer Griffith Inc**  
Commercial Real Estate Services

# PROPERTY SUMMARY

## 268-270 Martin Ave, Columbus, OH 43222

An ideal opportunity for investors looking to acquire cash-flowing assets with room for appreciation in one of Columbus's fastest-evolving neighborhoods. This portfolio offers a 4-bedroom, 2-bath property in the rapidly redeveloping Franklinton neighborhood. 268-270 Martin Ave has unit 268 currently leased, renting for \$875/month plus pet fee and water. Property offers significant upside through rent growth and value-add improvements, as rental demand and property values in Franklinton continue to rise.

***Drive-by offers only.*** No interior access will be provided until an offer is submitted and considered.



# UNIT SUMMARY MIX

## 268 - 270 Martin Ave

<b># Units Currently Vacant</b>	1
<b># Units Currently Leased</b>	1
<b>Current Lease Rate(s)</b>	\$875*/mo & \$815**/mo
<b>Total SF of Unit</b>	2,252
<b># Bedrooms per unit</b>	4
<b># Bathrooms per unit</b>	2
<b># Stories</b>	2
<b>Additional Information</b>	<i>*Unit 268 - plus pet fee and water **Unit 270 - plus water</i>

## Martin Ave Upper Arlington Market

<b>Vacancy Rate</b>	15.3%
<b>Stabilized Vacancy</b>	8.7%
<b>Market Asking Rent/Unit</b>	\$1,693
<b>Annual Rent Growth</b>	0.9%
<b>Inventory Units</b>	15,195
<b>12 mo Delivered Units</b>	1,416
<b>Under Construction Units</b>	1,107
<b>12 mo Absorption Units</b>	1,030
<b>Market Cap Rate</b>	6.2%

# ABOUT KRG



## EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.



For more information, please contact:

**BRENT GARLAND**

O: 614-255-4381

E: [bgarland@krgre.com](mailto:bgarland@krgre.com)

# OFFERING MEMORANDUM

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Neither KRG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials of information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KRG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.



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