

1675-1693 HOLT ROAD COLUMBUS, OHIO 43228



**Neighborhood
Center with 12,240
Square Feet**

PRICE \$1,795,000

- Excellent Location with Plenty of Parking
- 100% Leased——
- Excellent Investment with many updates
- 7.9% Cap Rate at asking price
- Approx. 1.5 Acres

FOR ADDITIONAL INFORMATION CONTACT:

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT.12
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- 12,240 SF Building in growing far southwest side of Columbus
- 100% occupied with excellent tenant mix
- 89,196 population within a 3 mile radius for 2015
- Current asking price represents a 7.9% cap rate
- Professional managed
- Large marquee signage at the street
- Building is maintained in excellent condition and was built in 2005
- Current Cam is \$4.98 per square feet



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FINANCIAL SUMMARY

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Price	\$1,795,000
GLA in SF	12,240
Cap Rate	7.9%
Year Built	2005
Lot Size	1.5 Acres
Parking	80 Spaces

Holt Run Center, LLC

Current Gross Income:	\$169,084
Total Expenses:	\$60,955
Expense Reimbursement by Tenants:	\$ 33,460
Net Expenses:	\$27,495
Net Operating Income:	\$141,589
Current Estimated Cap Rate:	7.9%



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RENT ROLL

1675-1693 Holt Road, Columbus, Ohio 43228

		SQ FT	LEASE TERM	ANNUAL RENT	RENT PSF
1675	Restaurant	1,359	5 yrs	\$21,064	\$15.50
1677	Liberty Tax	1,440	2 yrs	\$18,720	\$13.00
1681	City of Cols	1725	5 yrs	\$24,150	\$14.00
1683	City of Cols	1,725	5 yrs	\$24,150	\$14.00
1685	Tan Pro	1,440	5 yrs	19,800	\$13.75
1689	Chiropractor	1,440	5 yrs	\$17,280	\$12.00
1691	Saturdays Hair	1,440	10 yrs	\$21,600	\$15.00
1693	Greek Restaurant	1,440	5 yrs	\$17,280	\$12.50



PHOTOS



1675-1693 HOLT ROAD
COLUMBUS, OHIO 43228



1675-1693 Holt Road, Columbus Ohio 43228



Phone (614) 559-3350 Fax: (614) 559-3390 2121 Riverside Drive Upper Arlington, OH 43221 BestCorporateRealEstate.com

DEMOGRAPHICS

1675-1693 HOLT ROAD
COLUMBUS, OHIO 43228

<u>Population</u>	<1mile	<3miles	<5miles
2016	10,136	96,962	175,760
2017	8,026	93,510	188,794
Median Age	32.2	33.6	34.8
<u>Households</u>			
2016 Estimated	4,282	38,198	68,597
2017 Estimated	3,237	35,435	72,196
<u>Household Median Income</u>			
2016 Estimated	53,434	43,983	44,634
2017 Estimated	56,352	48,177	48,526
<u>Household Income</u>			
2017 Average Annual	63,845	56,553	59,225
2022 Average Annual	73,267	64,523	67,688



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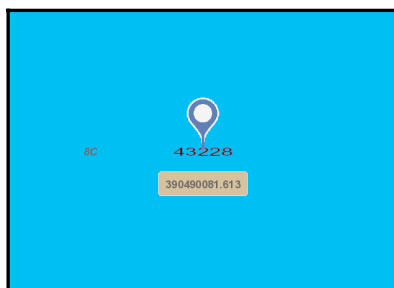
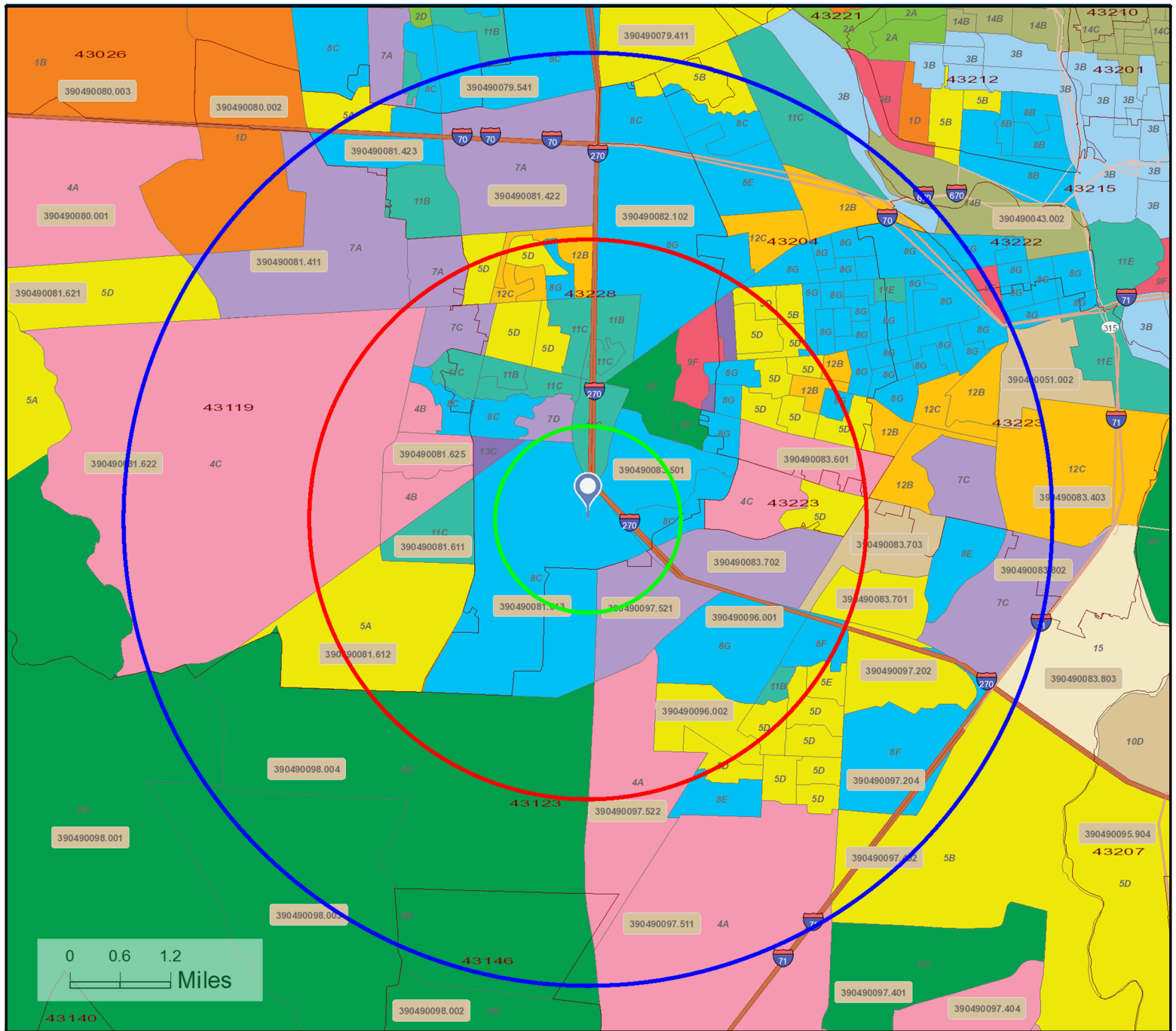
Dominant Tapestry Map

1675 Holt Rd, Columbus, Ohio, 43228

Rings: 1, 3, 5 mile radii

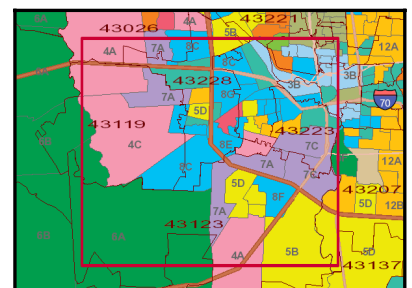
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Longitude: -83.12095



Tapestry LifeMode

- | | |
|---|---|
| ■ L1: Affluent Estates | ■ L8: Middle Ground |
| ■ L2: Upscale Avenues | ■ L9: Senior Styles |
| ■ L3: Uptown Individuals | ■ L10: Rustic Outposts |
| ■ L4: Family Landscapes | ■ L11: Midtown Singles |
| ■ L5: GenXurban | ■ L12: Hometown |
| ■ L6: Cozy Country | ■ L13: Next Wave |
| ■ L7: Ethnic Enclaves | ■ L14: Scholars and Patriots |



Source: Esri

May 26, 2015

Prepared by Esri



Dominant Tapestry Map

1675 Holt Rd, Columbus, Ohio, 43228
Rings: 1, 3, 5 mile radii

Latitude: 39.91816
Longitude: -83.12095

Tapestry Segmentation

Tapestry Segmentation represents the fifth generation of market segmentation systems that began 30 years ago. The 67-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

Source: Esri

May 26, 2015

Prepared by Esri



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FIESTA

DQ
so good it's
DQUOUS

Red Lobster

Arby's

White
Castle

NTB
Tires • Service • Oil • Wash • Wax • Detailing

McDonald's
I'm lovin' it

LOWE'S
NEVER STOP
IMPROVING

REGAL
ENTERTAINMENT
REGAL Move
Theater

PNC

1675 Holt Rd

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COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

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