



4991 ARBOR VILLAGE DRIVE, COLUMBUS, OHIO 43214

FOR SALE: \$1,935,000



Property Features:

- Multi Family Properties
 - There are 2 buildings & units are spread throughout both buildings
 - 45 Total Units for sale, includes 41, One Bedroom units and 4, Two Bedroom units
 - Well-Established and Well-Maintained Complex
 - 84 Units in entire Complex and offers a home owners association
 - HOA fees for 1 bedroom unit are avg. \$120/month
 - HOA fees for 2 bedroom unit are avg. \$130/month
 - Showings based upon acceptable curb offer
 - Property is fully leased, please do not disturb the tenants.
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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.

Customer Full**Multi-Family-Midrise**

Status: Active
List Number: 218002303

List Price: \$1,935,000
Original List Price: \$1,935,000
Showing Start Date: 01/30/2018
VT:
Zoning:

Parcel #: 010-184457 **Tax District:** 010

Use Code:

For Sale: Yes
Occupancy Rate:
Gross Income: 0
Total Op Expenses: 0
Net Operating Income: 0

Exchange: No
Mortgage Balance:
Assoc/Condo Fee: 125
Lot Size (Front):
Acreage: 0.02

Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 552 **Tax Year:** 2016

Tax Incentive:
School District: COLUMBUS CSD 2503 FRA CO.

Assessment:

General Information

Short Address: 4991 Arbor Village Drive
Between Street (1): Morse Road
Between Street (2): High Street
Dist To Intersxn:

City (Mailing Addr): Columbus
County: Franklin
Mult Parcels/Sch Dis: Yes
Complex:

Unit/Suite #:
Corp LimitPerAuditor: Columbus
Township: None
Near Interchange:
Zip Code: 43214

Unit Information

	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units		41	4		
Mo.Rent/Unit		485	565		
# Units: 45	# of Buildings: 2	Total Parking:	# of Elevators: 0	Addl Acceptance Cond: None Known	
Building Sqft: 718	Year Built: 1960	Before 1978: Yes	Year Remodeled:		

Features

Air Conditioning:
Alternate Uses:
Auction Info: Auction: No
Construction:
Efficiency:
Heat Fuel:
Heating:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

New Financing:
Owner Pays:
Other:
Parking Type:
Pre-2012:
Printing Services:
Sale Info:
Services Available:
Tenant Pays:

Property Description

45 Unit Investment Condos Known as Arbor Village. (41) One Bedroom, average rents and (4) Two Bedroom, average rents with well established and well maintained complex with a home owners association. Property is fully leased. Total of 84 units in the condo complex. There are 2 buildings and the units are scattered through out both.

Sold Info

Sold Date: **DOM:** 17 **SP:**
Sold Non-MLS: No
SlrCns: **SlrAst:**

Sold Non-MLS: No

February 27, 2018

Prepared by: Randy J Best

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★ 4991 and 5003 Arbor Village Drive, Columbus, Ohio 43214

Area Map



★ 4991 & 5003 Arbor Village Drive, Columbus, Ohio 43214

Area Map



Full Photo Tour

4991 Arbor Village Drive B28, Columbus, OH 43214
This listing is Active Listed for \$1,935,000 MLS # 218002303

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IMG_1208



IMG_1209



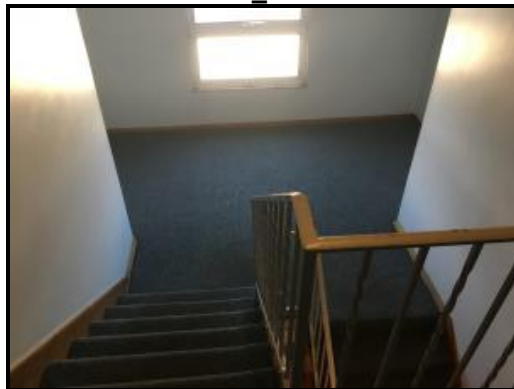
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COLUMBUS OHIO REGIONAL OVERVIEW



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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