

- * For Sale: \$1,805,000
- * 19 Units and 2 Garages within 7 Buildings
- * Columbus OH 43231



PROPERTY FEATURES:

- 19 UNITS AND 2 GARAGES FOR SALE
- GREAT INVESTMENT
- TOWNEHOME STYLE WITH FINISHED BASEMENTS
- HOA IN PLACE: CROSSING COURT CONDO ASSOC. WITH A TOTAL OF 28 UNITS
- LOCATED OFF COOPER ROAD
- WESTERVILLE SCHOOLS
- AVERAGE RENT IS \$900/ MONTH

- ALL TWO BEDROOM UNITS
- FULLY LEASED
- YEAR BUILT 1979
- NO SHOWINGS
- DO NOT DISTURB TENANTS
- EXTENSIVE RENOVATIONS
- OWNER IS A LICENSED REALTOR IN THE STATE OF OHIO

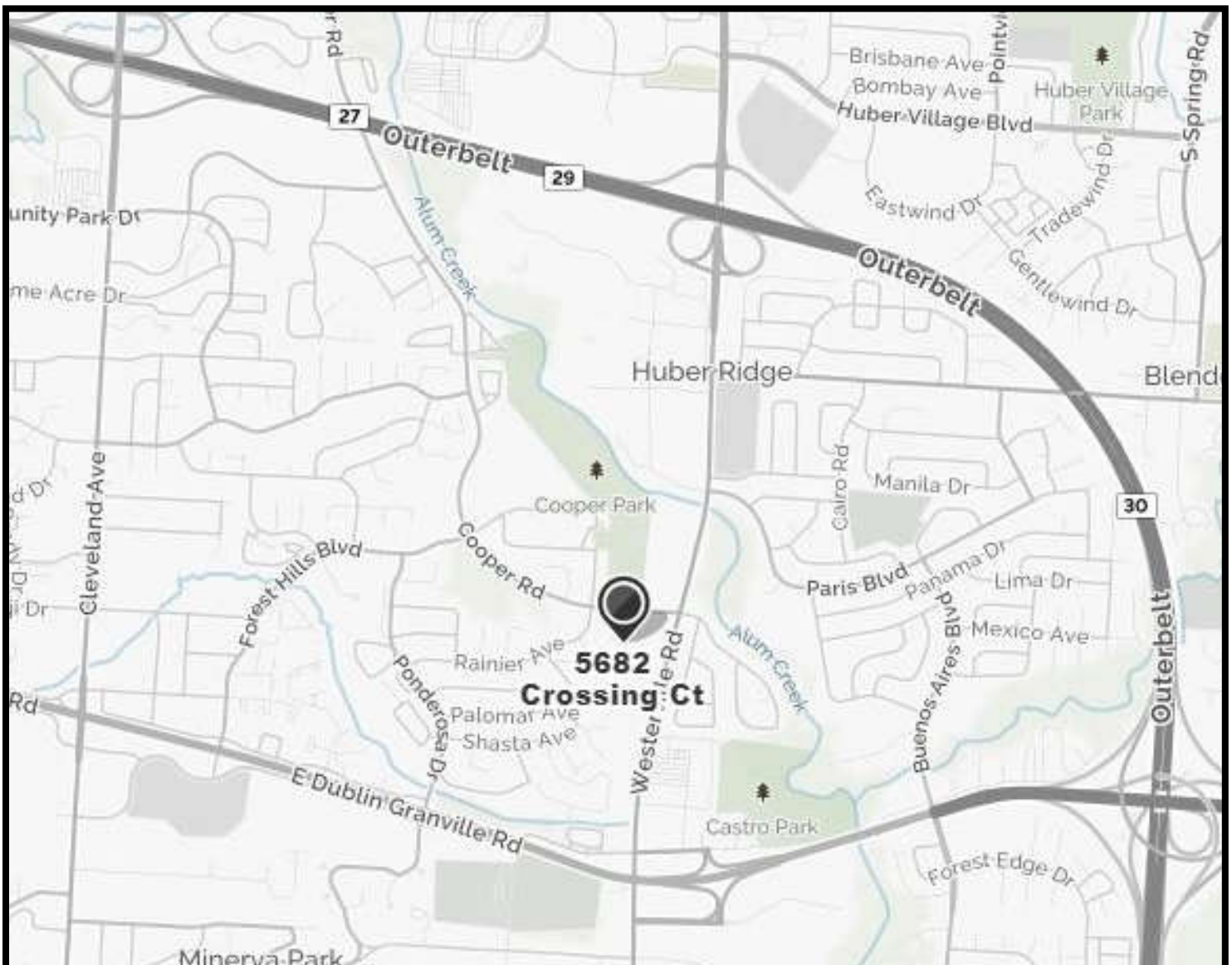
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Crossing Court Condos Available for Sale

19 Units and 2 garages



Crossing Crt



11/26/2017

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Proforma

19 Units Crossing Court

Yearly

Rent:	\$197,160	
Vacancy Factor 5%	<u>\$9,858</u>	
Net Rent:		\$187,302

Estimated Expenses:

Condo Fee	\$59,280	
Utilities	\$1,200	
Repairs/Maintenance	\$21,600	
Insurance	\$2,300	
Real Estate Taxes	<u>\$22,920</u>	
Estimated Total Expenses:		<u>\$107,300</u>

Net Operating Income:		\$80,002
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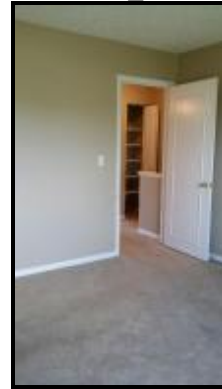
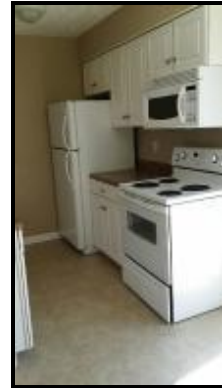
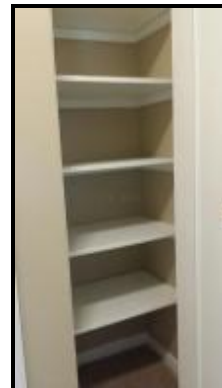
Rent Roll for Crossing Court

<u>Address</u>	<u>Rent</u>
5682	\$875
5684	\$950
5686	\$900
5689	Maintenance man
5692	\$875
5693	\$900
5694	\$965
5700	\$900
5701	\$950
5702	\$950
5703	\$895
5704	\$900
5705	\$850
5707	\$950
5720	\$950
5722	\$950
5728	\$875
5730	\$895
5734	<u>\$900</u>
Total per month	\$16,430
Total per year	\$197,160

Full Photo Tour

5682 Crossing Court, Columbus, OH 43231

This listing is Active Listed for \$1,805,000 MLS # 218023472

crossing.court**Front****2016042595122111****2016042595122841****Front 5730****20160425_122724****2016042595122118****2016042595122848**

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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The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.