



\$450,000

For Sale

10705 Southwind Dr

Powell , Ohio 43065

4 Condo Units for Sale in Powell

- 10705, 10707, 10727, 10729 Southwind Dr. Powell, Ohio (Vistas of Powell)
- Rare (4) 2-bedroom, 1-bath units with laundry and walk-in closets.
- Association manages exterior, landscaping, pool and workout facilities.
- Fully leased, always occupied, nicely remodeled.
- No Showings, All Cash, Curb offers only.
- Broker/Agent Owned



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
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.

Customer Full

Multi-Family-Flat



Status: Active
List Number: 220032076
Parcel #: 319-344-05-011-502 **Tax District:** 25
Use Code:

List Price: \$450,000
Original List Price: \$450,000
VT:
Zoning: Apartment

For Sale: Yes
Occupancy Rate:
Gross Income: 0
Total Op Expenses: 0
Net Operating Income: 0
Tax Abatement: No **Abatement End Date:**
Taxes (Yrly): 1,812.87 **Tax Year:** 2019
Assessment:

Exchange: No
Mortgage Balance:
Assoc/Condo Fee:
Lot Size (Front):
Acreage: 1.36
Tax Incentive:
School District: OLENTANGY LSD 2104 DEL CO.

General Information

Short Address: 10705 Southwind Drive
Between Street (1): off Sawmill Road
Between Street (2): North Hampton Dr
Dist To Intersxn:

City (Mailing Addr): Powell
County: Delaware
Mult Parcels/Sch Dis: Yes
Complex:

Unit/Suite #:
Corp LimitPerAuditor: None
Township: Liberty
Near Interchange:
Zip Code: 43065

Unit Information

	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units			4		
Mo.Rent/Unit			875,895		
# Units: 4	# of Buildings:	Total Parking:	# of Elevators:	Addl Acceptance Cond: None Known	
Building Sqft: 878	Year Built: 1997	Before 1978: No	Year Remodeled:		

Features

Air Conditioning: Central
Alternate Uses:
Auction Info: Auction/Online Bidding: No
Construction:
Efficiency:
Heat Fuel: Electric
Heating: Forced Air
Miscellaneous: Clubhouse; Swimming Pool; W/D Hookups
MLS Primary PhotoSrc: Realtor Provided

New Financing:
Owner Pays: Trash
Other:
Parking Type: Common Area
Pre-2012:
Printing Services:
Sale Info:
Services Available:
Tenant Pays: Electricity; Water

Property Description

Four Investment Condo Units. 10705, 10707, 10727, 10729 Southwind Dr. Powell, OH (Vistas of Powell). Rare (4) 2-bedroom, 1-bath units with laundry closet and walk-in closet. Association manages exterior, landscaping, pool and workout facility. Fully leased, always occupied, nicely remodeled. No showings, curb offers only. Broker/Agent owned. All Cash Offers Only.

Sold Info

Sold Date: **DOM:** 86 **SP:**
Sold Non-MLS: No
SrCns: **SrAst:**

Sold Non-MLS: No

May 06, 2021

Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Randy J Best on Thursday, May 06, 2021 2:14 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

For Sale:

10705 Southwind Dr.

Powell, OH 43065



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
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.

For Sale:

10705 Southwind Dr.

Powell, OH 43065



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
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.

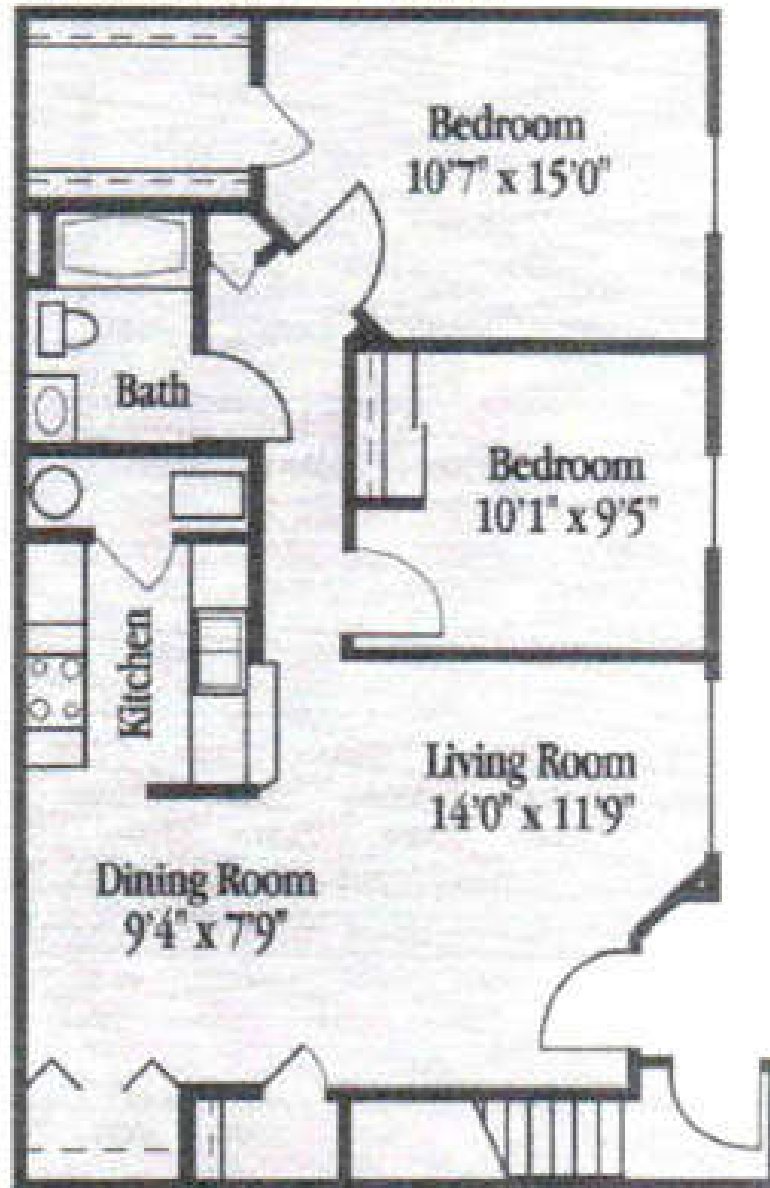
We have no reason to doubt its accuracy, but we do not guarantee it.

For Sale:

10705 Southwind Dr.

Powell, OH 43065

The Jefferson Two Bedroom Enclosed



850-900 sq. feet

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



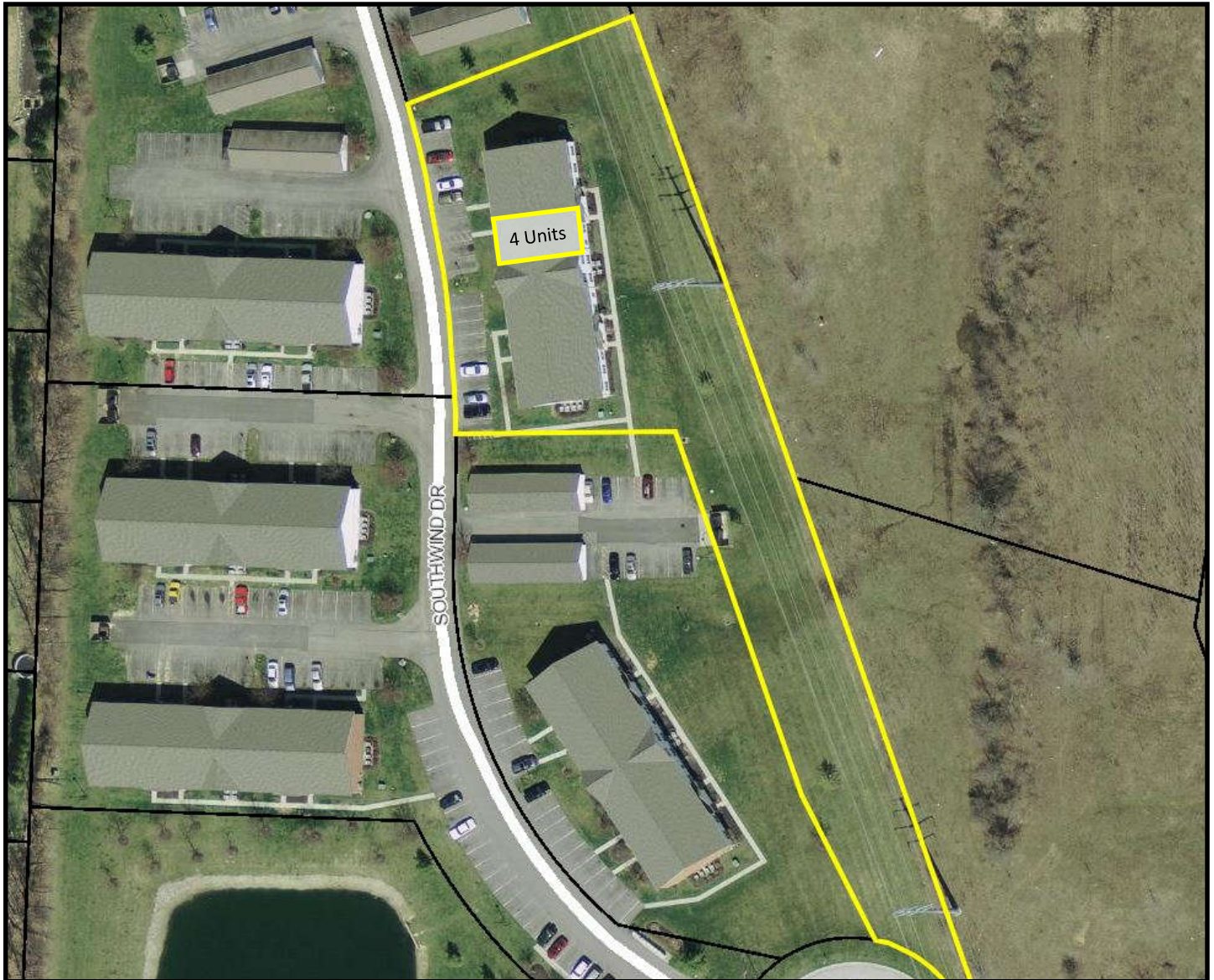
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

For Sale:

10705 Southwind Dr.

Powell, OH 43065



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



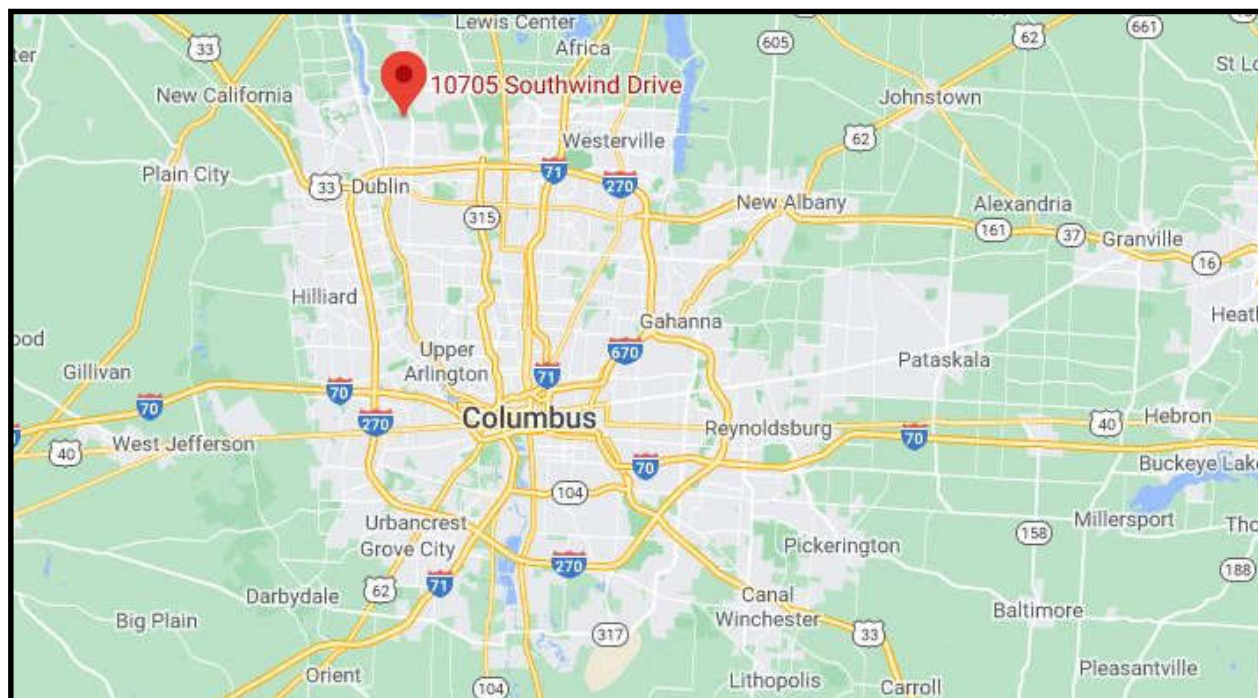
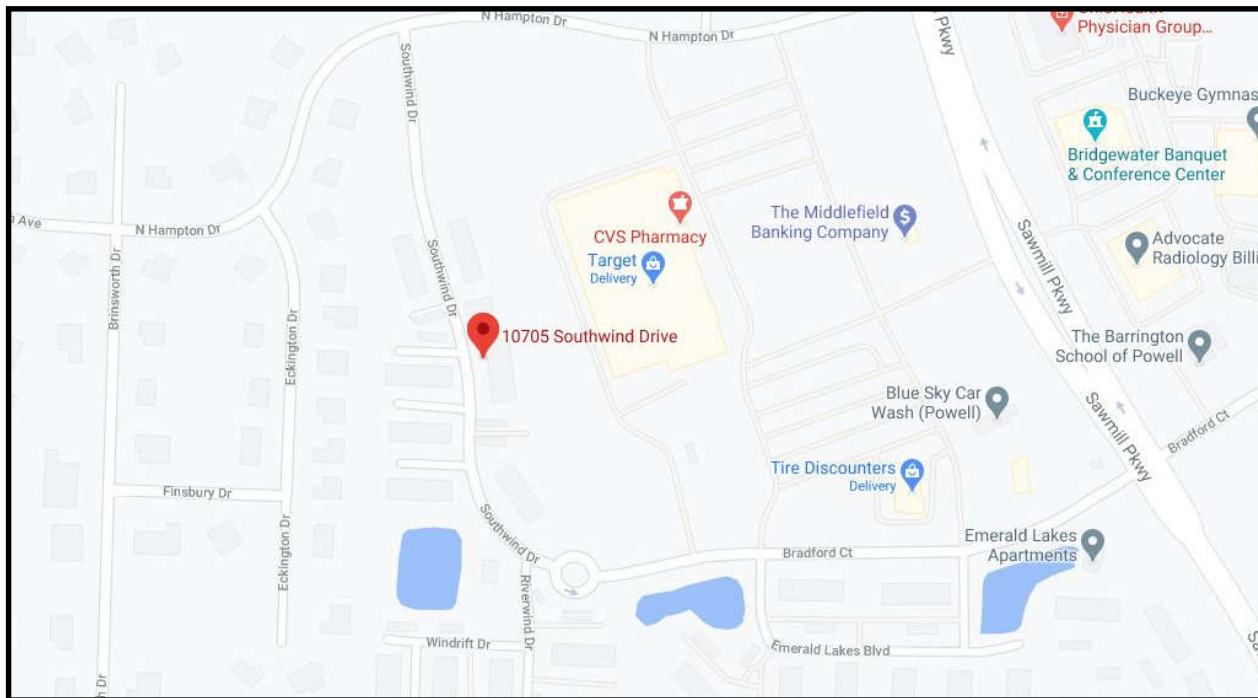
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

For Sale:

10705 Southwind Drive

Powell, OH 43065



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
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.

10705, 10707, 10727, 10729 Southwind Dr. Powell, Ohio

Proforma

Income:

Rental Income \$42,480

Expenses:

Average Yearly Association Charges \$8,580

RE Taxes \$7,252

Maintenance/Repairs \$3,472

Insurance Interior \$850

Utilities: \$100

Total Estimated Expenses: **\$20,254**

Estimated Net Operating Income: **\$22,226**

Lease Information

Unit 10705	\$875	Lease expires 10/21/21
Unit 10707	\$895	Lease is month to month
Unit 10727	\$875	Lease expires 2/28/2022
Unit 10729	\$895	Lease is month to month

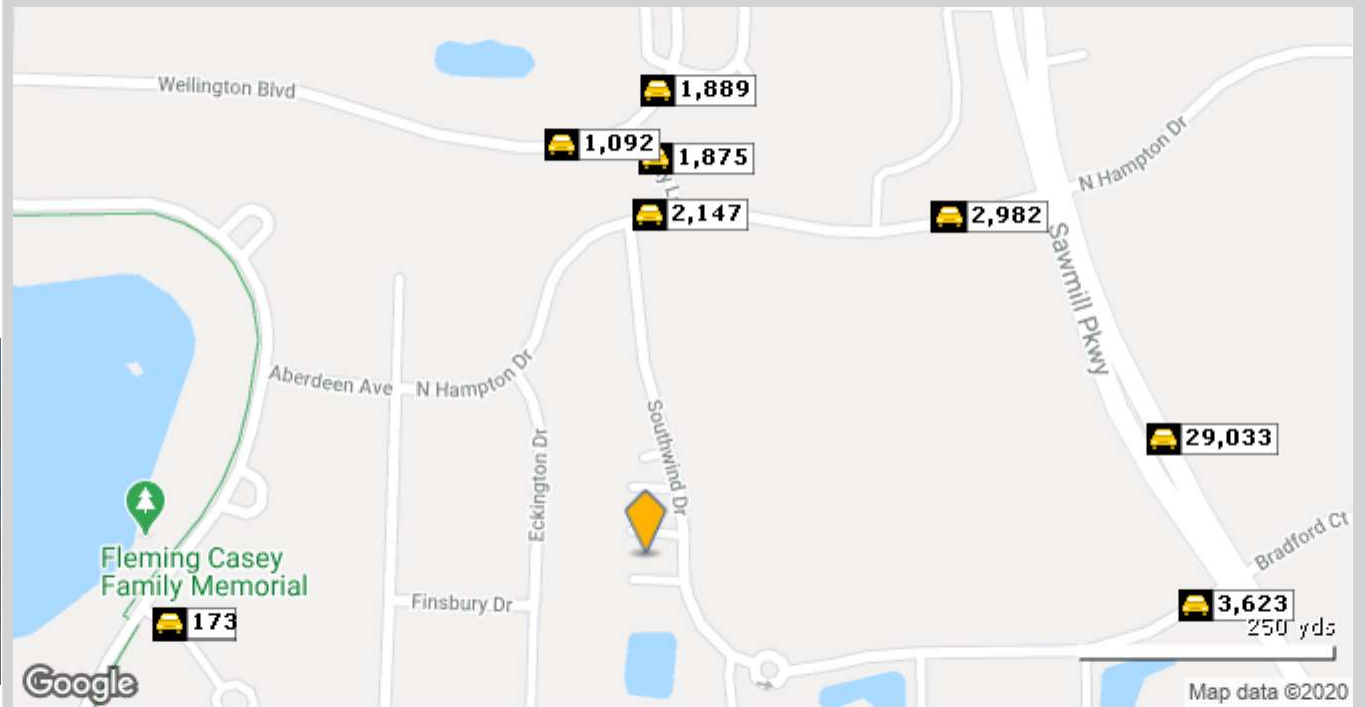
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

Traffic Count Report

10818-10828 Southwind Dr, Powell, OH 43065

Building Type: **Multi-Family**
 Building Size: **13,830 SF**
 # of Units: **8**
 Avg Unit Size: **838 SF**
 % Bldg Vacant: **0%**
 Total Available: **0 SF**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Hampton Dr	Liberty Ln	0.02 E	2020	2,147	MPSI	.20
2 Liberty Ln	Wellington Blvd	0.03 NW	2020	1,875	MPSI	.23
3 Wellington Blvd	Liberty Ln	0.04 E	2020	1,092	MPSI	.24
4 N Hampton Dr	Sawmill Pkwy	0.06 E	2018	2,102	MPSI	.26
5 N Hampton Dr	Sawmill Pkwy	0.06 E	2020	2,982	MPSI	.26
6 Wellington Blvd	Buxton Pl	0.02 NE	2020	1,889	MPSI	.27
7 Cranleigh Ct	Campden Lakes Blvd	0.02 NW	2018	173	MPSI	.27
8 Cranleigh Court	Campden Lakes Blvd	0.02 NW	2020	173	MPSI	.27
9 Sawmill Pkwy	Bradford Ct	0.09 SE	2020	29,033	MPSI	.30
10 Bradford Ct	Sawmill Pkwy	0.03 NE	2020	3,623	MPSI	.31



Demographic Summary Report

10818-10828 Southwind Dr, Powell, OH 43065

Building Type: **Multi-Family** % Bldg Vacant: **0%**
 Building Size: **13,830 SF** Total Available: **0 SF**
 # of Units: **8** Rent/SF/Yr: **-**
 Avg Unit Size: **838 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	9,028	77,641	173,707
2020 Estimate	8,463	73,086	162,741
2010 Census	7,441	64,323	137,834
Growth 2020 - 2025	6.68%	6.23%	6.74%
Growth 2010 - 2020	13.73%	13.62%	18.07%
2020 Population by Hispanic Origin	293	2,757	6,694
2020 Population	8,463	73,086	162,741
White	6,761 79.89%	59,160 80.95%	129,853 79.79%
Black	280 3.31%	2,712 3.71%	6,322 3.88%
Am. Indian & Alaskan	11 0.13%	101 0.14%	237 0.15%
Asian	1,241 14.66%	9,449 12.93%	22,508 13.83%
Hawaiian & Pacific Island	2 0.02%	16 0.02%	65 0.04%
Other	168 1.99%	1,646 2.25%	3,756 2.31%
U.S. Armed Forces	5	32	66
Households			
2025 Projection	3,506	28,777	66,478
2020 Estimate	3,277	27,088	62,312
2010 Census	2,835	23,748	52,719
Growth 2020 - 2025	6.99%	6.24%	6.69%
Growth 2010 - 2020	15.59%	14.06%	18.20%
Owner Occupied	2,459 75.04%	20,110 74.24%	44,367 71.20%
Renter Occupied	818 24.96%	6,978 25.76%	17,946 28.80%
2020 Households by HH Income			
Income: <\$25,000	162 4.95%	1,514 5.59%	3,579 5.74%
Income: \$25,000 - \$50,000	501 15.30%	2,971 10.97%	7,535 12.09%
Income: \$50,000 - \$75,000	487 14.87%	4,263 15.74%	9,606 15.42%
Income: \$75,000 - \$100,000	357 10.90%	3,200 11.81%	8,818 14.15%
Income: \$100,000 - \$125,000	259 7.91%	3,111 11.48%	7,305 11.72%
Income: \$125,000 - \$150,000	251 7.66%	2,457 9.07%	5,726 9.19%
Income: \$150,000 - \$200,000	552 16.85%	3,563 13.15%	7,649 12.27%
Income: \$200,000+	706 21.56%	6,010 22.19%	12,096 19.41%
2020 Avg Household Income	\$141,085	\$142,283	\$134,950
2020 Med Household Income	\$112,596	\$112,829	\$105,541



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!

Source: Columbus Chamber of Commerce

Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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.