

FOR SALE



\$ 199,900

745 Glendower Ave, Columbus, OH 43207

- 5-Unit, Two-story Apartment Building for Sale
- 4 one-bedroom and 1 two-bedroom units
- Fully leased to long-term tenants, Large lot for tenants to have green space or room to expand
- Fenced in backyard and large basement for storage
- Plenty of Parking
- Some deferred maintenance; Property sold “As Is”
- Do not disturb Tenants —curb offers only with proof of funds letter.



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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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-Combination



Status: Active
List Number: 221031860
Parcel #: 010-115086 Tax District: 010
Use Code:

List Price: \$199,900
Original List Price: \$199,900
VT:
Zoning:

For Sale: Yes
Occupancy Rate:
Gross Income: 21,700
Total Op Expenses: 13,630.88
Net Operating Income: 8,069.12

Exchange: No
Mortgage Balance:
Assoc/Condo Fee:
Lot Size (Front):
Acreage: 0.95

Tax Abatement: No Abatement End Date: Tax Incentive:
Taxes (Yrly): 3,534 Tax Year: 2020 School District: COLUMBUS CSD 2503 FRA CO.
Assessment:

General Information

Short Address: 745 Glendower Avenue
Between Street (1): Koebel Ave
Between Street (2): Groveport Road
Dist To Intersxn:

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

Unit/Suite #:
Corp LimitPerAuditor: Columbus
Township: None
Near Interchange:
Zip Code: 43207

Unit Information

	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units		4	1		
Mo.Rent/Unit					
# Units: 5	# of Buildings:	Total Parking:	# of Elevators: 0	Addl Acceptance Cond: None Known	
Building Sqft: 4,605	Year Built: 1900	Before 1978: Yes	Year Remodeled:		

Features

Air Conditioning:
Alternate Uses:
Auction Info: Auction/Online Bidding: 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:
Sewer:
Tenant Pays:

Property Description

5-Unit, Two-story Apartment Building for Sale 4 one-bedroom and 1 two-bedroom units Fully leased to long-term tenants, do not disturb —curb offers only Large lot for tenants to have green space or room to expand Fenced in backyard and large basement for storage Plenty of Parking Some deferred maintenance; Property sold "As Is" with proof of funds letter. Do not Disturb Tenants.

Sold Info

Sold Date: DOM: 1 SP:
Sold Non-MLS: No Sold Non-MLS: No
SlrCns: SlrAst:

Sold Non-MLS: No
August 16, 2021

Prepared by: Randy J Best

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Parcel



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Financials

Proforma 2020

Gross Income: \$21,700.00

Expenses:

Repairs and Maintenance: \$2,969.00

Office Supplies: \$264.00

Exterminator: \$725.17

Utilities (Gas): \$582.51

Utilities (Electric): \$628.00

Utilities (Water): \$3,188.00

Insurance: \$1,740.00

Real Estate Taxes: \$3,534.20

Total Expenses: \$13,630.88

Net Operating Income: \$8,069.12

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Aerial View

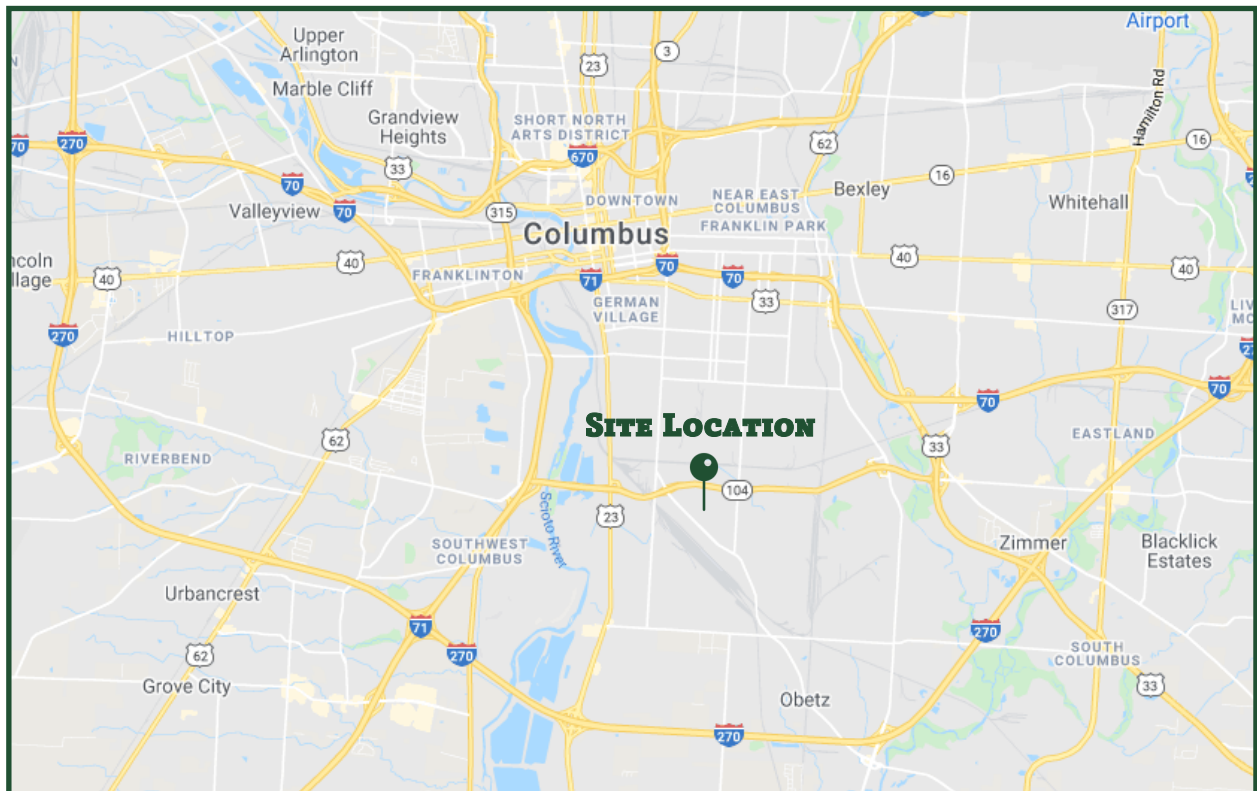
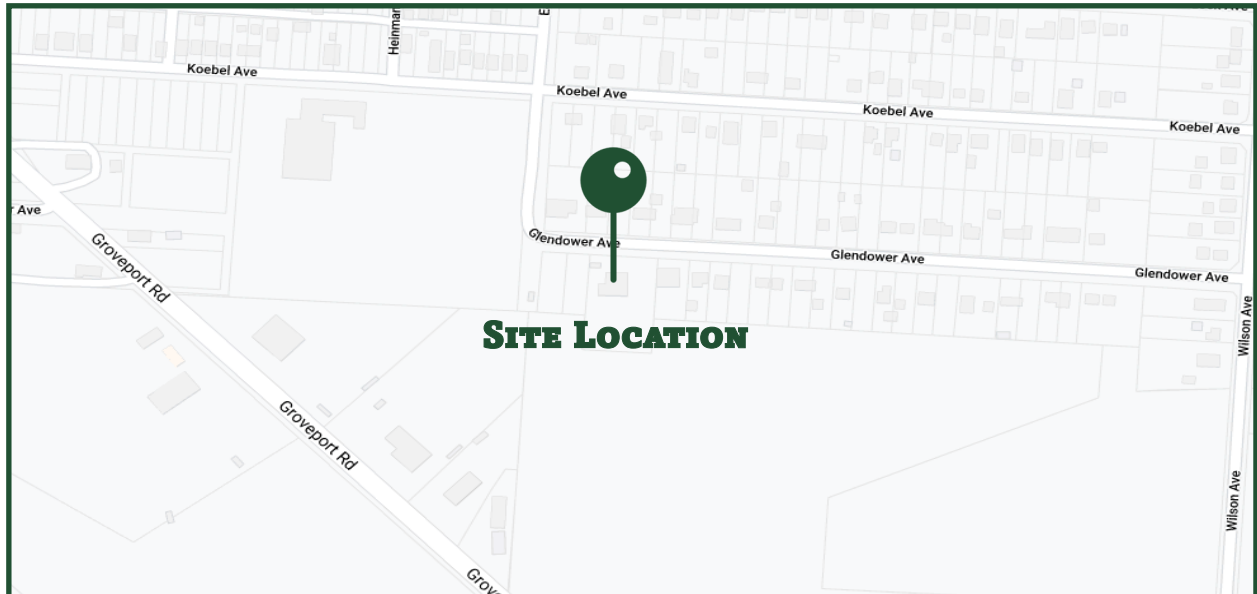


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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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