

A large, multi-story apartment building with a red roof and red metal railings on the balconies. The building has several windows and a central entrance area. A white pickup truck and two dark cars are parked in front of the building. The sky is overcast.

A large, multi-story apartment building with a red roof and red metal railings on the balconies. The building has several windows and a central entrance area. A white pickup truck and two dark cars are parked in the foreground. The sky is overcast.

3295 Sullivant Ave. Columbus, OH 43204

-
- The map shows a land parcel divided into several sections. The sections are labeled with their respective areas and identifiers. A red line highlights a specific section, possibly indicating a boundary or a specific area of interest. The map includes labels for 'CH= 36.89' and 'CH= 52.72', which likely represent the width of the road or railway. The map also shows a road or railway line running along the bottom edge, with a dashed line indicating a boundary or a specific area of interest. The map is a technical drawing with various lines, numbers, and text labels.
- | Section Identifier | Area (m²) | Other Labels |
|--------------------|-----------|---|
| 35 | 35 | 1367, 1369 |
| 33.88 | 33.88 | 010 055524, 140 |
| 50.07 | 50.07 | 010 054906, 139, 116.43, 010 034005, 010 011995, 110, 110 |
| 21 | 21 | 00010 010, 71.54, (42) |
| CH= 36.89 | 36.89 | CH= 52.72 |



BEST
BEST CORPORATE REAL ESTATE

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: 222028568
Parcel #: 010-034005 **Tax District:** 010
Use Code:

List Price: \$899,000
Original List Price: \$899,000
VT:
Zoning:

For Sale: Yes
Occupancy Rate: 100
Gross Income: 0
Total Op Expenses: 0
Net Operating Income: 0

Exchange: No
Mortgage Balance:
Assoc/Condo Fee:
Lot Size (Front):
Acreage: 0.14

Tax Abatement: No **Abatement End Date:**

Tax Incentive:

Taxes (Yrly): 12,599 **Tax Year:** 2021

School District: COLUMBUS CSD 2503 FRA CO.

Assessment:

General Information

Short Address: 3295 Sullivant Avenue
Between Street (1): Athens Ave
Between Street (2): S. Brinker Ave.
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: 43204

Unit Information

	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units		13	1		
Mo.Rent/Unit					
# Units: 14	# of Buildings:	Total Parking:	# of Elevators:	Addl Acceptance Cond: None Known	
Building Sqft: 5,301	Year Built: 1960	Before 1978: Yes	Year Remodeled:		

Features

Air Conditioning:
Alternate Uses:
Auction Info: Auction/Online Bidding Y/N: No
Construction:
Efficiency:
Heat Fuel:
Heating:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

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

Property Description

Good Investment Property! 14 Units total with 13 One Bedrooms and 1 Two Bedroom. Tenant pays own utilities, water is metered separately. Curb Offers Only. Tenants Rights, please do not disturb tenants. \$9,500/month income.

Sold Info

Sold Date: **DOM:** 1 **SP:**
Sold Non-MLS: No
SrCns: **SrAst:**
Concession Comments:

Sold Non-MLS: No

July 29, 2022

Prepared by: Randy J Best

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Aerial View

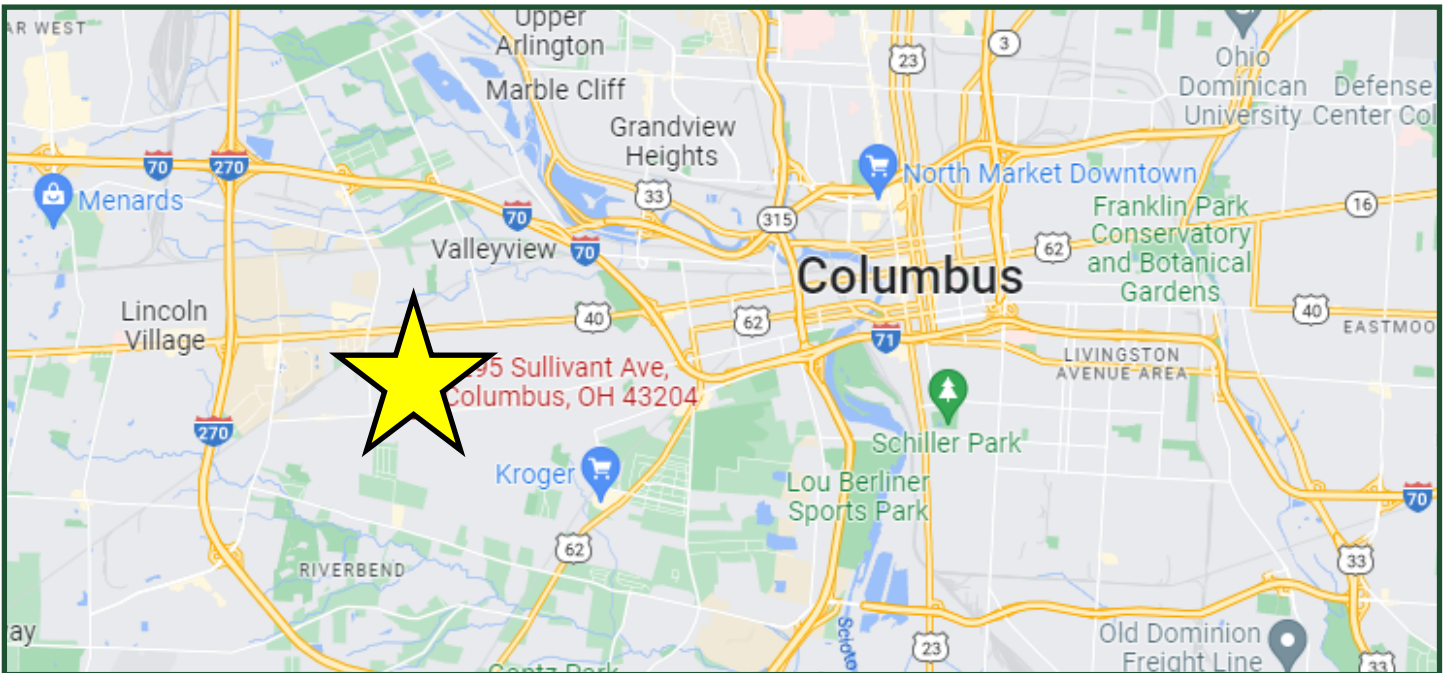
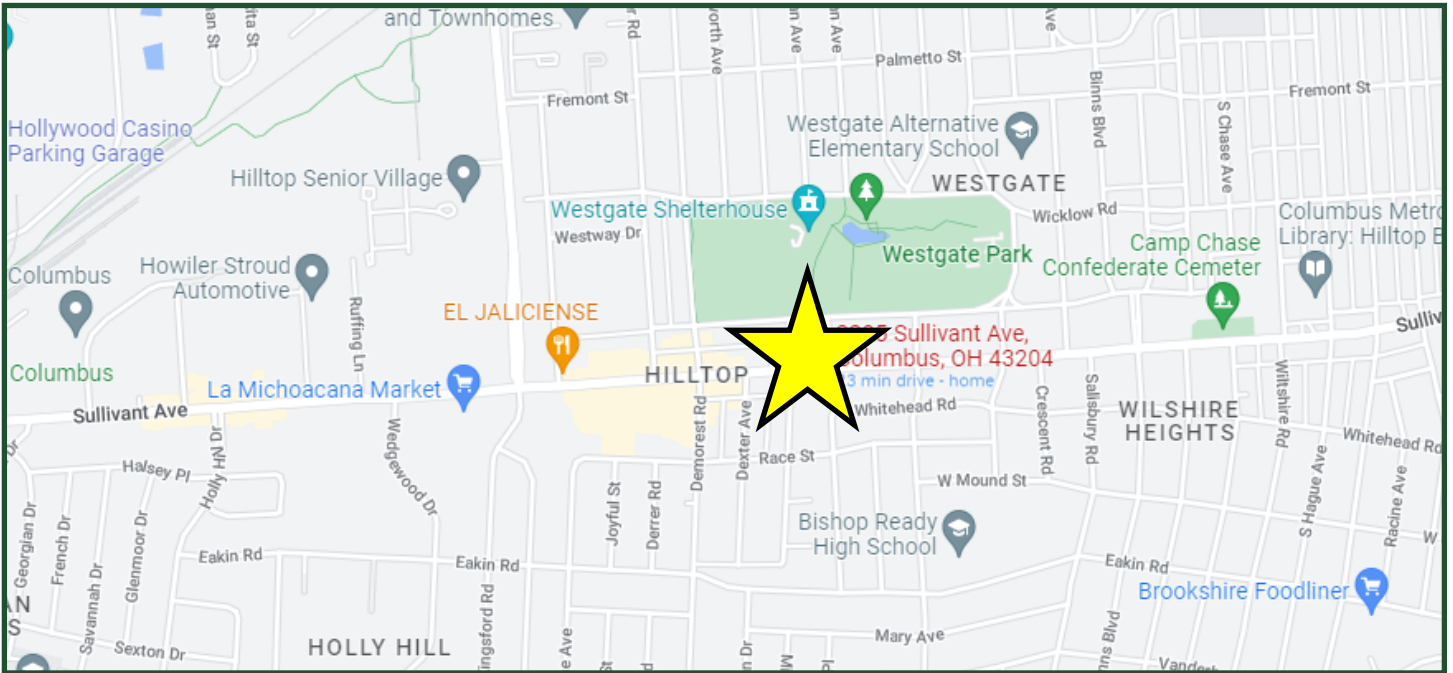


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Demographic Summary Report

3295 Sullivant Ave, Columbus, OH 43204

Building Type: **Multi-Family** % Bldg Vacant: **0%**
 Building Size: **7,950 SF** Total Available: **0 SF**
 # of Units: **9** Rent/SF/Yr: **-**
 Avg Unit Size: **883 SF**



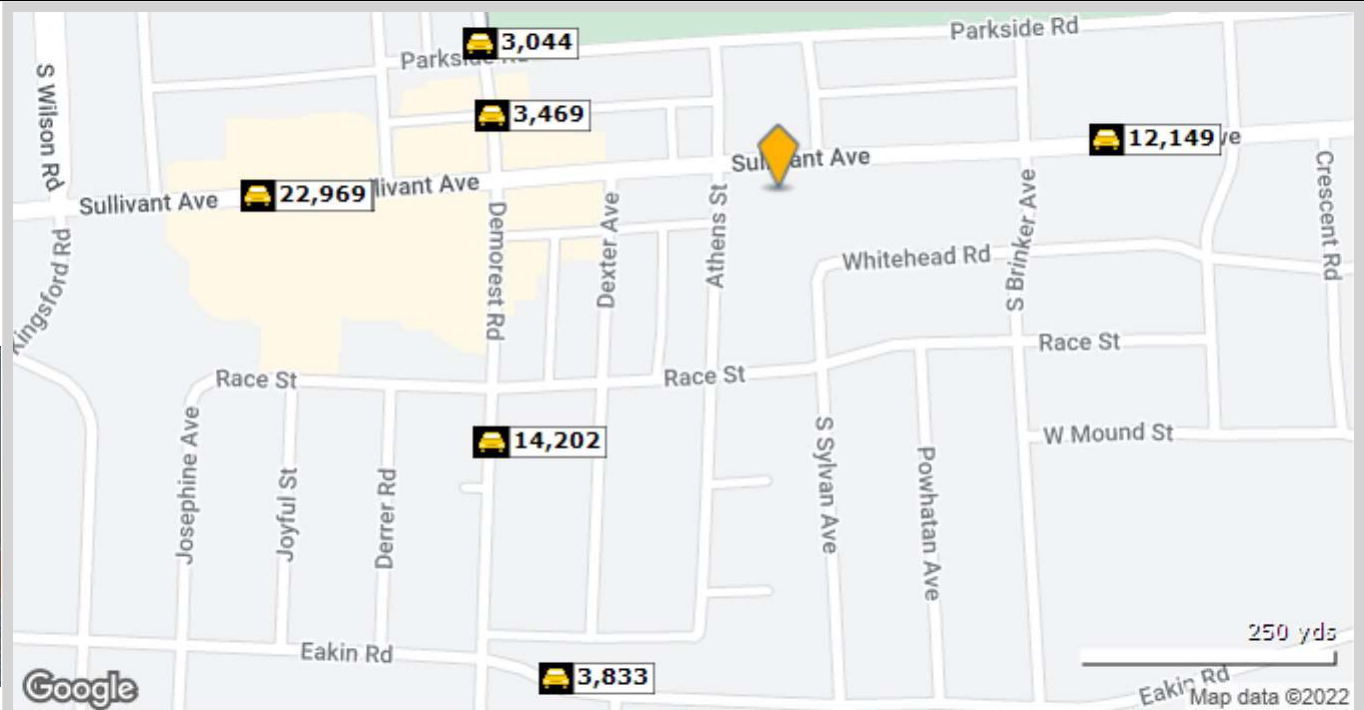
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	24,630		125,222		279,917	
2022 Estimate	23,573		119,746		266,603	
2010 Census	21,017		106,159		229,193	
Growth 2022 - 2027	4.48%		4.57%		4.99%	
Growth 2010 - 2022	12.16%		12.80%		16.32%	
2022 Population by Hispanic Origin	2,686		13,858		23,257	
2022 Population	23,573		119,746		266,603	
White	16,773	71.15%	86,416	72.17%	206,645	77.51%
Black	4,541	19.26%	22,826	19.06%	36,940	13.86%
Am. Indian & Alaskan	200	0.85%	880	0.73%	1,323	0.50%
Asian	861	3.65%	4,109	3.43%	11,351	4.26%
Hawaiian & Pacific Island	63	0.27%	170	0.14%	287	0.11%
Other	1,135	4.81%	5,344	4.46%	10,057	3.77%
U.S. Armed Forces	0		19		90	
Households						
2027 Projection	9,393		46,760		115,314	
2022 Estimate	9,020		44,854		109,808	
2010 Census	8,221		40,627		94,612	
Growth 2022 - 2027	4.14%		4.25%		5.01%	
Growth 2010 - 2022	9.72%		10.40%		16.06%	
Owner Occupied	4,656	51.62%	23,287	51.92%	55,543	50.58%
Renter Occupied	4,364	48.38%	21,568	48.08%	54,265	49.42%
2022 Households by HH Income	9,021		44,854		109,809	
Income: <\$25,000	2,430	26.94%	11,121	24.79%	21,088	19.20%
Income: \$25,000 - \$50,000	2,351	26.06%	10,904	24.31%	21,772	19.83%
Income: \$50,000 - \$75,000	1,828	20.26%	10,462	23.32%	23,508	21.41%
Income: \$75,000 - \$100,000	1,027	11.38%	5,197	11.59%	13,958	12.71%
Income: \$100,000 - \$125,000	763	8.46%	3,539	7.89%	10,578	9.63%
Income: \$125,000 - \$150,000	179	1.98%	1,560	3.48%	6,120	5.57%
Income: \$150,000 - \$200,000	288	3.19%	1,357	3.03%	6,446	5.87%
Income: \$200,000+	155	1.72%	714	1.59%	6,339	5.77%
2022 Avg Household Income	\$58,863		\$60,821		\$81,068	
2022 Med Household Income	\$45,693		\$50,891		\$61,794	



Traffic Count Report

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Building Type: **Multi-Family**
 Building Size: **7,950 SF**
 # of Units: **9**
 Avg Unit Size: **883 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	Demorest Rd	Parkside Rd	0.03 N	2022	3,469	MPSI	.17
2	Demorest Rd	Parkside Rd	0.01 S	2022	3,044	MPSI	.19
3	Sullivant Ave	S Brinker Ave	0.05 W	2018	15,302	MPSI	.19
4	Sullivant Ave	S Brinker Ave	0.05 W	2022	12,149	MPSI	.19
5	Demorest Rd	Race St	0.03 N	2022	12,838	MPSI	.21
6	Demorest Rd	Race St	0.03 N	2020	14,202	MPSI	.21
7	Sullivant Ave	Josephine Ave	0.06 W	2020	24,580	MPSI	.29
8	Sullivant Ave	Josephine Ave	0.06 W	2018	24,193	MPSI	.29
9	Sullivant Ave	Josephine Ave	0.06 W	2022	22,969	MPSI	.29
10	Eakin Rd	W Stephen Dr	0.03 E	2020	3,833	MPSI	.30



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



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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