

FOR SALE



\$1,300,000

Hilltop Portfolio in Columbus, OH (43204, 43206, 43223)

Multi-Family Housing in Columbus, Ohio

- 8 –Unit single family and duplex portfolio for sale.
- Includes: 4 single-family homes and 2 duplexes.
- Please do not disturb tenants
- Financials available with a signed NDA
- Must be sold together, Curb Offers only
- 100% Occupancy



VALERIE TIVIN
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM

QUESTIONS? CONTACT US:
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BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.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. *Line Drawings are Approximate*

Hilltop Portfolio in Columbus, OH (43204, 43206, 43223)

265-267 Belvidere St

Unit Type:	Duplex
Unit Size:	± 2,352 SF
Occupancy:	100%
Bed/Bath:	6/2

317 S Warren Avenue

Unit Type:	Single Family
Unit Size:	± 1,148 SF
Occupancy:	100%
Bed/Bath:	3/1

460 S Warren Avenue

Unit Type:	Single Family
Unit Size:	± 1,180 SF
Occupancy:	100%
Bed/Bath:	3/1

511 Ogden Avenue

Unit Type:	Single Family
Unit Size:	± 900 SF
Occupancy:	100%
Bed/Bath:	2/1

338-340 S Harris Avenue

Unit Type:	Duplex
Unit Size:	± 1,457 SF
Occupancy:	100%
Bed/Bath:	4/2

974 Miller Avenue

Unit Type:	Single Family
Unit Size:	± 960 SF
Occupancy:	100%
Bed/Bath:	2/1

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511 Ogden Avenue



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338-340 S Harris Avenue



974 Miller Avenue



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Portfolio Information

LEGAL

Legal Property Description:	Residential and Multi-Family Portfolio
Price:	\$1,300,000
Parcel Numbers:	010-013675 , 010-007378 , 010-000641, 010-013398, 010-050486, 010-063645
Occupancy:	100%

LAND

Land Acreage:	Multiple Parcels
Current Zoning:	R, R2
Jurisdiction:	Columbus

STRUCTURAL

Total Square Footage:	± 8,202
Buildings Total Included:	6
Number of Total Units:	8

ADDITIONAL INFO

Drive-in Doors:	0
Parcel Benefits:	Close Proximity to Downtown Columbus
Water/Sewer System:	Columbus City
Total RE Taxes (2024):	\$11,705

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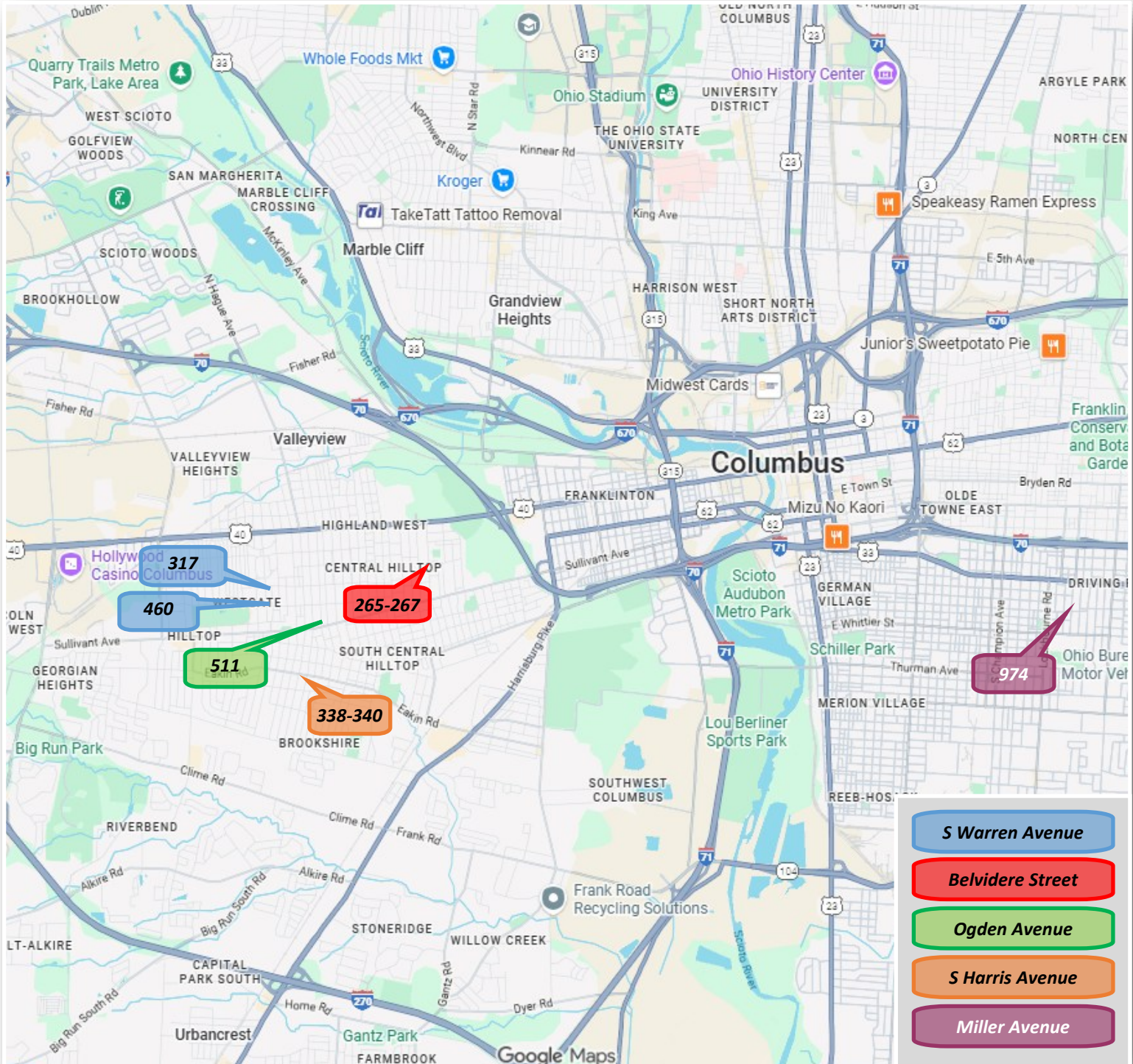
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Portfolio Overview



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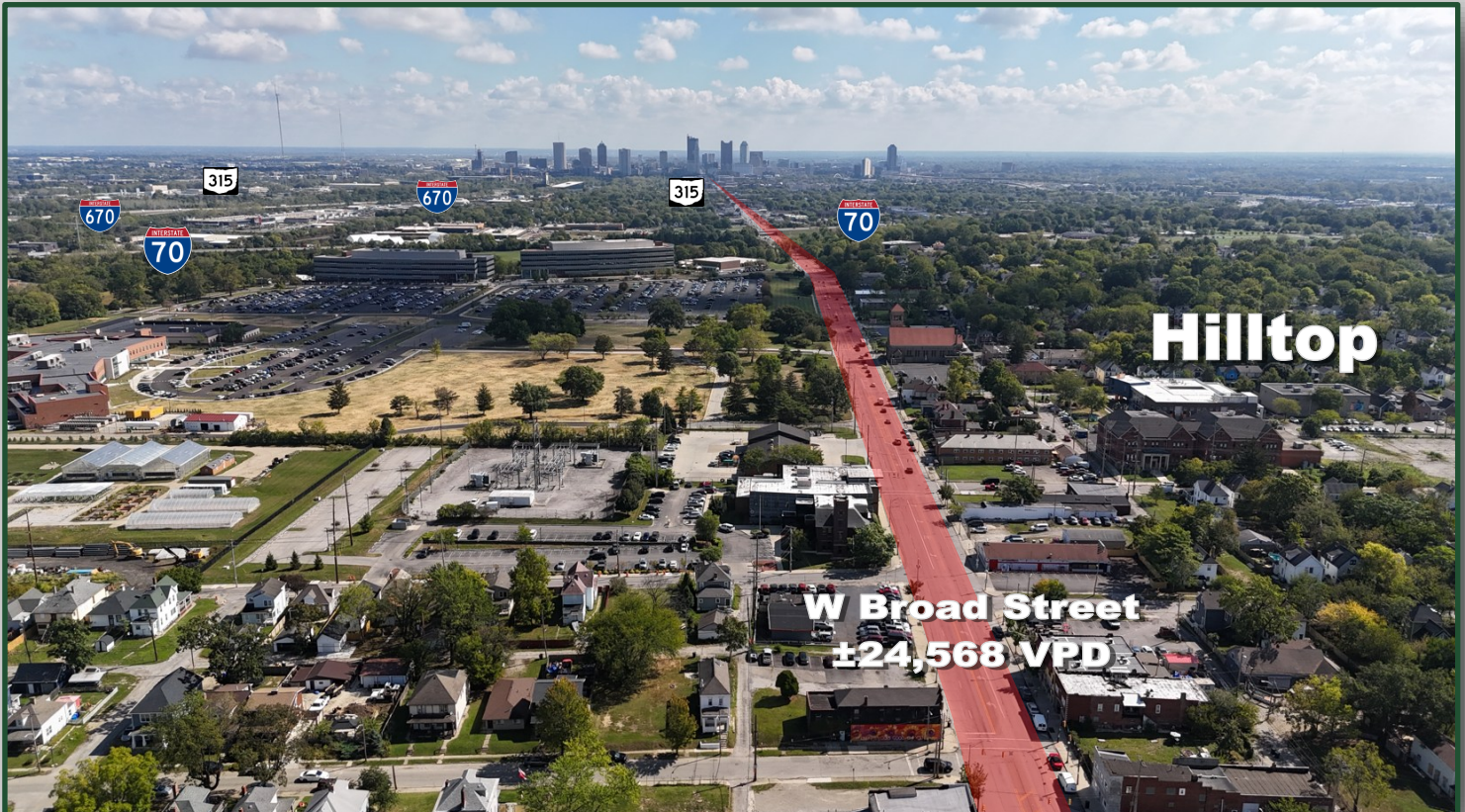
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AREA OVERVIEW AND BENEFITS

*Line Drawings are Approximate



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**GREAT PROXIMITY TO MAJOR
HIGHWAYS AND ROADS**

**EXCELLENT DRIVE-TIMES FOR
DOWNTOWN COLUMBUS**

**SPREAD DISTANCE IS SMALL FOR
SIZE OF PORTFOLIO**

100% LEASED PORTFOLIO

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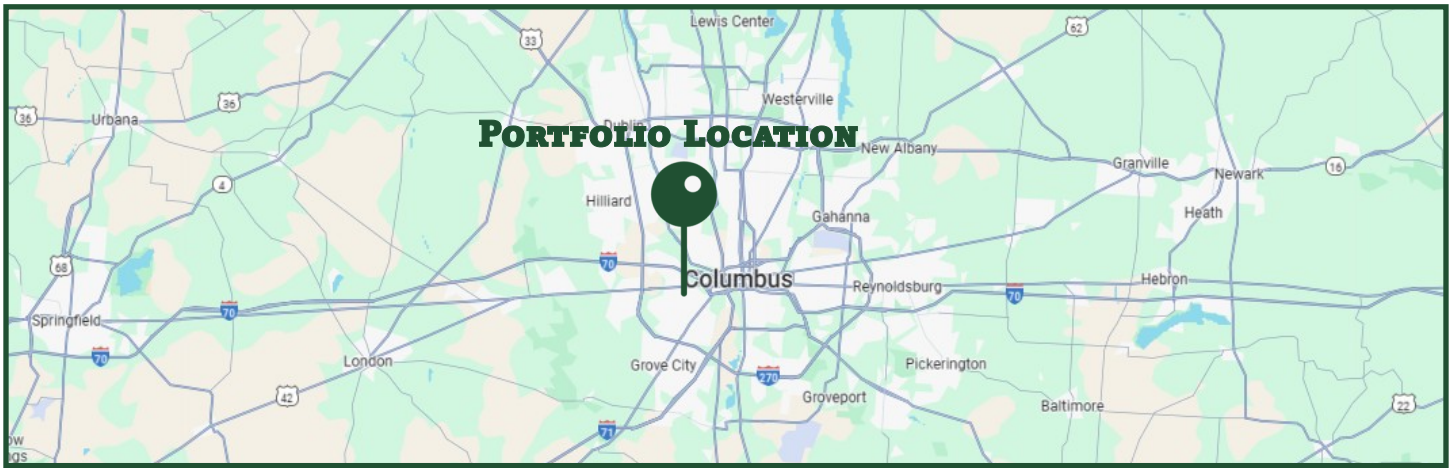
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TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Mound Street	6,067
S Hague Avenue	8,430
Sullivant Avenue	16,763



DEMOGRAPHICS

TOTAL POPULATION (24) AVG HOUSEHOLD INCOME AVG WORK COMMUTE TIME

43223	27,371	\$73,240	10-20 Mins.
43204	42,593	\$80,440	15-25 Mins.
43206	22,020	\$103,260	15-20 Mins.

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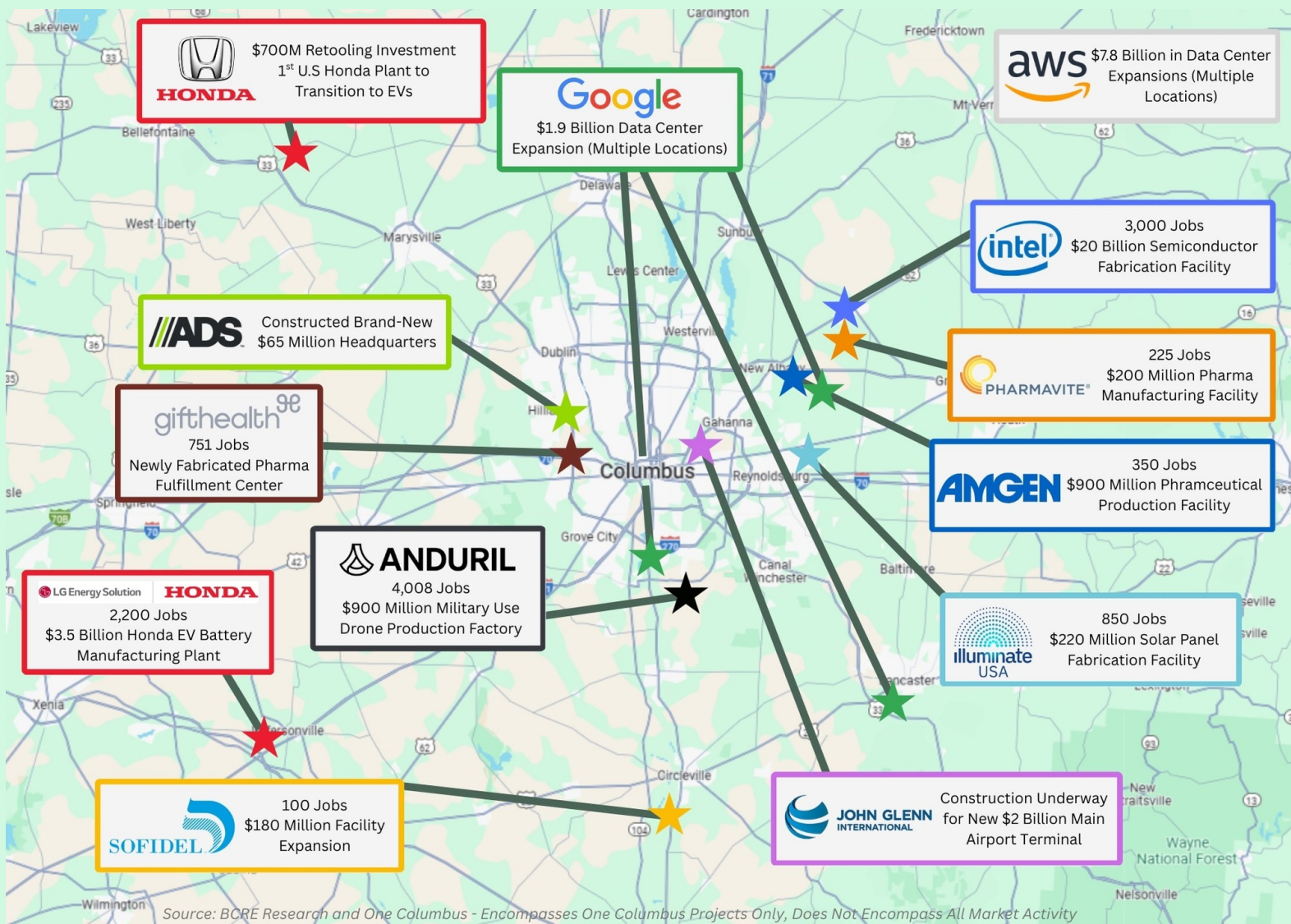


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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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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.

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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.

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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.

Disclaimer And Confidentiality Agreement - Continued -

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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.

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