

# 4986 CHATTERTON ROAD, COLUMBUS, OHIO

FOR SALE: \$1,700,000



#### **Property Features:**

- Multi Family
- 144 units
- Cross Key Apartment Complex
- Currently 70% Occupied
- 108 One Bedroom Units
- 36 Two Bedroom Units
- Under New Management
- Excellent Opportunity to Invest!!!!



BEST CORPORATE REAL ESTATE RANDY BEST, CCIM 2121 RIVERSIDE DRIVE UPPER ARLINGTON, OH 43221 WWW.BESTCORPORATEREALESTATE.COM PHONE: 614-559-3350 EXT.12 FAX: 614-559-3390 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.

			2121	Riverside Dr   Upper Arlington, OH ph.(614) 559-3350  fx.(614) 559
		4986-5046 Chatterton	n Rd	
ss Key Apartmen		ick buildings. Offers 36 two bec ent and is an excellent opportur		one bedroom units currently 70% occu ne upside.
	Under new manageme		ity to invest for th	ne upside.
Address:	Under new manageme 4986-5046 Chatterton Rd		ity to invest for th Year Built:	ne upside. 1971
Address: City/State/Zip:	Under new manageme 4986-5046 Chatterton Rd Columbus, OH 43232		ity to invest for th Year Built: Land Area:	ne upside. 1971 3.33 Ac.
Address: City/State/Zip: Market:	Under new manageme 4986-5046 Chatterton Rd Columbus, OH 43232 East		ity to invest for th Year Built: Land Area: Construction:	ne upside. 1971 3.33 Ac. Wood Frame
Address: City/State/Zip: Market:	Under new manageme 4986-5046 Chatterton Rd Columbus, OH 43232		ity to invest for th Year Built: Land Area:	ne upside. 1971 3.33 Ac. Wood Frame
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Address: City/State/Zip: Market: Submarket: Bldg Size: Status: # of Units:	Under new manageme 4986-5046 Chatterton Rd Columbus, OH 43232 East East I-70 Corridor 70,000 SF Existing 144		ity to invest for th Year Built: Land Area: Construction: % Occupied: Sale Price: Price/Unit: Price/SF:	ne upside. 1971 3.33 Ac. Wood Frame \$1,700,000 \$11,805.56 /Unit \$27.86 /SF
Address: City/State/Zip: Market: Submarket: Bldg Size: Status: # of Units: Floors:	Under new manageme 4986-5046 Chatterton Rd Columbus, OH 43232 East East I-70 Corridor 70,000 SF Existing 144 2		ity to invest for th Year Built: Land Area: Construction: % Occupied: Sale Price: Price/Unit: Price/SF: NOI:	ne upside. 1971 3.33 Ac. Wood Frame \$1,700,000 \$11,805.56 /Unit \$27.86 /SF \$0.00
Address: City/State/Zip: Market: Submarket: Bldg Size: Status: # of Units:	Under new manageme 4986-5046 Chatterton Rd Columbus, OH 43232 East East I-70 Corridor 70,000 SF Existing 144 2		ity to invest for th Year Built: Land Area: Construction: % Occupied: Sale Price: Price/Unit: Price/SF:	ne upside. 1971 3.33 Ac. Wood Frame \$1,700,000 \$11,805.56 /Unit \$27.86 /SF \$0.00
Address: City/State/Zip: Market: Submarket: Bldg Size: Status: # of Units: Floors: Zoning:	Under new manageme 4986-5046 Chatterton Rd Columbus, OH 43232 East East I-70 Corridor 70,000 SF Existing 144 2		ity to invest for th Year Built: Land Area: Construction: % Occupied: Sale Price: Price/Unit: Price/SF: NOI:	ne upside. 1971 3.33 Ac. Wood Frame \$1,700,000 \$11,805.56 /Unit \$27.86 /SF \$0.00
Address: City/State/Zip: Market: Submarket: Bldg Size: Status: # of Units: Floors: Zoning: Property Type:	4986-5046 Chatterton Rd Columbus, OH 43232 East East I-70 Corridor 70,000 SF Existing 144 2 Apt-Garden		ity to invest for th Year Built: Land Area: Construction: % Occupied: Sale Price: Price/Unit: Price/SF: NOI:	ne upside. 1971 3.33 Ac. Wood Frame \$1,700,000 \$11,805.56 /Unit \$27.86 /SF \$0.00
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Randy Best, CCIM (614) 559-3350x 12

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation

Date: 03/25/2014

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## **Full Photo Tour**

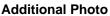
**4986 Chatterton Road, Columbus, OH 43232** This listing is Active Listed for \$1,700,000 MLS # 213000429

**Primary Photo** 

#### **Additional Photo**



**Additional Photo** 





**Additional Photo** 



Additional Photo



**Additional Photo** 

Additional Photo







**Additional Photo** 



**Additional Photo** 





**Additional Photo** 



**Additional Photo** 







Additional Photo





### Estimated Proforma for Cross Key Row Apartments Estimated INCOME & EXPENSES

INCOME:	
Rents	\$691,200
Vacancy 20%	<u>\$138,240</u>
	\$552,960
EXPENSES:	
Repairs/Maintenance	\$50,000
Insurance	\$15,000
R.E. Taxes	\$69,514
Utilities	\$65,148
Management	\$55,280
Security	\$6,000
Legal	\$5,473
Postage	\$264
Credit Check	\$3,780
Exterminating	\$2,850
Lawn Care & Snow Removal	\$9,484
Office Phone/Fax	\$1,272
TOTAL EXPENSES:	\$294,065
NET OPERATING INCOME:	\$268,895

This information has been given to us by sources we deem reliable. It is only an estimate of what the property's performance can be, it is not actual and we do not guarantee it.

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