



571 EAST RICH STREET, COLUMBUS, OHIO

FOR SALE: \$495,000



Property Features:

- Multi Family Property
- 14 Units
- Fully Leased
- Curb Offers Only
- Effecencies, 1 Bedrooms, and 2 Bedrooms
- Tenants Pay Electric
- Owner Pays Water/Sewer/Gas

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
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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.

Full Photo Tour

571 E Rich Street, Columbus, OH 43215

This listing is Active Listed for \$495,000 MLS # 214036827

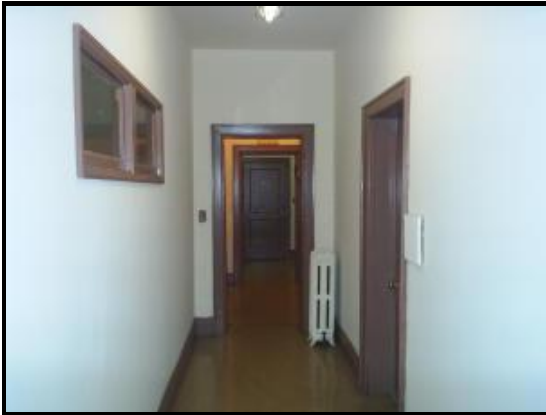
Auditor Photo



S3010206



S3010207



S3010208



S3010209



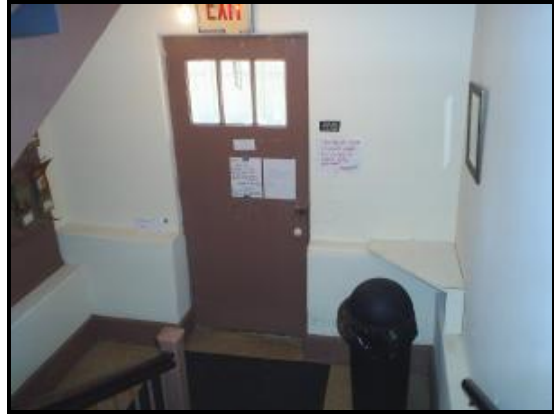
S3010210



S3010211



S3010213



S3010214



S3010215



S3010216



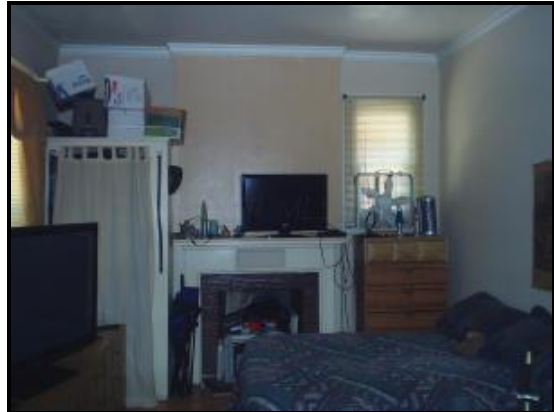
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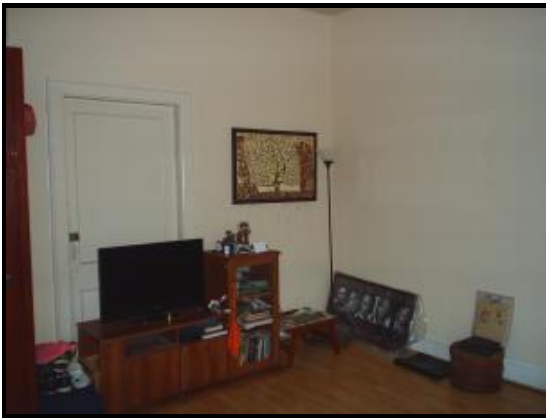
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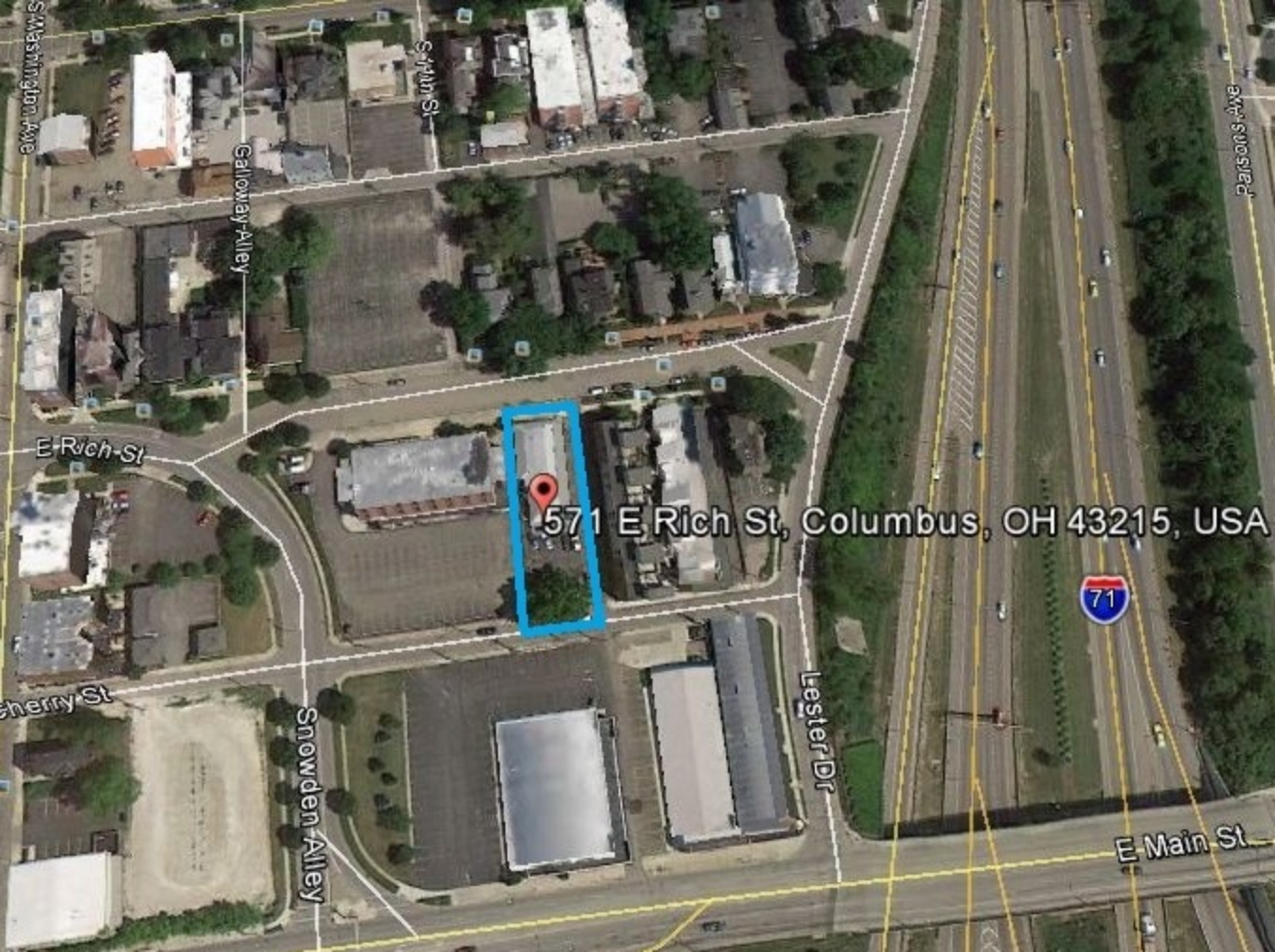


S3010222



S3010212





571 E Rich St, Columbus, OH 43215, USA

571 East Rich Street Projections

Estimated Income Statement

For the Year Ending 2014

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Income													
Apartment #1 - Elaine Rorris	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$ 4,200
Apartment #2 - Pichai Bhuckdwonges	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$ 4,200
Apartment #3 - Matt Burden	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$ 4,200
Apartment #4 - Vacant	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$ 4,200
Apartment #5 - Michael Dulaney	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$ 4,500
Apartment #6 - Niki Vaughan	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$ 3,900
Apartment #7 - Brian Lane	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$ 4,200
Apartment #8 - Sabino Felipe	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$ 4,200
Apartment #9 - Jonathan Wray	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$ 4,800
Apartment #10 - Carl Horn	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$ 4,500
Apartment #11 - Vacant	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$ 4,200
Apartment #12 - Kamaal Davis, Kahmal Romi	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$ 6,000
Apartment #13 - Mark Hartley	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$ 4,200
Apartment #14 - Elijah Jones	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$ 4,500
Total Income	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$61,800.00
Operating Expenses													
Property Taxes	\$700.35	\$700.35	\$700.35	\$700.35	\$700.35	\$700.35	\$700.35	\$700.35	\$700.35	\$700.35	\$700.35	\$700.35	\$8,404.18
Building Insurance	\$303.33	\$303.33	\$303.33	\$303.33	\$303.33	\$303.33	\$303.33	\$303.33	\$303.33	\$303.33	\$303.33	\$303.33	\$3,640.00
Professional Consultants	\$55.42	\$55.42	\$55.42	\$55.42	\$55.42	\$55.42	\$55.42	\$55.42	\$55.42	\$55.42	\$55.42	\$55.42	\$665.00
Pest Control (Terminix)	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
Manager	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
Water	\$0.00	\$689.80	\$0.00	\$0.00	\$897.16	\$0.00	\$0.00	\$864.74	\$0.00	\$0.00	\$1,057.94	\$0.00	\$3,509.64
Gas	\$898.91	\$1,055.79	\$802.22	\$565.15	\$325.15	\$224.32	\$171.52	\$151.59	\$130.43	\$144.35	\$301.09	\$612.64	\$5,383.16
Electric	\$129.13	\$179.75	\$146.86	\$145.74	\$120.85	\$123.34	\$99.83	\$108.16	\$110.58	\$111.66	\$128.69	\$179.60	\$1,584.19
Flooring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.00	\$2,500.00
Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$1,200.00
<Other Expense>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<Other Expense>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$2,687.14	\$3,584.44	\$2,608.18	\$2,369.99	\$3,002.26	\$3,856.76	\$1,930.45	\$2,783.59	\$1,900.11	\$1,915.11	\$3,146.82	\$4,301.34	\$34,086.17
Net Income	\$2,462.86	\$1,565.56	\$2,541.82	\$2,780.01	\$2,147.74	\$1,293.24	\$3,219.55	\$2,366.41	\$3,249.89	\$3,234.89	\$2,003.18	\$848.66	\$27,713.83

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

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