



50 OLD VILLAGE ROAD

COLUMBUS, OH 43228

Doug Wilson



DISCLAIMER

50 OLD VILLAGE ROAD | 20,076 SF | COLUMBUS, OH

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1 PROPERTY INFORMATION

50 Old Village Road
Columbus, OH 43228

Executive Summary



SALE OVERVIEW

SALE PRICE: \$1,499,000.00 / SF

CAP RATE: 8.33%

NOI: \$124,907

LOT SIZE: 0 Acres

BUILDING SIZE: 20,076 SF

BUILDING CLASS: B

YEAR BUILT: 1962

RENOVATED: 1998

PROPERTY DESCRIPTION

Well kept, two story brick medical office building in Old Village, located in the heart of West Columbus, just minutes away from I-70 and I-270.

Complete Highlights

PROPERTY HIGHLIGHTS

- 20,076 SF two store brick medical office building
- Offers long-term tenant and many upgrades
- Excellent marquee signage
- Wireless and wired security system
- Lots of upgrades and improvements
- Excellent rental history
- Handicap ramps on both levels
- Immediate possession for owner occupants
- 2,500 SF available for lease
- Falls in the Columbus opportunity zone area



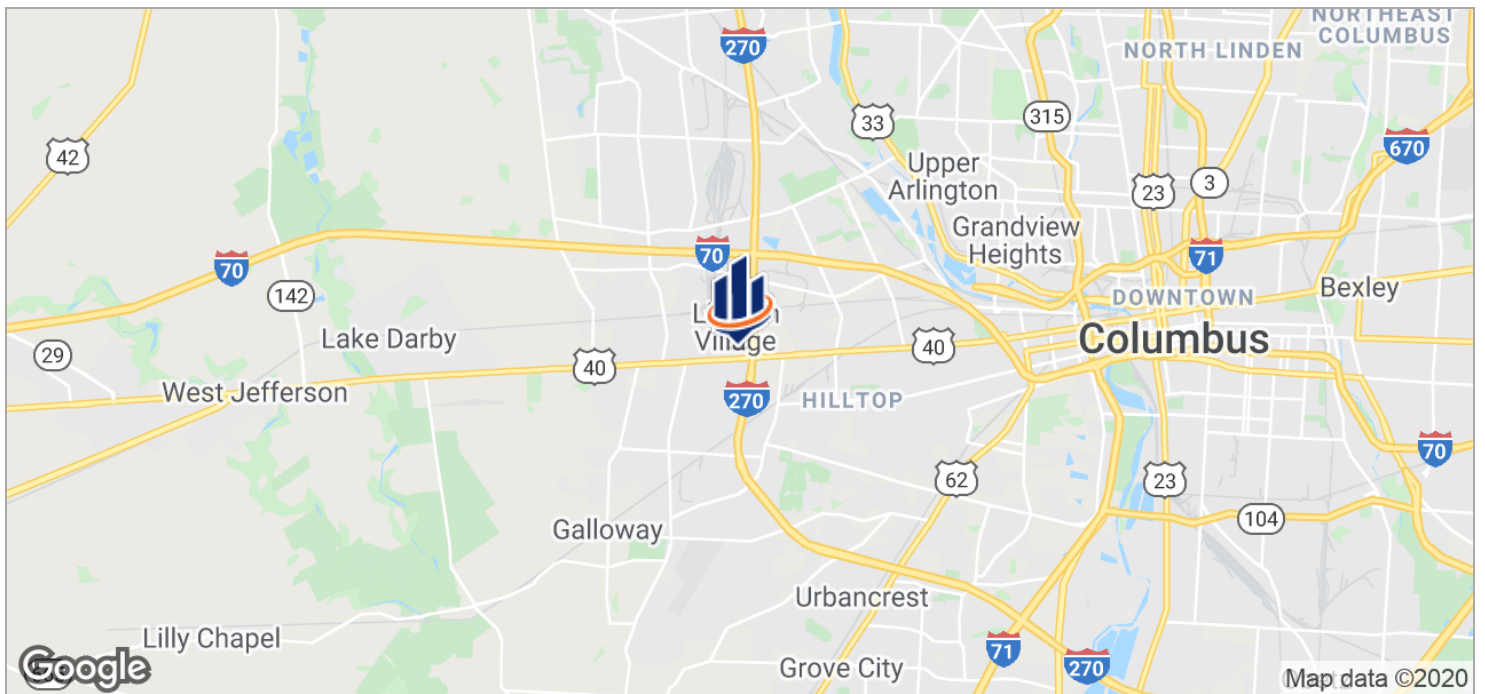
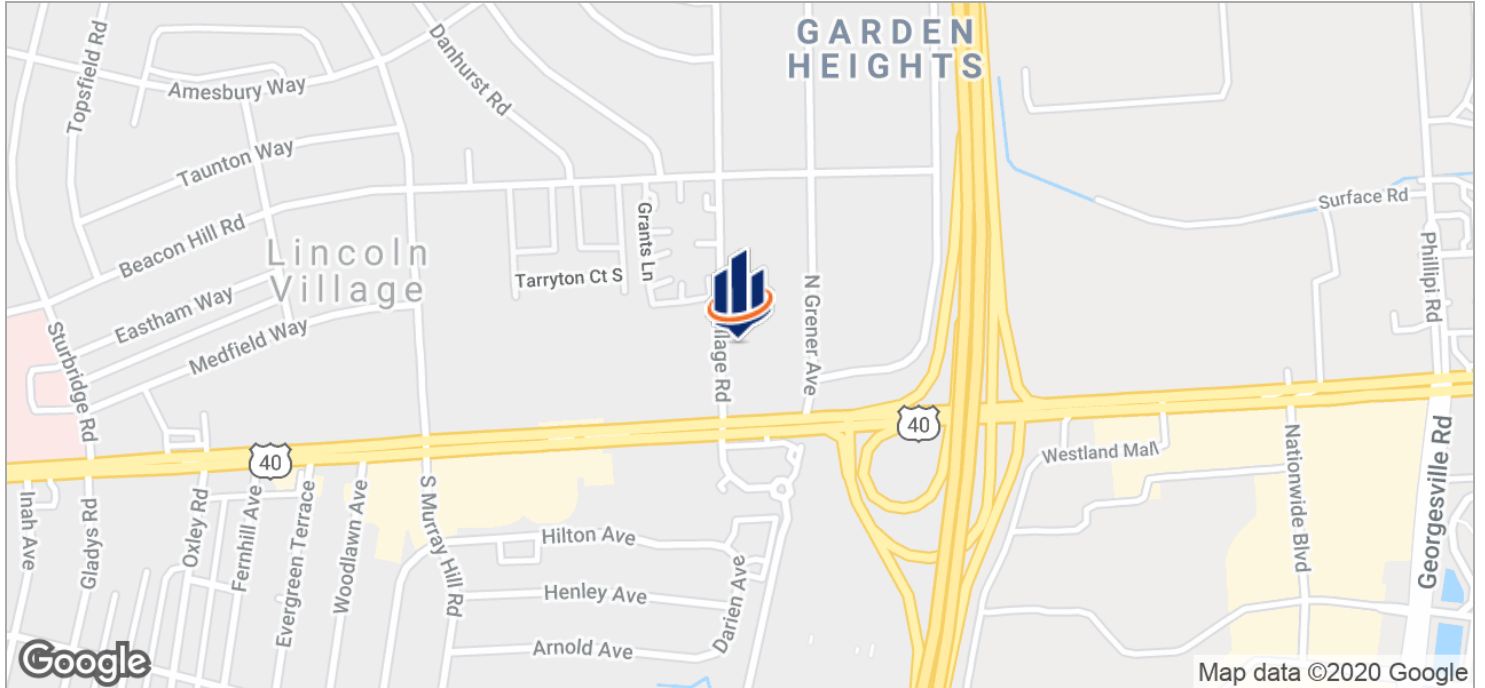
Additional Photos



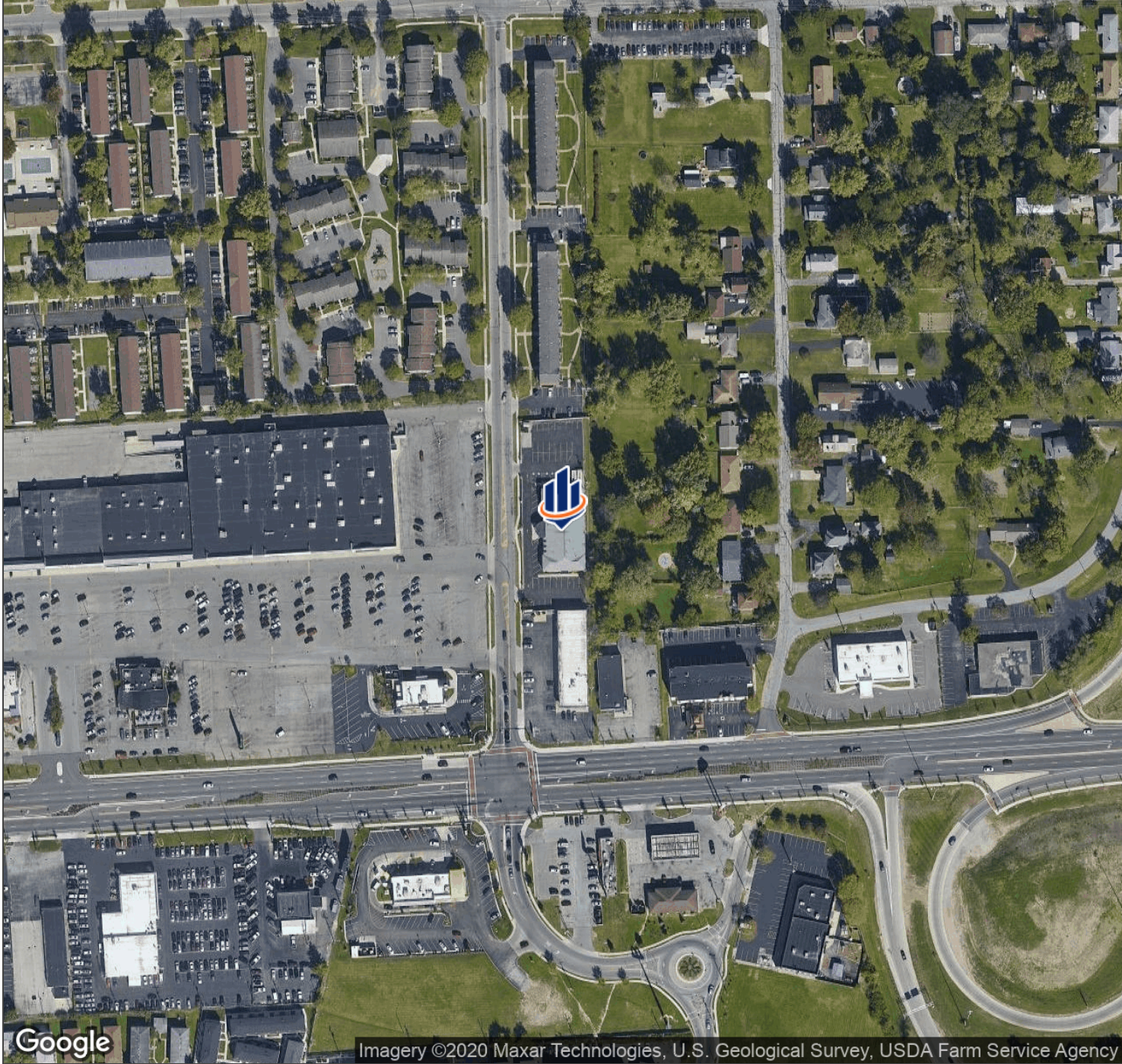
2 LOCATION INFORMATION

50 Old Village Road
Columbus, OH 43228

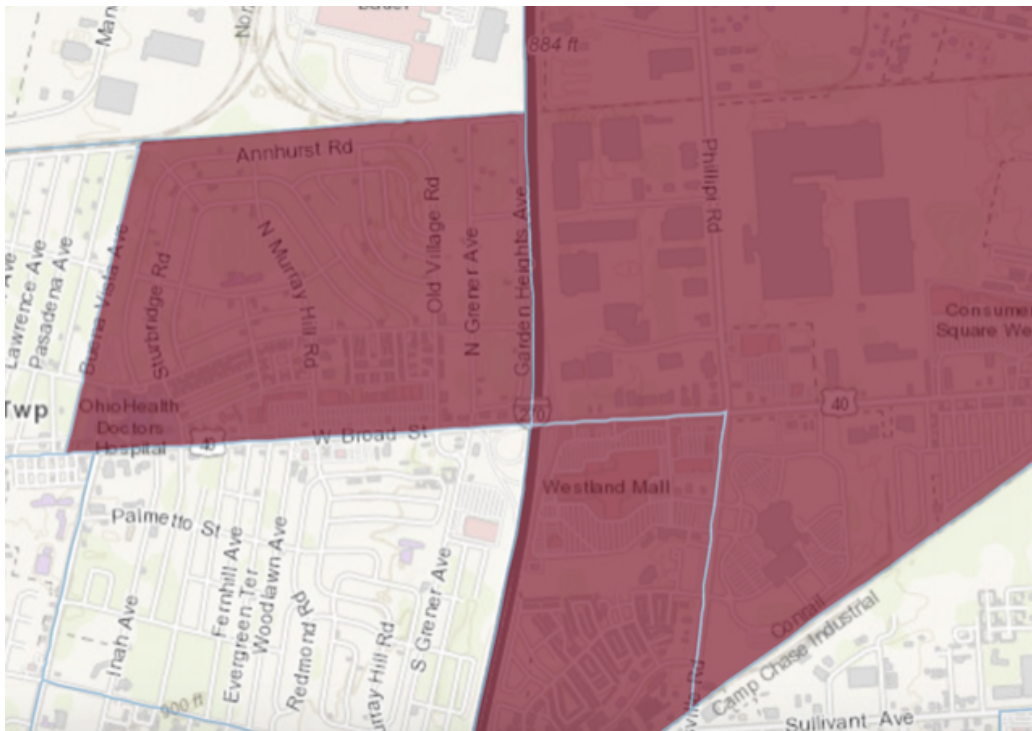
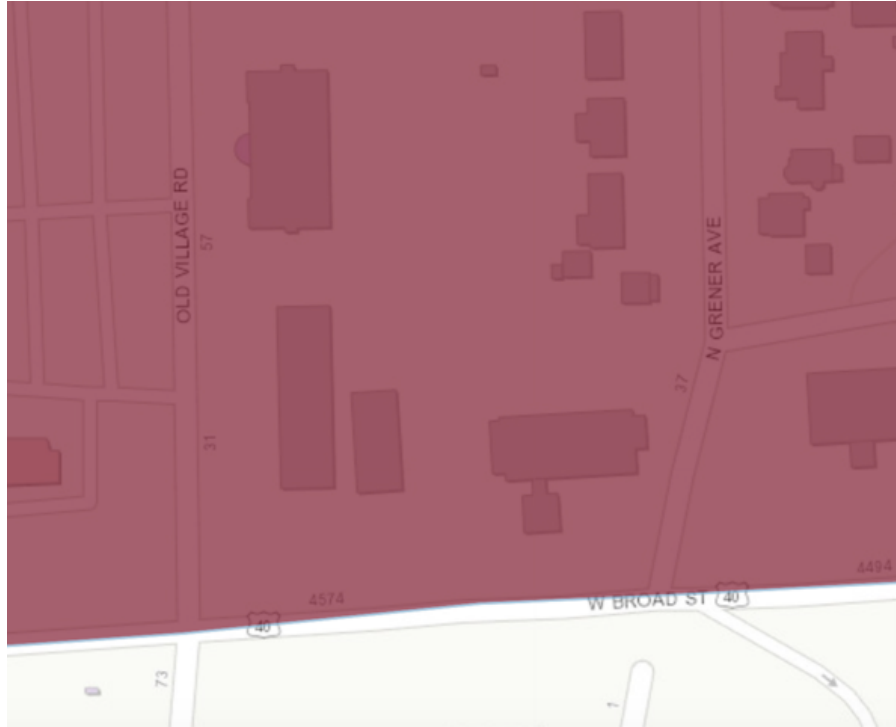
Location Maps



Aerial Map



Falls In Columbus Opportunity Zone Area

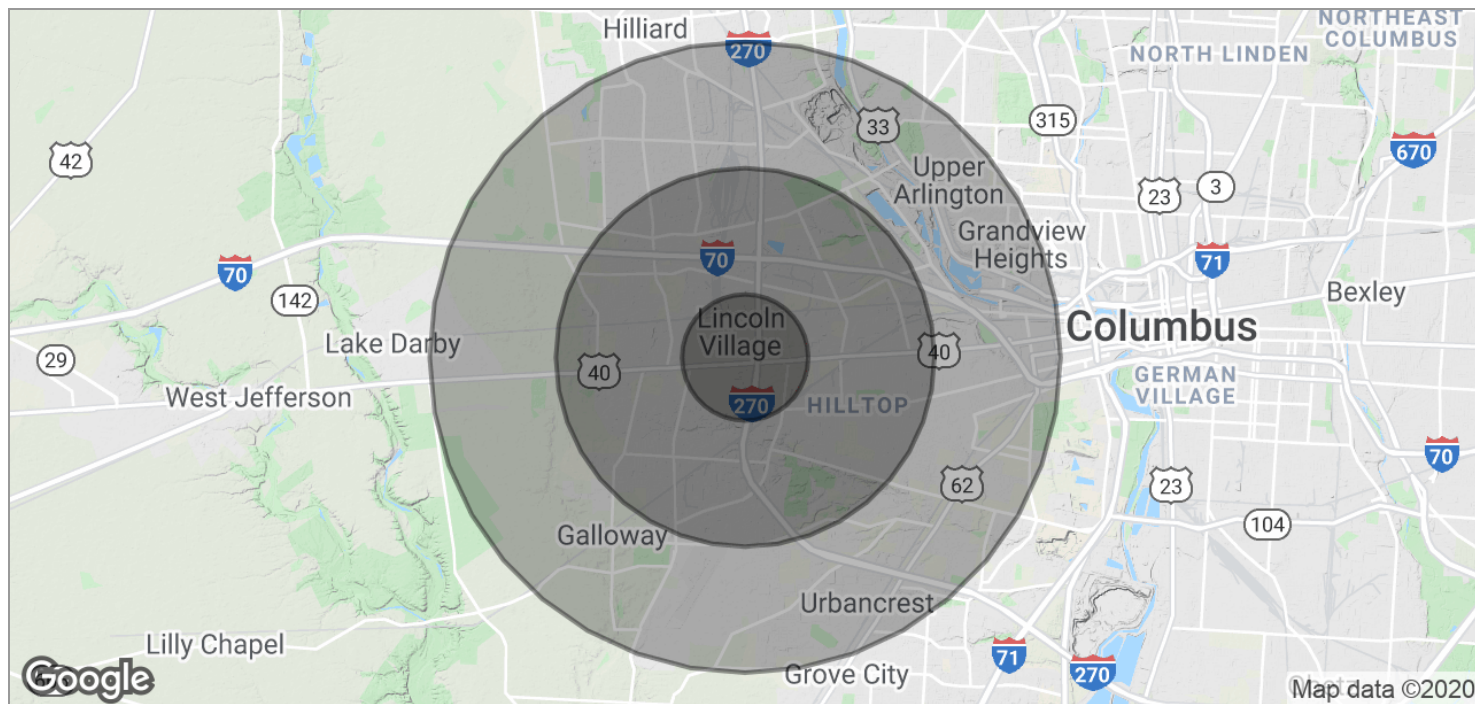


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DEMOGRAPHICS

50 Old Village Road
Columbus, OH 43228

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,630	88,655	212,895
MEDIAN AGE	32.7	31.6	32.6
MEDIAN AGE (MALE)	30.3	29.8	31.3
MEDIAN AGE (FEMALE)	34.4	33.0	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,647	35,330	82,770
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$44,579	\$50,239	\$57,622
AVERAGE HOUSE VALUE	\$167,696	\$143,901	\$157,543



4 SALE COMPARABLES

50 Old Village Road
Columbus, OH 43228

Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	4,647	35,330	82,770
Total persons per hh	2.5	2.5	2.6
Average hh income	\$44,579	\$50,239	\$57,622
Average house value	\$167,696	\$143,901	\$157,543

	1 MILE	3 MILES	5 MILES
Total population	11,630	88,655	212,895
Median age	32.7	31.6	32.6
Median age (male)	30.3	29.8	31.3
Median age (female)	34.4	33.0	33.6

* Demographic data derived from 2010 US Census

Sale Comps



★ SUBJECT PROPERTY

50 Old Village Road | Columbus, OH 43228

Sale Price: \$1,499,000.00 Lot Size: 0 AC
 Year Built: 1962 Building SF: 20,076 SF
 Price PSF: \$149,900.00 Cap: 8.33%
 NOI: \$124,907



1

3055 Columbus St. | Grove City, OH 43123

Sale Price: \$470,000 Lot Size: 0.51 AC
 Year Built: 1990 Building SF: 4,160 SF
 Price PSF: \$112.98 Closed: 05/10/2017



2

1201 S High St. | Columbus, OH 43206

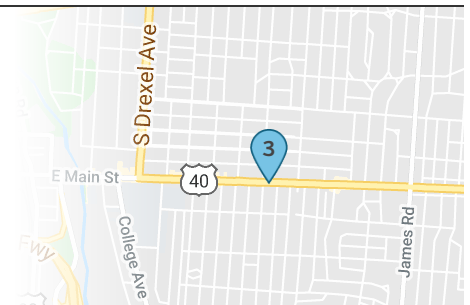
Sale Price: \$776,700 Lot Size: 0.68 AC
 Year Built: 1985 Building SF: 8,280 SF
 Price PSF: \$93.80 Closed: 05/31/2016



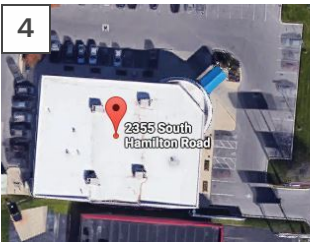
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2691 E. Main St. | Bexley, OH 43209

Sale Price: \$1,045,000 Lot Size: 0.54 AC
 Year Built: 1964 Building SF: 15,408 SF
 Price PSF: \$67.82 Closed: 11/26/2016



Sale Comps



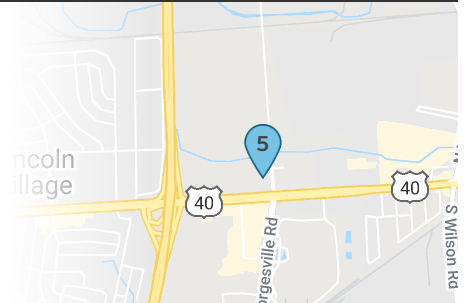
2301-2355 S. Hamilton Rd. | Columbus, OH 43232

Sale Price:	\$1,720,000	Lot Size:	0.99 AC
Year Built:	1989	Building SF:	10,814 SF
Price PSF	\$159.05	Closed:	06/14/2017



85 Phillipi Rd. | Columbus, OH 43228

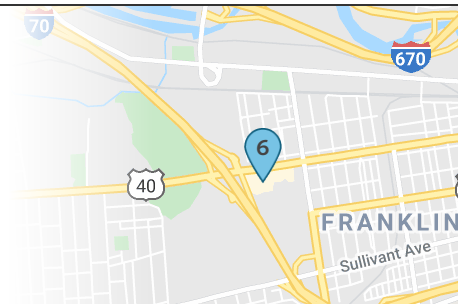
Sale Price:	\$857,143	Lot Size:	0.76 AC
Year Built:	1983	Building SF:	5,079 SF
Price PSF	\$168.76	Closed:	05/16/2017



VOCATIONAL GUIDANCE SERVICES

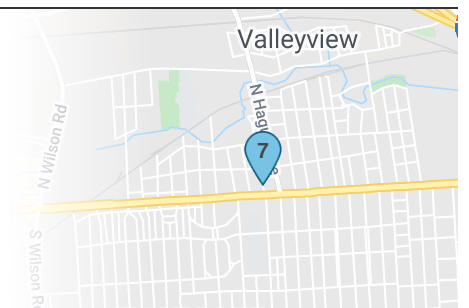
1539 W. Broad St. | Columbus, OH 43222

Sale Price:	\$665,000	Lot Size:	0.98 AC
Year Built:	2003	Building SF:	8,468 SF
Price PSF	\$78.53	Closed:	06/27/2016



2800 W. Broad St. | Columbus, OH 43204

Sale Price:	\$500,000	Lot Size:	0.45 AC
Year Built:	1983	Building SF:	4,686 SF
Price PSF	\$106.70	Closed:	12/28/2015



Sale Comps Summary

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF
 50 Old Village Road Columbus, OH 43228	\$1,499,000.00 / SF	20,076 SF	\$1499000.00

SALE COMPS	PRICE	BLDG SF	PRICE/SF	CLOSE
1 3055 Columbus St. Grove City, OH 43123	\$470,000	4,160 SF	\$112.98	05/10/2017
2 1201 S High St. Columbus, OH 43206	\$776,700	8,280 SF	\$93.80	05/31/2016
3 2691 E. Main St. Bexley, OH 43209	\$1,045,000	15,408 SF	\$67.82	11/26/2016
4 2301-2355 S. Hamilton Rd. Columbus, OH 43232	\$1,720,000	10,814 SF	\$159.05	06/14/2017
5 85 Phillipi Rd. Columbus, OH 43228	\$857,143	5,079 SF	\$168.76	05/16/2017
6 Vocational Guidance Services 1539 W. Broad St. Columbus, OH 43222	\$665,000	8,468 SF	\$78.53	06/27/2016
7 2800 W. Broad St. Columbus, OH 43204	\$500,000	4,686 SF	\$106.70	12/28/2015

	PRICE	BLDG SF	PRICE/SF	CAP
TOTALS/AVERAGES	\$861,978	8,128 SF	\$106.05	-

3055 Columbus St

Grove City, OH 43123

Franklin County | South Market | Southwest/Grove City Submarket

4,160 SF Office - Medical Building sold on 05/10/2017 for \$470,000 (\$112.98/PSF)



Bldg Type: **Medical Ofc**
Total Size: **4,160 SF**
Class: **C**
Year Built/Renovated: **1990/-** -
Floors: **1**
Typical Floor: **4,160 SF**
Parking Spaces: **32**
Tenancy: **Multi-Tenant**
Construction Type: **Wood Frame**
Land Area: **0.51 Ac.**
Lot Shape: **Irregular**
Zoning: **PSO**
APN: **040-002170-00**

Sale Detail

Sale Date: **05/10/2017**
Recorded Date: **05/18/2017**
Sale Price: **\$470,000.00 (Public Record)**
Price/SF: **\$112.98**
Asking Price: - -
Loan Amount: **\$470,000.00**
Down Payment: - -
Lender: **The Arlington Bank**

Sale Type: **Investment**
% Occupied: - -
Days On Market: - -
Deed Date: - -
Sale Price Source: **Recorder/Assessor**
Transfer Tax: **\$470.00**
Conditions: **Sale Leaseback**

Total Assessed Value: **\$141,680.00**
Assessed Value Imp: **\$108,640.00**
Assessed Tax Year: **2016**

Total Appraised Value: **\$404,800.00**
Appraised Value Imp: **\$310,400.00**
Appraised Value Land: **\$94,400.00**

Buyer & Seller

Recorded Buyer **3055 Columbus Street Properties LLC**
True Buyer **Oral & Facial Surgery for Adults & Children**
3031 Columbus St
Grove City, OH 43123

Recorded Seller **3055 Columbus LLC**
True Seller **Grove City Internal Medicine**
3055 Columbus St
Grove City, OH 43123

Comments

- Transaction** 3055 Columbus Street Properties LLC acquired a 4,160 SF office building on May 10, 2017 from 3055 Columbus LLC, for \$470,000. The sale price was provided by the county. The property is located at 3055 Columbus St, in Grove City, OH.
- Finance** The buyer secured \$470,000 eleven-year-loan, maturing on March 01, 2028, through The Arlington Bank. The Open-End Mortgage was recorded with Franklin County as Document #201705180066833 on May 18, 2017.
- Property** The property is a 27-year-old, single-story office building located in the SE quadrant of Columbus St and Haughn Rd.

1201 S High St

Columbus, OH 43206

Franklin County | South Market | Southwest/Grove City Submarket

8,280 SF Office - Medical Building sold on 05/31/2016 for \$776,700 (\$93.80/PSF)



Bldg Type: **Medical Ofc**
 Total Size: **8,280 SF**
 Class: **C**
 Year Built/Renovated: **1985/2006**
 Floors: **1**
 Typical Floor: **8,280 SF**
 Parking Spaces: **27**
 Tenancy: **Multi-Tenant**
 Construction Type: **Brick**
 Land Area: **0.68 Ac.**
 Lot Shape: **Irregular**
 Zoning: **C4, H-60**
 APN: **010-035708-00, 010-025005-00, 010-065021-00**

Sale Detail

Sale Date: **05/31/2016**
 Recorded Date: **06/03/2016**
 Sale Price: **\$776,700.00 (Public Record)**
 Price/SF: **\$93.80**
 Asking Price: - -
 Loan Amount: - -
 Down Payment: - -
 Lender: **JPMorgan Chase Bank**

Sale Type: **Inv. or Owner/User**
 % Occupied: **100%**
 Days On Market: - -
 Deed Date: - -
 Sale Price Source: **Recorder/Assessor**
 Transfer Tax: **\$776.70**
 Conditions:

Total Assessed Value: **\$274,340.00**
 Assessed Value Imp: **\$187,920.00**
 Assessed Tax Year: **2015**

Total Appraised Value: **\$783,800.00**
 Appraised Value Imp: **\$536,900.00**
 Appraised Value Land: **\$246,900.00**

Buyer & Seller

Recorded Buyer **1201 S High LLC**
 True Buyer **Inner Health Chiropractic**
 1201 S High St
 Columbus , OH 43206

Recorded Seller **1201 South High Medical Building LLC**
 True Seller **Schiff & Associates**
 115 W Main St
 Columbus , OH 43215

Comments

- Transaction** 1201 South High Medical Building LLC (Schiff & Associates), conveyed a 8,280 SF office building with 0.19-acre parking lot, located at 1201 S High St, in Columbus, to 1201 S High LLC (Inner Health Chiropractic), for \$776,700. The multi-parcel transaction occurred on May 31, 2016, via General Warranty Deed, and is considered arm's length. Sale price was provided by the county. The buyer secured a \$621,360 loan from JPMorgan Chase Bank.
- Finance** 1201 S High LLC secured a line of credit not to exceed \$621,360 from JPMorgan Chase Bank. The Open Ended Mortgage was recorded with Franklin County as Document #201606030070184.
- Property** The property is a 31-year-old, single-story office building with 0.19-acre parking lot located in the NW quadrant of W Gates St and S High St.



Bldg Type: **Medical Ofc**
 Total Size: **15,408 SF**
 Class: **C**
 Year Built/Renovated: **1964/-**
 Floors: **1**
 Typical Floor: **4,000 SF**
 Parking Spaces: **35**
 Tenancy: **Multi-Tenant**
 Construction Type: **Masonry**
 Land Area: **0.54 Ac.**
 Lot Shape: **Irregular**
 Zoning: **C-4**
 APN: **020-002011-00, 020-002921-00**

Sale Detail

Sale Date: **11/26/2016**
 Recorded Date: **12/09/2016**
 Sale Price: **\$1,045,000.00 (Verified)**
 Price/SF: **\$67.82**
 Asking Price: **\$1,200,000.00**
 Loan Amount: - -
 Down Payment: - -
 Lender: **First Financial Bank**

Sale Type: **Investment**
 % Occupied: **80%**
 Days On Market: **39**
 Deed Date: - -
 Sale Price Source: **Agent**
 Transfer Tax: **\$1,045.00**
 Conditions:

Total Assessed Value: **\$252,000.00**
 Assessed Value Imp: **\$142,030.00**
 Assessed Tax Year: **2016**

Total Appraised Value: **\$720,000.00**
 Appraised Value Imp: **\$405,800.00**
 Appraised Value Land: **\$314,200.00**

Buyer & Seller

Recorded Buyer **Mithoff Investments LLC**
 True Buyer **Mark P Talis**
 316 Gates St
 Columbus, OH 43206

Recorded Seller **Henley Special Account LLC**
 True Seller **James S Henley**
 6300 Midnight Pass Rd
 Sarasota, FL 34242

Comments

- Transaction** **Mithoff Investments LLC (Mark P Talis) acquired 2 office buildings totaling 15,408 SF on November 26, 2016 from Henley Special Account LLC (James S Henley), for \$1,045,000. The sale price was provided by Franklin County. The property is located at 2691 and 2699 E Main St in Bexley. Alex Macke of Carriage Trade Realty represented the Seller. Williams Robbins of HER Realtors Inc represented the Buyer. Mr. Macke verified the sale price and occupancy rate at the time of the sale. A call to GLOW Custom Airbrush Tanning and Touch Therapy Massage Bexley verified their tenancy at the time of the sale.**
- Finance** **The Buyer secured a line of credit not to exceed \$783,750 through First Financial Bank. The Open Ended Mortgage was recorded with Franklin County as Document #201612090169420.**
- Property** **The property consists of 2 office buildings located on the SW corner of E Main St and Grandon Ave.**



Bldg Type: **Medical Ofc**
 Total Size: **10,814 SF**
 Class: **B**
 Year Built/Renovated: **1989/-**
 Floors: **1**
 Typical Floor: **10,814 SF**
 Parking Spaces: **50**
 Tenancy: **Multi-Tenant**
 Construction Type: **Concrete Block**
 Land Area: **0.99 Ac.**
 Lot Shape: **Irregular**
 Zoning: **C**
 APN: **010-294388-00**

Sale Detail

Sale Date: **06/14/2017**
 Recorded Date: **06/21/2017**
 Sale Price: **\$1,720,000.00 (Public Record)**
 Price/SF: **\$159.05**
 Asking Price: - -
 Loan Amount: **\$998,000.00**
 Down Payment: - -
 Lender: **The Citizens National Bank of Bluffton**

Sale Type: **Investment**
 % Occupied: - -
 Days On Market: - -
 Deed Date: - -
 Sale Price Source: **Recorder/Assessor**
 Transfer Tax: **\$1,720.00**
 Conditions:

Total Assessed Value: **\$309,050.00**
 Assessed Value Imp: **\$229,810.00**
 Assessed Tax Year: **2016**

Total Appraised Value: **\$883,000.00**
 Appraised Value Imp: **\$656,600.00**
 Appraised Value Land: **\$226,400.00**

Buyer & Seller

Recorded Buyer **Yasushi Yamada Family Trust**
 True Buyer **Yasushi Yamada Family Trust**
 4237 Garland Dr
 Fremont, CA 94536

Recorded Seller **2355 Hamilton LLC**
 True Seller **Piyush Kothary**
 209 E Broad St
 Columbus, OH 43215

Comments

Transaction **Yasushi Yamada Family Trust acquired a 10,814 SF office building on June 14, 2017 from 2355 Hamilton LLC, for \$1,720,000. The sale price was provided by the county. The property is located at 2301-2355 S Hamilton Rd, in Columbus, OH.**

Finance **The Buyer secured a line of credit not to exceed \$998,000 through The Citizens National Bank of Bluffton. The Open-End Mortgage was recorded with Franklin county as Documents #201706210084353 on June 21,2017.**

Property **The property is a 27-year-old, single-story office building located in the SW quadrant of Eastpoint Dr and S Hamilton Rd.**

85 Phillipi Rd
Columbus, OH 43228

Franklin County | Northwest Market | Hilliard/West Submarket
5,079 SF Office - Medical Building sold on 05/16/2017 for \$857,143 (\$168.76/PSF)



Bldg Type: **Medical Ofc**
Total Size: **5,079 SF**
Class: **C**
Year Built/Renovated: **1983/-**
Floors: **1**
Typical Floor: **5,079 SF**
Parking Spaces: **25**
Tenancy: **Single-Tenant**
Construction Type: **Masonry**
Land Area: **0.76 Ac.**
Lot Shape: **Rectangular**
Zoning: **-**
APN: **140-007375-00**

Sale Detail

Sale Date: **05/16/2017**
Recorded Date: **05/19/2017**
Sale Price: **\$857,143.00 (Public Record)**
Price/SF: **\$168.76**
Asking Price: **-**
Loan Amount: **\$854,635.81**
Down Payment: **-**
Lender: **Naveen Bekkam**

Sale Type: **Investment**
% Occupied: **-**
Days On Market: **-**
Deed Date: **-**
Sale Price Source: **Recorder/Assessor**
Transfer Tax: **\$857.20**
Conditions: **Sale Leaseback**

Total Assessed Value: **\$161,000.00**
Assessed Value Imp: **\$91,280.00**
Assessed Tax Year: **2016**

Total Appraised Value: **\$460,000.00**
Appraised Value Imp: **\$260,800.00**
Appraised Value Land: **\$199,200.00**

Buyer & Seller

Recorded Buyer **Meritra Health Care Phillipi LLC**
True Buyer **Meritra Health**
109 Commerce Park Dr
Westerville, OH 43082

Recorded Seller **Urgent Care Phillipi LLC**
True Seller **Premium Medical Care**
909 Morse Rd
Columbus, OH 43229

Comments

- Transaction **Meritra Health Care Phillipi LLC acquired a 5,079 SF office building on May 16, 2017 from Urgent Care Phillipi LLC, for \$857,143. The sale price was provided by the Franklin county. The property is located at 85 Phillipi Rd in Columbus.**
- Finance **The buyer secured a \$854,653.84 loan, through Naveen Bekkam. The Mortgage was recorded with Franklin County as Document #201705190067907 on 05/19/2017.**
- Property **The property is a 34-year-old, single-story office building located in the NW quadrant of W Broad St and Phillipi Rd.**

Columbus, OH 43222-1043

Franklin County | South Market | Southwest/Grove City Submarket

8,468 SF Office - Medical Building sold on 06/27/2016 for \$665,000 (\$78.53/PSF)



Bldg Type: **Medical Ofc**
 Total Size: **8,468 SF**
 Class: **C**
 Year Built/Renovated: **2003/-**
 Floors: **1**
 Typical Floor: **8,468 SF**
 Parking Spaces: **35**
 Tenancy: **Single-Tenant**
 Construction Type: **Steel Frame/Masonry Facade**
 Land Area: **0.98 Ac.**
 Lot Shape: **Irregular**
 Zoning: **CPD**
 APN: **010-264125-00**

Sale Detail

Sale Date: **06/27/2016**
 Recorded Date: **06/28/2016**
 Sale Price: **\$665,000.00 (Verified)**
 Price/SF: **\$78.53**
 Asking Price: **\$700,000.00**
 Loan Amount: - -
 Down Payment: - -
 Lender: - -

Sale Type: **Inv. or Owner/User**
 % Occupied: **0%**
 Days On Market: **139**
 Deed Date: - -
 Sale Price Source: **Owner**
 Transfer Tax: **\$665.00**
 Conditions:

Total Assessed Value: **\$286,650.00**
 Assessed Value Imp: **\$189,840.00**
 Assessed Tax Year: **2015**

Total Appraised Value: **\$819,000.00**
 Appraised Value Imp: **\$542,400.00**
 Appraised Value Land: **\$276,600.00**

Buyer & Seller

Recorded Buyer **Vocational Guidance Services**
 True Buyer **Vocational Guidance Services**
 2239 E 55th St
 Cleveland, OH 44103

Recorded Seller **Ibold LLC**
 True Seller **The Stough Group**
 1128 Main St
 Cincinnati, OH 45202

Comments

Transaction **Ibold LLC (The Stough Group), conveyed an 8,468 SF office building, located at 1539 W Broad St, in Columbus, to Vocational Guidance Services for \$665,000. The single-parcel transaction occurred on June 27, 2016, via Limited Warranty Deed, and is considered arm's length. The property was placed on the market for \$700,000 on approximately 02/09/2016 with Listing Broker Mark Francescon. Sale price was provided by the county.**

Property The property is a 13-year-old, single-story office building located in the SW quadrant of W Broad St and S Central Ave.

2800 W Broad St

Columbus, OH 43204

Franklin County | Northwest Market | Hilliard/West Submarket

4,686 SF Office - Medical Building sold on 12/28/2015 for \$500,000 (\$106.70/PSF)



Bldg Type: **Medical Ofc**
 Total Size: **4,686 SF**
 Class: **C**
 Year Built/Renovated: **1983/-**
 Floors: **1**
 Typical Floor: **4,686 SF**
 Parking Spaces: **17**
 Tenancy: **Single-Tenant**
 Construction Type: **Masonry**
 Land Area: **0.45 Ac.**
 Lot Shape: **Irregular**
 Zoning: **C4, H-35**
 APN: **010-063888-00**

Sale Detail

Sale Date: **12/28/2015**
 Recorded Date: **12/31/2015**
 Sale Price: **\$500,000.00 (Verified)**
 Price/SF: **\$106.70**
 Asking Price: - -
 Loan Amount: - -
 Down Payment: - -
 Lender: - -

Sale Type: **Owner/User**
 % Occupied: **100%**
 Days On Market: - -
 Deed Date: - -
 Sale Price Source: **Owner**
 Transfer Tax: **\$500.00**
 Conditions:

Total Assessed Value: **\$140,010.00**
 Assessed Value Imp: **\$99,090.00**
 Assessed Tax Year: **2015**

Total Appraised Value: **\$400,000.00**
 Appraised Value Imp: **\$283,100.00**
 Appraised Value Land: **\$116,900.00**

Buyer & Seller

Recorded Buyer **Centennial Properties of Georgia LLC**
 True Buyer **Aeon Clinical Laboratories**
 2225 Centennial Dr
 Gainesville, GA 30504

Recorded Seller **I Jarlin LLC**
 True Seller **Family Health Care Center**
 2800 W Broad St
 Columbus, OH 43204

Comments

Transaction **I Jarlin LLC conveyed a 4,686 SF medical office building located at 2800 W Broad St, in Columbus,OH, to Centennial Properties of Georgia LLC for \$500,000. The single-parcel transaction occurred on December 28, 2015 via General Warranty Deed, and is considered arm's length. Paul Suda the byuer confirmed the acquisition and that he was represented by Bryan Savage from Savage Real Estate.**

Property The property is a 33-year-old, single-story office building located in the SW quadrant of I-70 and N Hague Ave.

Sales Trend Analysis - Improved Property

Sale Year	Sale Quarter	# of Sales	Total Volume	Average Price	Average Size SF	Average \$ SF	Average Cap
2015	4	1	\$500,000.00	\$500,000.00	4,686	\$106.70	
Subtotal		1	\$500,000.00	\$500,000.00	4,686	\$106.70	
2016	2	2	\$1,441,700.00	\$720,850.00	8,374	\$86.08	
	4	1	\$1,045,000.00	\$1,045,000.00	15,408	\$67.82	
Subtotal		3	\$2,486,700.00	\$828,900.00	10,718	\$77.33	
2017	2	3	\$3,047,143.00	\$1,015,714.33	6,684	\$151.95	
Subtotal		3	\$3,047,143.00	\$1,015,714.33	6,684	\$151.95	
Totals		7	\$6,033,843.00	\$861,977.57	8,127	\$106.05	

Report Summary

Graphs

of Properties: 7

Year Built Range: 1964 - 2003

Building SF Range: 4,160 - 10,814

% Occupied Range:

Lot Size Range: 0.45 Ac. - 0.99 Ac.

Sale Price Range: \$470,000.00 - \$1,720,000.00

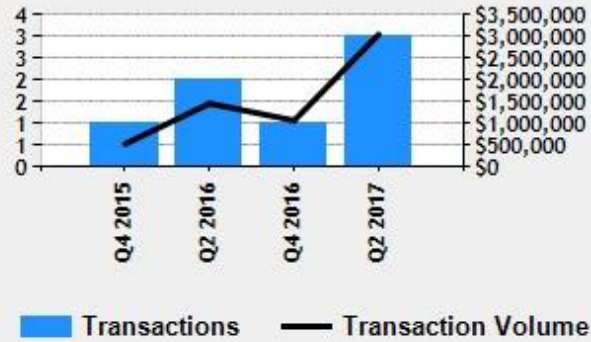
PSF Range: \$67.82 - \$168.76

Cap Rate Range:

Sale Date Range: 12/28/2015 - 06/14/2017

Days on Market Range: 39 days - 139 days

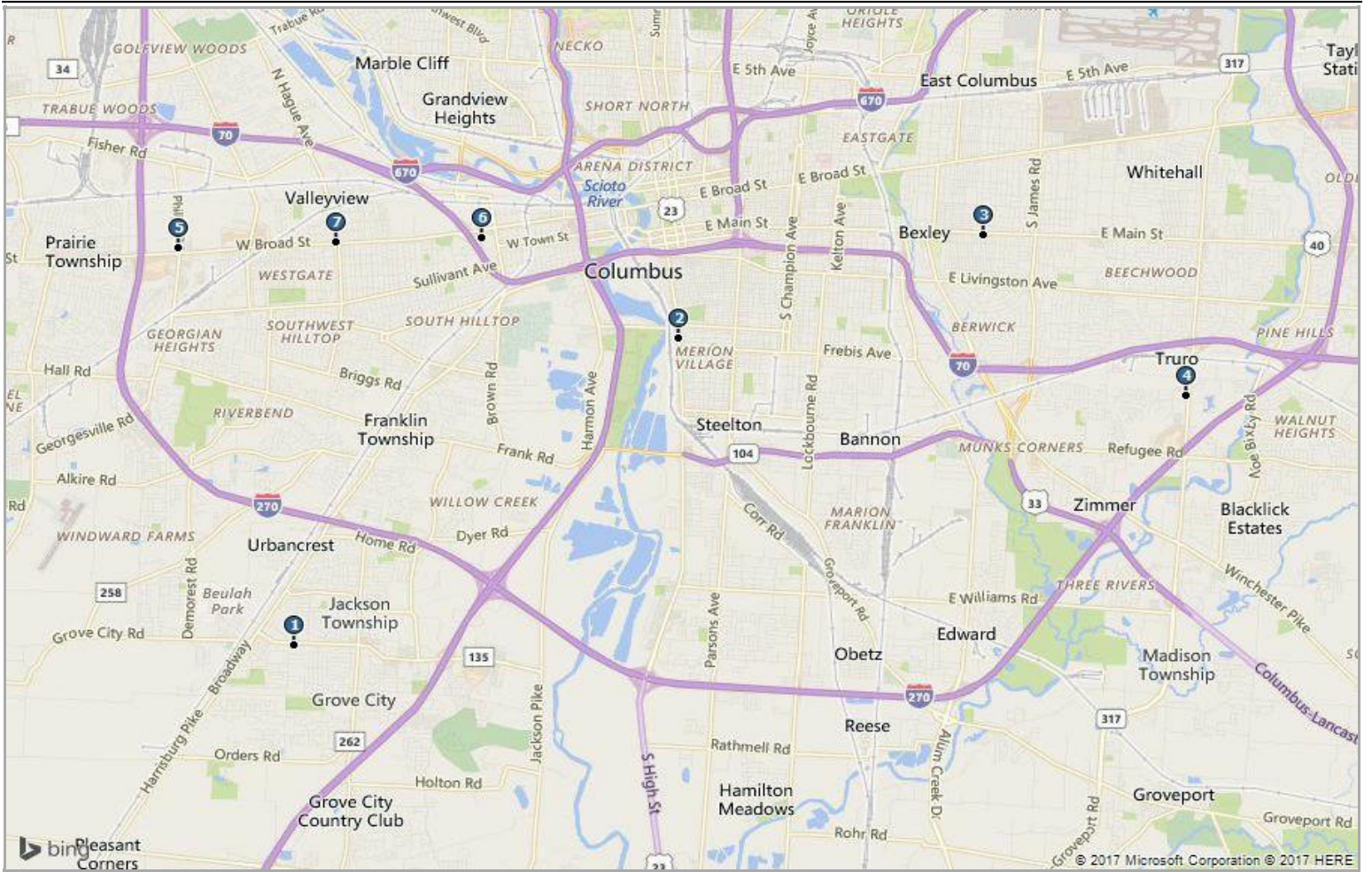
Transaction Analysis



Sale Price Analysis



Road Map



Address	City, State Zip	Number on report
1 3055 Columbus St	Grove City, OH 43123	1
2 1201 S High St	Columbus, OH 43206	2
3 2691 E Main St	Bexley, OH 43209	3
4 2301-2355 S Hamilton Rd	Columbus, OH 43232-4305	4
5 85 Phillipi Rd	Columbus, OH 43228	5
6 1539 W Broad St	Columbus, OH 43222-1043	6
7 2800 W Broad St	Columbus, OH 43204	7



5 ADDITIONAL INFORMATION

50 Old Village Road
Columbus, OH 43228

Improvements

- **Total wired and wireless connect security system and electronic locking doors with 16 separate security cameras**
- **2011 upgrade of T-8 lighting throughout**
- **2010 Roof replacement**
- **Upgrade phone and IT cabling**
- **18 Electric meters, 18 gas meters with upgrade HVAC units and programmable thermostats**
- **Moisture lights in bathroom with auto flush installations**
- **Handicap ramps installed for both levels**
- **Total remodeled Ohio Health suite completed in 2011**
- **Very well-kept building with many other upgrades and improvements**
- **Excellent rental history**



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Additional Photos



Additional Photos



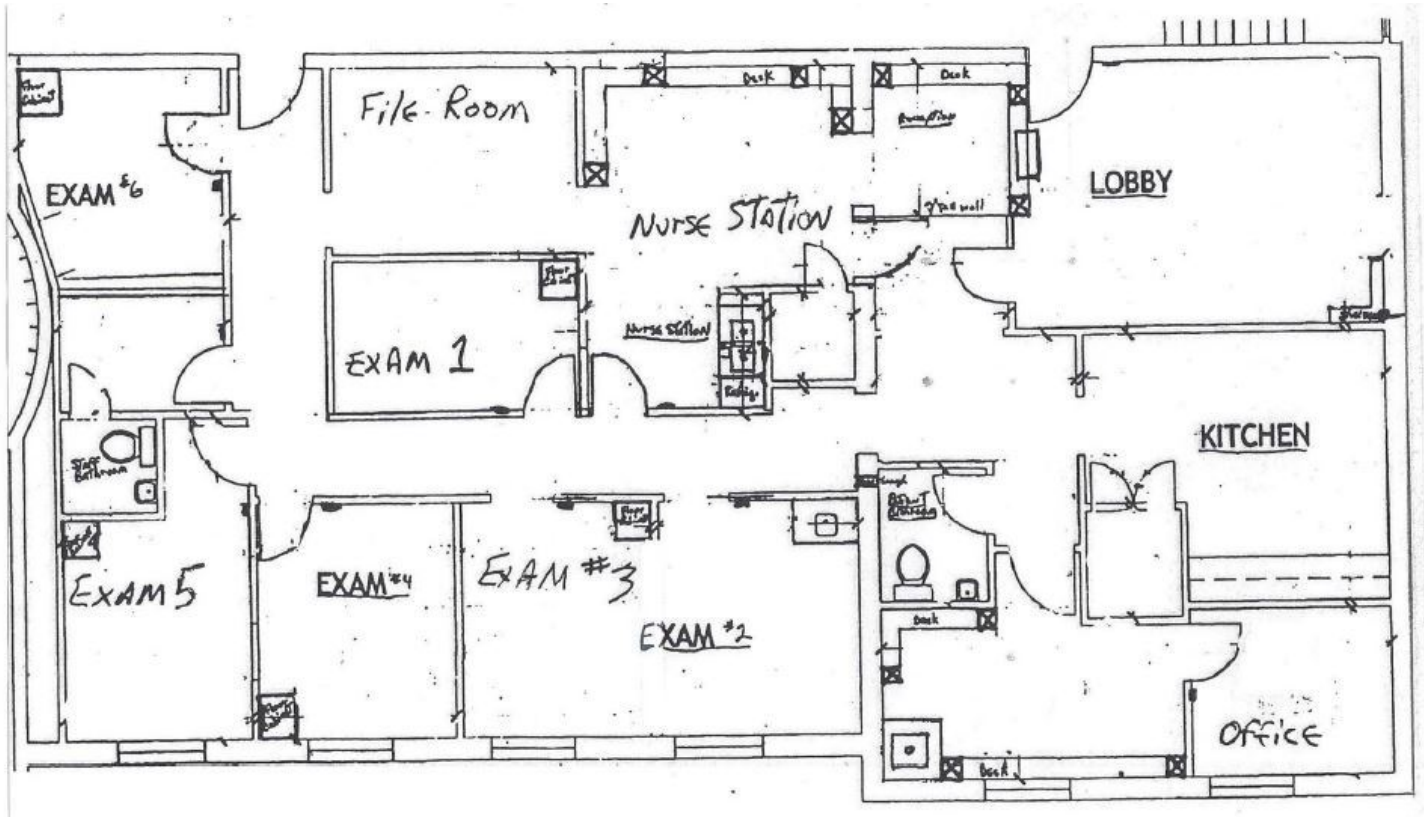
Additional Photos



Additional Photos



Floor Plan





6 ADVISOR BIOS

50 Old Village Road
Columbus, OH 43228

Advisor Bio & Contact



Doug Wilson

Managing Director
SVN | Wilson Commercial Group, LLC

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

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