



Investment Offering

VALUE ADD TITLE XX DAYCARE PROPERTY

Columbus, Ohio



**Alterra Real Estate Advisors
300 Spruce Street, Ste 110
Columbus, OH 43215**

**CONTACT: JACKSON N PULLIAM
jpulliam@AlterraRE.com
614.285.7234**

All of the included information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

OFFERING SUMMARY

Well established daycare successfully operating since 1974.

Prime location in Franklin County, Ohio with high traffic counts and on a bus line.

Value Add opportunities include ranking and business operation improvements, increased enrollment and utilization of vacant real estate.

Property Address: 100 Obetz Road, Columbus, OH 43207
Franklin County Ohio Parcel #010-111574-00

Property Description: 8 buildings on 3.97 acres plus 3+/- acres vacant zoned land

Offering Price: \$4,450,000 includes all real estate, business operations and FF&E

Zoning for all Property: Institutional (I) - City of Columbus

Licensed Capacity: Preschool 181
SCAA 179
Current Enrollment is 184 children

Demographics	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population	3,938	22,781	71,319
2019 Median HH Income	\$41,527	\$42,633	\$40,633
2019 Average HH Income	\$49,258	\$47,515	\$47,576

This is a private sale to experienced child care operator.

Real estate and business must be sold collectively. There is not an option to purchase real estate or business separately. Do not contact school directly.



LOCATION MAPS & AERIAL



PHOTOS - 8 buildings



Buildings 5, 6, 8 leased to A+ Children's Academy (overseen by Dept of Education) through 7/31/2022

PHOTOS - Interior Building 1



FINANCIALS

Investment Analysis

100 Obetz Road



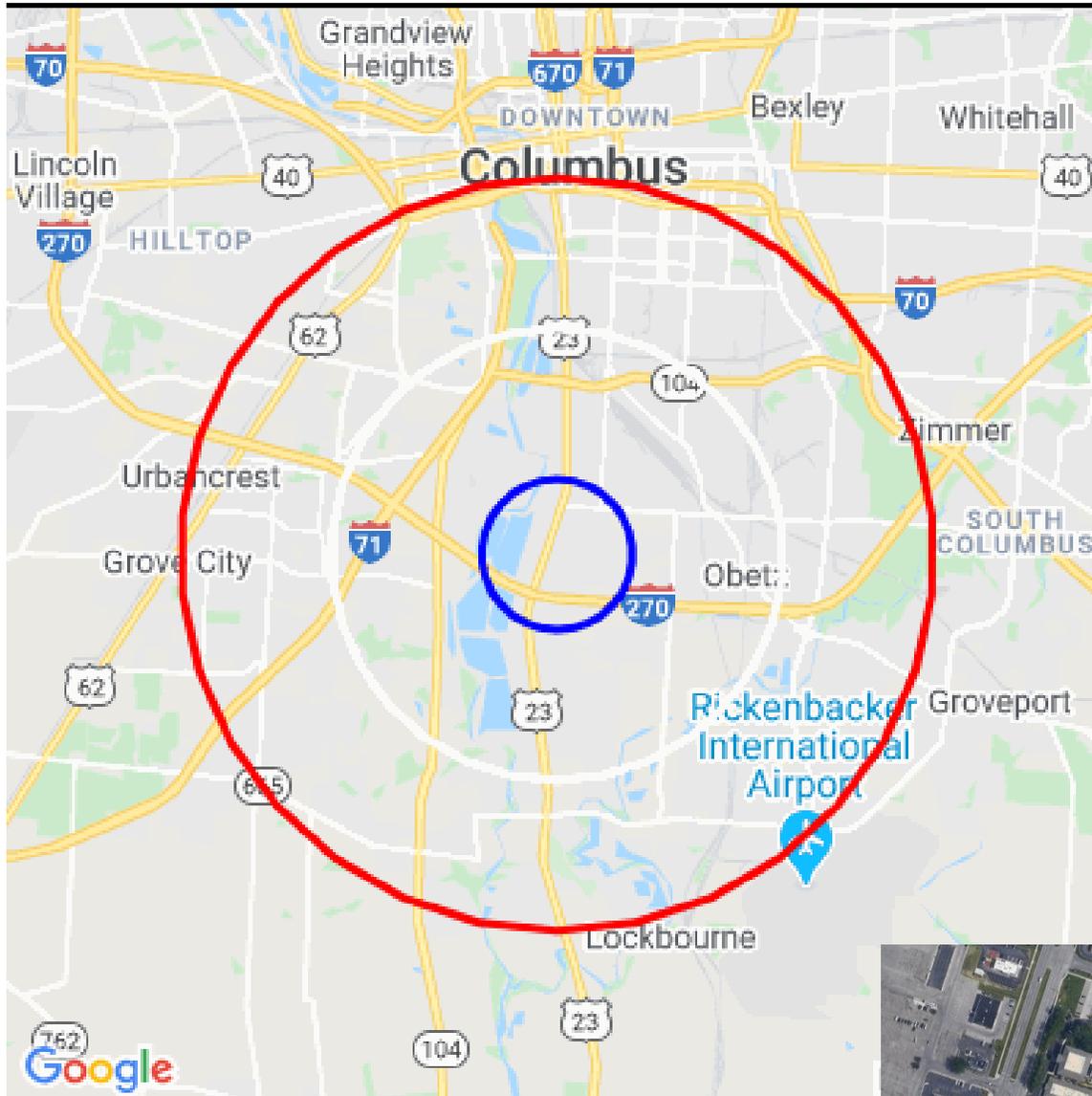
	Lease Expiration	SF Estimates	Current Occupancy		Full Occupancy Yrs 2-8		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8	
			Year 1 2020	PSF	Year 2 2021	PSF	Year 2022	PSF	Year 2023	PSF	Year 2024	PSF	Year 2025	PSF	Year 2026	PSF	Year 2027	PSF
NET RENTS																		
The Childrens Academy (Business Gross Revenue)	N/A	17,000	\$1,056,210	N/A	\$1,795,880	\$105.64	\$1,849,756	\$108.81	\$1,905,249	\$112.07	\$1,962,407	\$115.44	\$2,021,279	\$118.90	\$2,081,917	\$122.47	\$2,144,375	\$126.14
A+ Childrens Academy (DOE Lease)	6/30/2022	9,500	\$100,225	\$10.55	\$100,225	\$10.55	\$100,225	\$10.55	\$103,232	\$10.87	\$106,329	\$11.19	\$109,519	\$11.53	\$112,804	\$11.87	\$116,188	\$12.23
Gross Rental Revenue		26,500	\$1,156,435	\$43.64	\$1,896,105	\$71.55	\$1,949,981	\$73.58	\$2,008,481	\$75.79	\$2,068,735	\$78.07	\$2,130,797	\$80.41	\$2,194,721	\$82.82	\$2,260,563	\$85.30
Expense Reimbursement Revenue			\$19,775		\$20,368		\$20,979		\$21,609		\$22,257		\$22,925		\$23,612		\$24,321	
EFFECTIVE GROSS REVENUE			\$1,176,210	\$44.39	\$1,916,473	\$72.32	\$1,970,961	\$74.38	\$2,030,090	\$76.61	\$2,090,992	\$78.91	\$2,153,722	\$81.27	\$2,218,334	\$83.71	\$2,284,884	\$86.22
OPERATING EXPENSES			(\$669,949)	(\$25.28)	(\$1,169,949)	(\$44.15)	(\$1,205,047)	(\$45.47)	(\$1,241,199)	(\$46.84)	(\$1,278,435)	(\$48.24)	(\$1,316,788)	(\$49.69)	(\$1,356,292)	(\$51.18)	(\$1,396,980)	(\$52.72)
NET OPERATING INCOME			\$506,261	\$19.10	\$746,524	\$28.17	\$765,913	\$28.90	\$788,891	\$29.77	\$812,557	\$30.66	\$836,934	\$31.58	\$862,042	\$32.53	\$887,903	\$33.51
Interest Payments			\$127,656		\$138,846		\$135,027		\$131,404		\$127,313		\$123,072		\$118,676		\$113,732	
Principal Payments			\$100,655		\$104,339		\$108,158		\$112,116		\$116,220		\$120,473		\$124,883		\$129,453	
TOTAL DEBT SERVICE & FEES			(\$243,185)	(\$9.18)	(\$243,185)	(\$9.18)	(\$243,185)	(\$9.18)	(\$243,185)	(\$9.18)	(\$243,185)	(\$9.18)	(\$243,185)	(\$9.18)	(\$243,185)	(\$9.18)	(\$243,185)	(\$9.18)
TOTAL LEASING & CAPITAL COSTS			\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
NET CASH FLOW			\$263,076		\$503,339		\$522,728		\$545,706		\$569,372		\$593,749		\$618,857		\$644,718	
Return From Cash Flow			\$263,076	59%	\$503,339	113%	\$522,728	117%	\$545,706	123%	\$569,372	128%	\$593,749	133%	\$618,857	139%	\$644,718	145%
Return from Debt Reduction			\$104,339	23%	\$104,339	23%	\$108,158	24%	\$112,116	25%	\$116,220	26%	\$120,473	27%	\$124,883	28%	\$129,453	29%
Return from Tax Deductions			\$97,087	22%	\$97,087	21%	\$97,087	21%	\$97,087	21%	\$97,087	20%	\$97,087	20%	\$97,087	20%	\$97,087	19%
Return from Annual Appreciation			\$133,500	30%	\$133,500	30%	\$133,500	30%	\$133,500	30%	\$133,500	30%	\$133,500	30%	\$133,500	30%	\$133,500	30%
Total Annual Return			\$598,002	134%	\$838,265	188%	\$861,473	193%	\$888,409	199%	\$916,179	205%	\$944,809	211%	\$974,327	217%	\$1,004,759	223%
Total Cumulative Return			\$598,002		\$1,436,267		\$2,297,739		\$3,186,148		\$4,102,327		\$5,047,136		\$6,021,463		\$7,026,221	

Purchase Price	\$4,450,000	\$167.92 PSF	3.60% Interest Rate	Prepared By: Jackson Pulliam
Initial Investment	\$445,000	10% Down Payment	25 Year Loan Amortization	Altterra Real Estate Advisors
Cap Rate	11.4%	16.8%	17.2%	17.7%
			18.3%	18.8%
				614,545.2157

Disclaimer: All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors and omissions. Buyer is responsible to verify the information contained herein and Altterra Real Estate Advisors, LLC shall have no responsibility as to the accuracy hereof.

DEMOGRAPHICS

Demographic Report



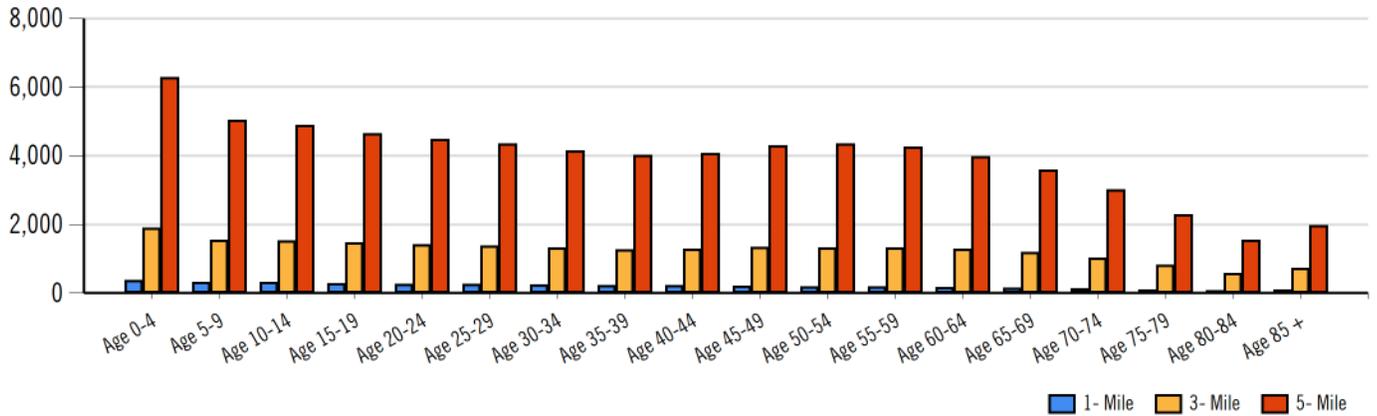
100 Obetz Rd

Population

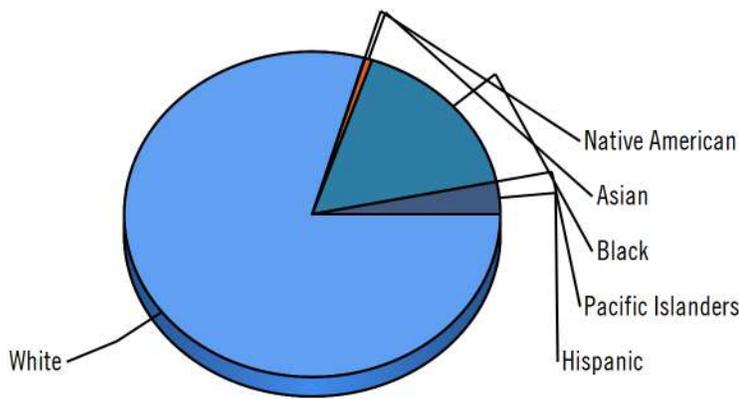
Distance	Male	Female	Total
1- Mile	1,903	2,034	3,938
3- Mile	11,082	11,699	22,781
5- Mile	34,613	36,705	71,318



Population by Distance and Age (2018)



Ethnicity within 5 miles



■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

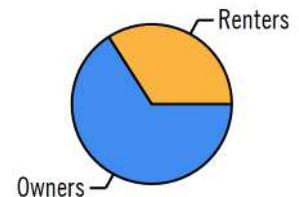
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

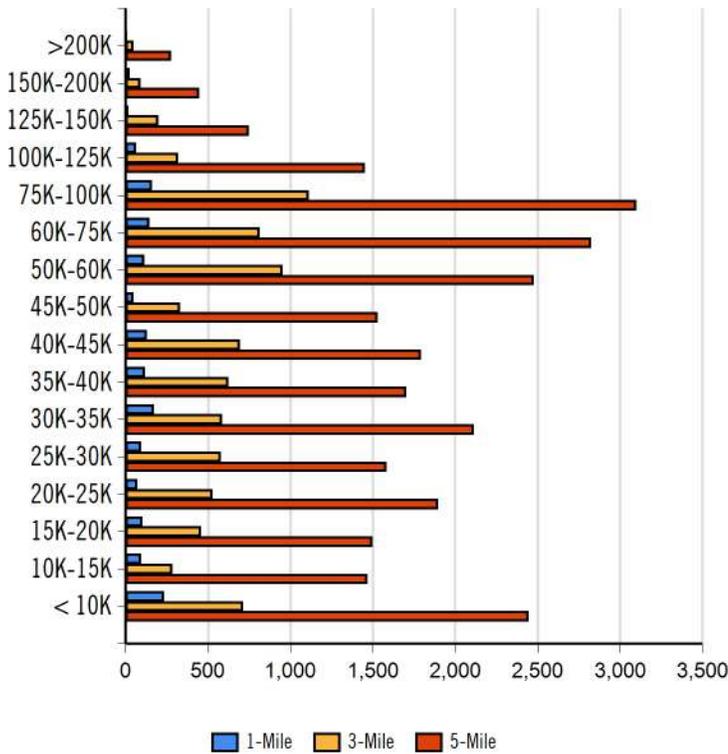
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,570	97	2.32 %
3-Mile	9,732	514	3.30 %
5-Mile	31,738	1,563	4.24 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	5	53	42	91	321	119	34	130	172	163	120	138
3-Mile	34	29	528	1,074	537	1,373	833	663	582	1,447	693	524	711
5-Mile	162	87	2,049	3,280	1,233	3,977	2,626	1,157	2,343	5,798	2,712	1,779	2,357

Household Income



Radius	Median Household Income
1-Mile	\$41,527.20
3-Mile	\$42,633.26
5-Mile	\$40,632.76

Radius	Average Household Income
1-Mile	\$49,258.20
3-Mile	\$47,514.65
5-Mile	\$47,575.76

Radius	Aggregate Household Income
1-Mile	\$68,063,949.84
3-Mile	\$423,761,322.30
5-Mile	\$1,428,242,751.67

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,344	14,911	45,949
High School Grad	932	6,097	17,648
Some College	519	2,583	8,386
Associates	116	570	2,258
Bachelors	66	569	3,472
Masters	13	230	1,068
Prof. Degree	13	89	306
Doctorate	7	82	180

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	31 %	40 %	66 %
Teen's	47 %	61 %	72 %
Expensive Homes	0 %	18 %	24 %
Mobile Homes	130 %	66 %	40 %
New Homes	23 %	49 %	44 %
New Households	38 %	38 %	62 %
Military Households	0 %	3 %	9 %
Households with 4+ Cars	50 %	71 %	69 %
Public Transportation Users	38 %	25 %	42 %
Young Wealthy Households	0 %	6 %	40 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	61,891,807		349,553,000		1,159,803,471	
Average annual household	41,807		39,655		40,354	
Food	5,547	13.27 %	5,254	13.25 %	5,378	13.33 %
Food at home	3,770		3,579		3,657	
Cereals and bakery products	533		508		518	
Cereals and cereal products	191		182		185	
Bakery products	342		326		332	
Meats poultry fish and eggs	772		728		746	
Beef	182		170		173	
Pork	143		135		136	
Poultry	145		137		141	
Fish and seafood	120		113		118	
Eggs	63		60		61	
Dairy products	369		351		360	
Fruits and vegetables	751		716		732	
Fresh fruits	109		104		107	
Processed vegetables	150		142		145	
Sugar and other sweets	141		134		135	
Fats and oils	121		114		116	
Miscellaneous foods	708		671		687	
Nonalcoholic beverages	332		315		321	
Food away from home	1,776		1,675		1,720	
Alcoholic beverages	276		262		267	
Housing	15,653	37.44 %	14,864	37.48 %	15,153	37.55 %
Shelter	9,420		8,913		9,106	
Owned dwellings	5,329		5,029		5,067	
Mortgage interest and charges	2,579		2,431		2,471	
Property taxes	1,784		1,687		1,688	
Maintenance repairs	965		910		907	
Rented dwellings	3,468		3,290		3,432	
Other lodging	622		593		606	
Utilities fuels	3,895		3,705		3,747	
Natural gas	357		337		339	
Electricity	1,590		1,516		1,539	
Fuel oil	142		137		137	
Telephone services	1,207		1,145		1,156	
Water and other public services	597		569		575	
Household operations	986	2.36 %	942	2.38 %	957	2.37 %
Personal services	248		242		249	
Other household expenses	738		700		708	
Housekeeping supplies	519		498		508	
Laundry and cleaning supplies	145		139		143	
Other household products	300		287		290	
Postage and stationery	74		71		74	
Household furnishings	832		803		833	
Household textiles	58		58		62	
Furniture	156		154		162	
Floor coverings	20		18		19	
Major appliances	141		130		130	
Small appliances	80		74		76	
Miscellaneous	375		367		381	
Apparel and services	1,066	2.55 %	1,026	2.59 %	1,065	2.64 %
Men and boys	186		182		190	
Men 16 and over	150		150		155	
Boys 2 to 15	35		32		35	
Women and girls	404		385		399	

Alterra Real Estate Advisors		300 Spruce St. Suite 110 Columbus, OH 43215 614-365-9000	
Women 16 and over	331	315	328
Girls 2 to 15	73	69	70
Children under 2	84	79	82

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	61,891,807		349,553,000		1,159,803,471	
Average annual household	41,807		39,655		40,354	
Transportation	5,797	13.87 %	5,501	13.87 %	5,575	13.82 %
Vehicle purchases	1,226		1,169		1,194	
Cars and trucks new	627		588		591	
Cars and trucks used	564		548		571	
Gasoline and motor oil	1,969		1,861		1,884	
Other vehicle expenses	2,261		2,145		2,154	
Vehicle finance charges	151		143		143	
Maintenance and repairs	768		722		736	
Vehicle insurance	1,087		1,035		1,026	
Vehicle rental leases	254		243		248	
Public transportation	339		324		341	
Health care	3,416	8.17 %	3,267	8.24 %	3,252	8.06 %
Health insurance	2,299		2,193		2,183	
Medical services	662		642		639	
Drugs	346		328		327	
Medical supplies	106		102		103	
Entertainment	2,452	5.87 %	2,346	5.92 %	2,370	5.87 %
Fees and admissions	396		372		382	
Television radios	966		920		927	
Pets toys	887		853		860	
Personal care products	525		501		513	
Reading	46		45		45	
Education	878		826		890	
Tobacco products	408		390		397	
Miscellaneous	713	1.71 %	654	1.65 %	657	1.63 %
Cash contributions	1,254		1,158		1,143	
Personal insurance	3,771		3,554		3,643	
Life and other personal insurance	141		134		134	
Pensions and Social Security	3,630		3,419		3,508	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,183	2,982	5.96 %	878	2,120	2,106	1,077	532
3-Mile	2020	14,259	13,475	5.53 %	3,755	9,635	10,227	4,032	2,584
5-Mile	2020	37,723	35,260	5.28 %	10,129	24,849	25,364	12,359	7,345
1-Mile	2023	3,377	2,982	12.32 %	934	2,246	2,223	1,154	461
3-Mile	2023	14,912	13,475	10.49 %	3,934	10,070	10,628	4,284	2,429
5-Mile	2023	39,791	35,260	11.15 %	10,684	26,209	26,600	13,191	6,779