



OFFERING MEMORANDUM Columbus SFR Portfolio

Columbus, OH 43201

PRESENTED BY:

BILL MENISH

O: 502.849.6849

bill.menish@svn.com

KAREEM AMR

O: 614.344.9095

kareem.amr@svn.com

DOUG WILSON

O: 614.206.3881

doug.wilson@svn.com

OH #0000350178



Table of Contents

4	ABOUT SVN		14	FINANCIAL ANALYSIS
	About SVN	5		Income & Expenses
6	PROPERTY INFORMATION		16	SALE COMPARISON
	Property Summary	7		
	Property Description	8		
	Complete Highlights	9	17	DEMOGRAPHICS
	Additional Photos	10		Pages_from_Column compressed.pdf
11	LOCATION INFORMATION			Demographics Map
	Additional Photos	12	20	ADVISOR BIOS
	Regional Map	13		Advisor Bio 1
				Advisor Bio 2
				Advisor Bio 3

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

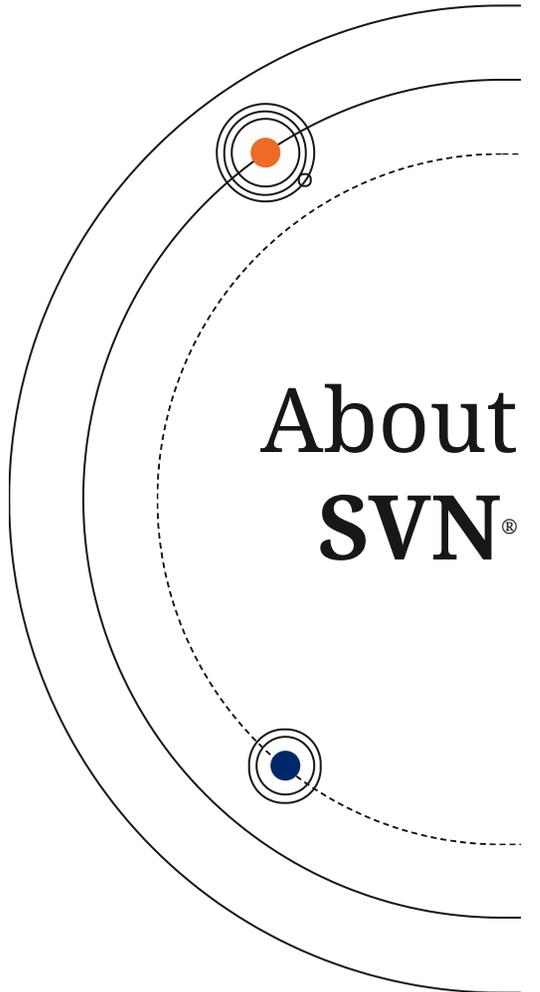
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

405



SECTION 1
About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

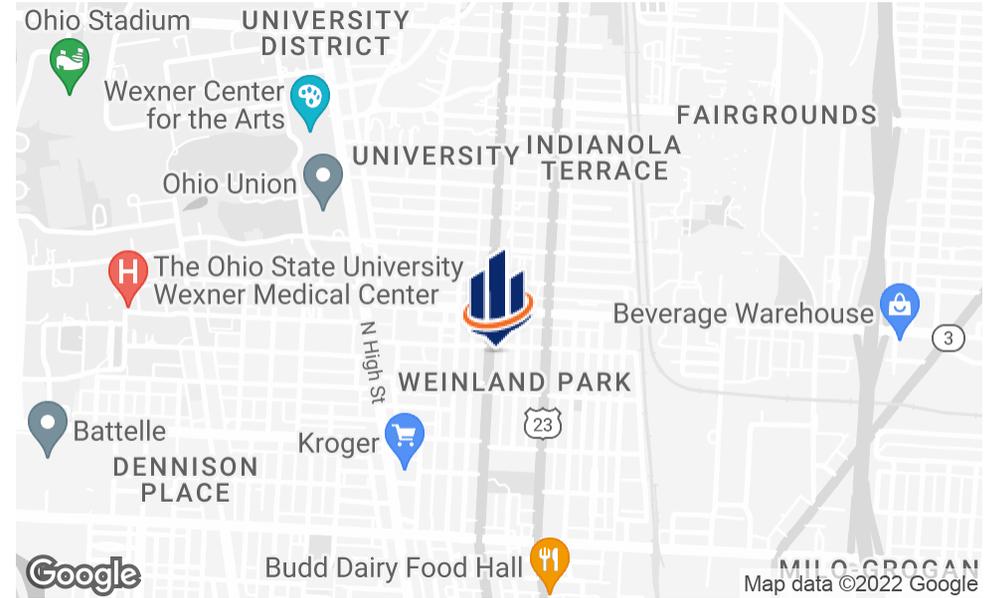
svn.com 185 Devonshire St, M102 Boston, MA 02110
©2022 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated





SECTION 2
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

STARTING BID:	Sells to the Highest Bidder at or Above \$6 Million
BUILDING SIZE:	2,000 SF
AVAILABLE SF:	
LOT SIZE:	
PRICE / SF:	-
CAP RATE:	5.0%
NOI:	\$442,632
MARKET:	Columbus

PROPERTY OVERVIEW

Online Published Reserve Auction of 19 SFR Units that will Sell to the Highest Bidder at or Above \$6 Million. The Online Auction will be offered to the highest bidders between Sunday, August 14th, 2022 and 6:30pm on Wednesday, August 17th, 2022.

This Columbus Airbnb Portfolio consists of 19 total units across high-profile areas in and near downtown Columbus, OH. In the most highly sought after zip codes of Columbus, this portfolio contains a variety of SFR's and Duplexes with high-end finishes. All of the properties have been completely renovated within the past two years, with the majority of the strategically located properties being comprised of historic buildings with real brick & stone.

With existing Airbnb & property management in place, this turnkey portfolio comes with the ability to retain 5-star super host luxury short-term rental management. Included in this portfolio are 5 long-term rental units which are condo-converted (812-820 E Whittier).

PROPERTY HIGHLIGHTS

- Sells to the Highest Bidder at or Above \$6 Million
- Exceptional Management in Place
- Turnkey Portfolio

PROPERTY DESCRIPTION



PROPERTY ADDRESSES

- 1.) 53 E 1st Ave
- 2.) 53 1/2 E 1st Ave
- 3.) 45 E 1st Ave
- 4.) 47 E 1st Ave
- 5.) 915 N 4th St
- 6.) 807 Hamlet
- 7.) 113 E Sycamore
- 8.) 893 Bruck St
- 9.) 1467 N Fourth
- 10.) 1469 N Fourth
- 11.) 111 E Sycamore
- 12.) 763 Ebner St
- 13.) 407 E 13th Ave
- 14.) 405 E 13th Ave

Long Term Rental Properties

- 15.) 812 E Whittier St.
- 16.) 814 E Whittier St.
- 17.) 816 E Whittier St.
- 18.) 818 E Whittier St.
- 19.) 820 E Whittier St.

3 of the properties in this portfolio come with fully approved development plans for additional dwellings. The plans include Certificates of Appropriateness of Italian Village Area Commission, fully approved City of Columbus Variances from City Council and the Board of Zoning Adjustments.

Included in those plans are construction documents by a licensed architect, and ALTA surveys for the proposed developments.

The proposed developments are as follows:

- 915 N 4th St - Secondary Dwelling (2 story garage / Carriage House)
- 807 Hamlet St - Secondary Dwelling (2 story garage / Carriage House)
- 45-53 e 1st Ave - Duplex (2 dwelling units on the rear of both parcels)

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Online Published Reserve Auction
- Sells to the Highest Bidder at or Above \$6 Million
- 19 Single Family Rentals (SFR)
- Most Currently Rented as Air Bnb's
- Exceptional Management in Place
- Turnkey Portfolio
- Immediate Cash Flow
- Meticulously Well Kept Assets

ADDITIONAL PHOTOS

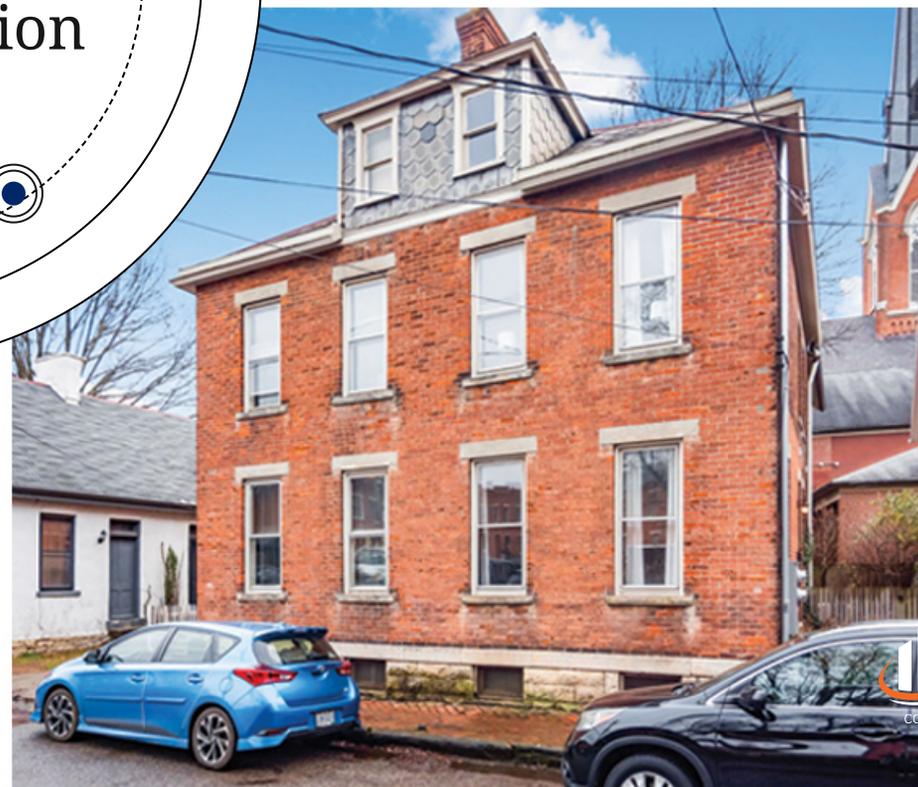
- 405-407 E 13th Ave
- 1467-1469 N 4th St
- 915 N 4th St
- 53-53 1/2 E 1st Ave
- 45-47 E 1st Ave
- 807 Hamlet St
- 111-113 E Sycamore St
- 763 Eber St
- 893 Bruck St

- Long Term Rental Properties
- 812 E Whittier St
- 814 E Whittier St
- 816 E Whittier St
- 818 E Whittier St
- 820 E Whittier St





SECTION 3
Location
Information



ADDITIONAL PHOTOS

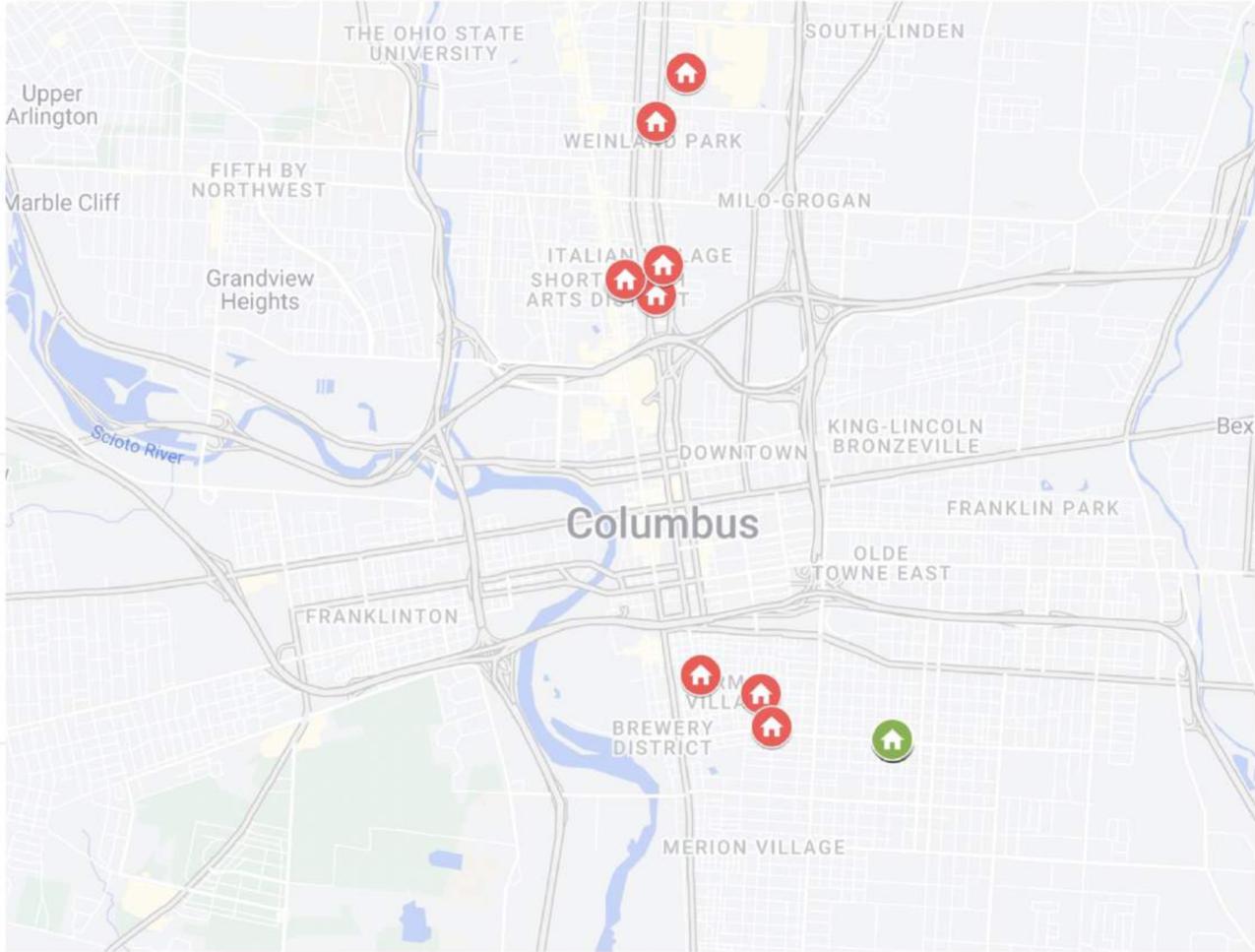
PORTFOLIO MAP

Airbnb Properties

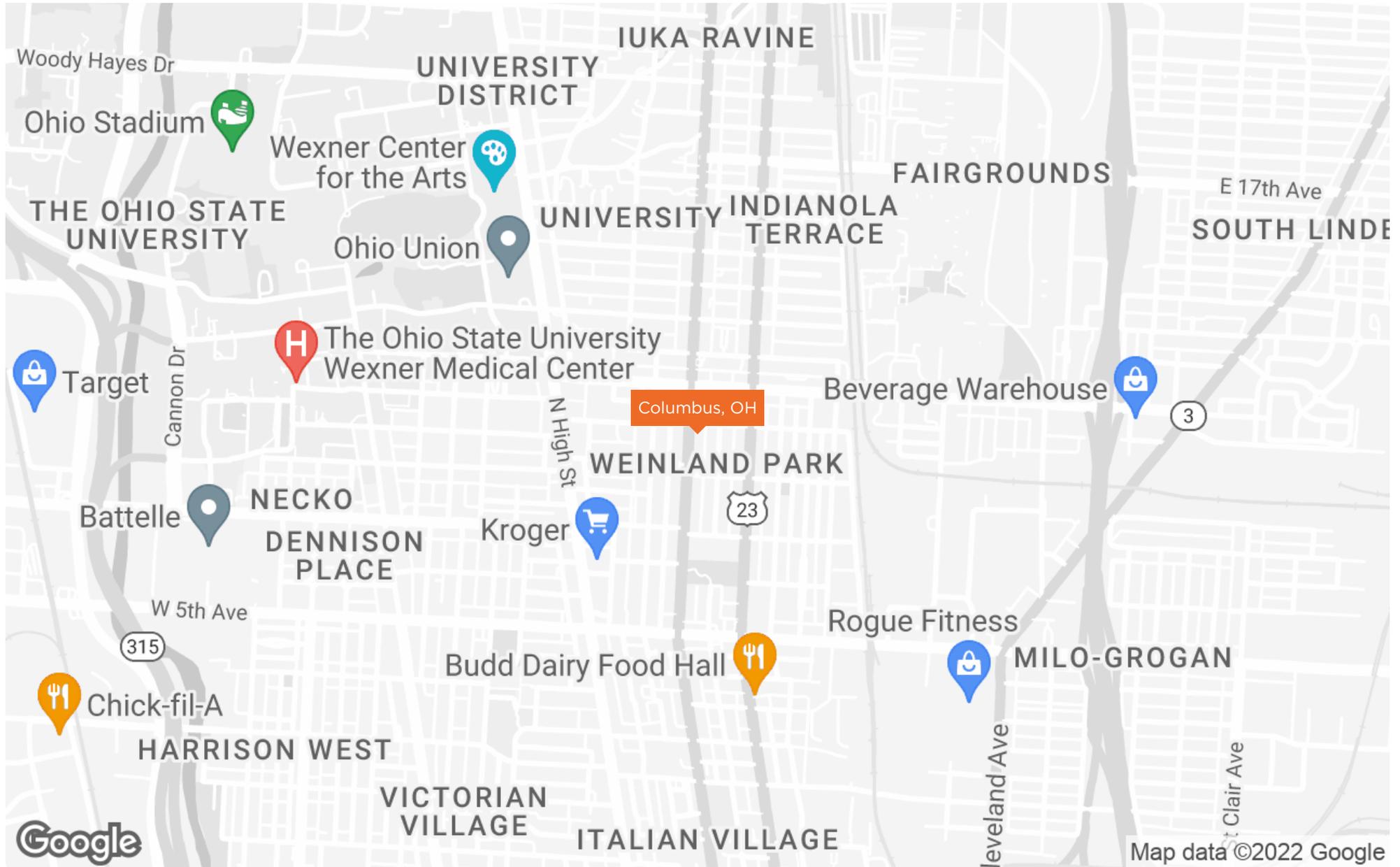
- 🏠 405-407 E 13th Ave
- 🏠 1467-1469 N 4th St
- 🏠 915 N 4th St
- 🏠 53-53 1/2 E 1st Ave
- 🏠 45-47 E 1st Ave
- 🏠 807 Hamlet St
- 🏠 111-113 E Sycamore St
- 🏠 763 Ebner St
- 🏠 893 Bruck St

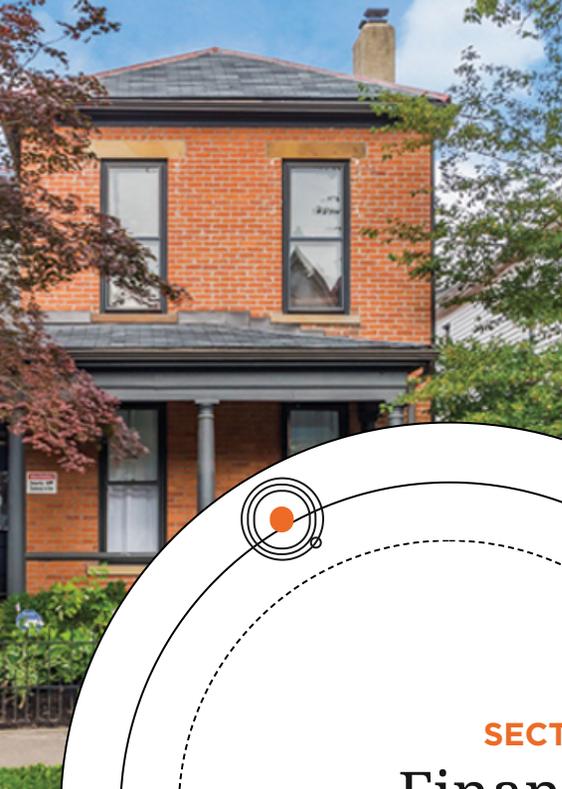
Long Term Rental Properties

- 🏠 812 E Whittier St
- 🏠 814 E Whittier St
- 🏠 816 E Whittier St
- 🏠 818 E Whittier St
- 🏠 820 E Whittier St



REGIONAL MAP





SECTION 4
Financial
Analysis



INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME	-
---------------------	----------

EXPENSE SUMMARY

GROSS EXPENSES	-
-----------------------	----------

NET OPERATING INCOME	\$442,632
-----------------------------	------------------



SECTION 5
Sale
Comparables

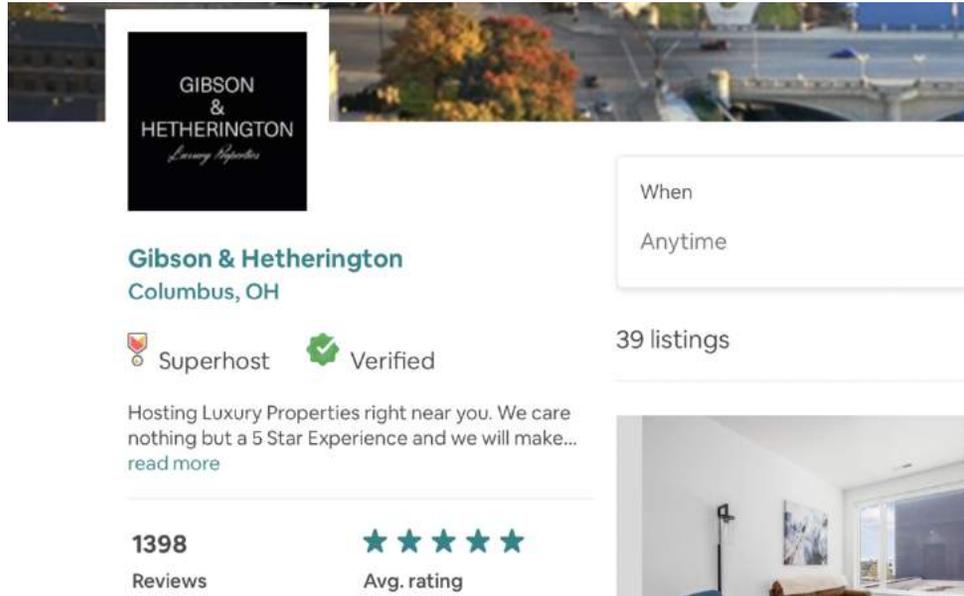




SECTION 6
Demographics



EXISTING AIRBNB & PROPERTY MANAGEMENT



The screenshot shows the Airbnb profile for Gibson & Hetherington, a Superhost and Verified host in Columbus, OH. The profile features a black and white logo with the text "GIBSON & HETHERINGTON" and "Luxury Properties" below it. To the right of the logo is a scenic view of a waterfront with boats. Below the logo, the text "Gibson & Hetherington Columbus, OH" is displayed. Further down, there are icons for "Superhost" and "Verified". A bio states: "Hosting Luxury Properties right near you. We care nothing but a 5 Star Experience and we will make... read more". The profile has "1398 Reviews" and a "5 star" average rating. A dropdown menu shows "When: Anytime" and "39 listings". A small photo of a modern interior is visible at the bottom right of the profile section.



GIBSON & HETHERINGTON - ROOST PROPERTY MANAGEMENT

Gibson & Hetherington specializes in hosting luxury short term rental properties, with an emphasis in the Columbus area. Throughout their 1,400 reviews on Airbnb, they are able to consistently retain a super host status with a 5 star average rating. The Airbnb management system they provide is turnkey, which includes hosting, cleaning, accounting, etc.

Gibson & Hetherington is renowned for utilizing cutting edge forecasting technology to accurately pricing short term rentals in these strategically located properties. Amongst their lengthy, positive reviews, is a common theme of fast response time, thorough trouble shooting, and a constant prioritization of customer satisfaction as well as owner profitability. Gibson & Hetherington has emphasized their ability to retain management on the properties in this portfolio should a new owner choose to continue engagement with them.

Roost Real Estate Co. Property Management provides real-time property management for the properties in this portfolio. Roost's services encompass setting up and maintaining utilities, marketing, procuring & vetting long-term tenants, managing timely maintenance requests, cash flow management, etc. Roost has achieved a renowned reputation with over 8 years of property management within Central Ohio. Similar to Gibson & Hetherington's short term rental services, Roost has also emphasized their ability to continue their services with the properties in this portfolio. This allows for a new owner to immediately achieve cash flow from highly sought after properties, with exceptionally strong management in place

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

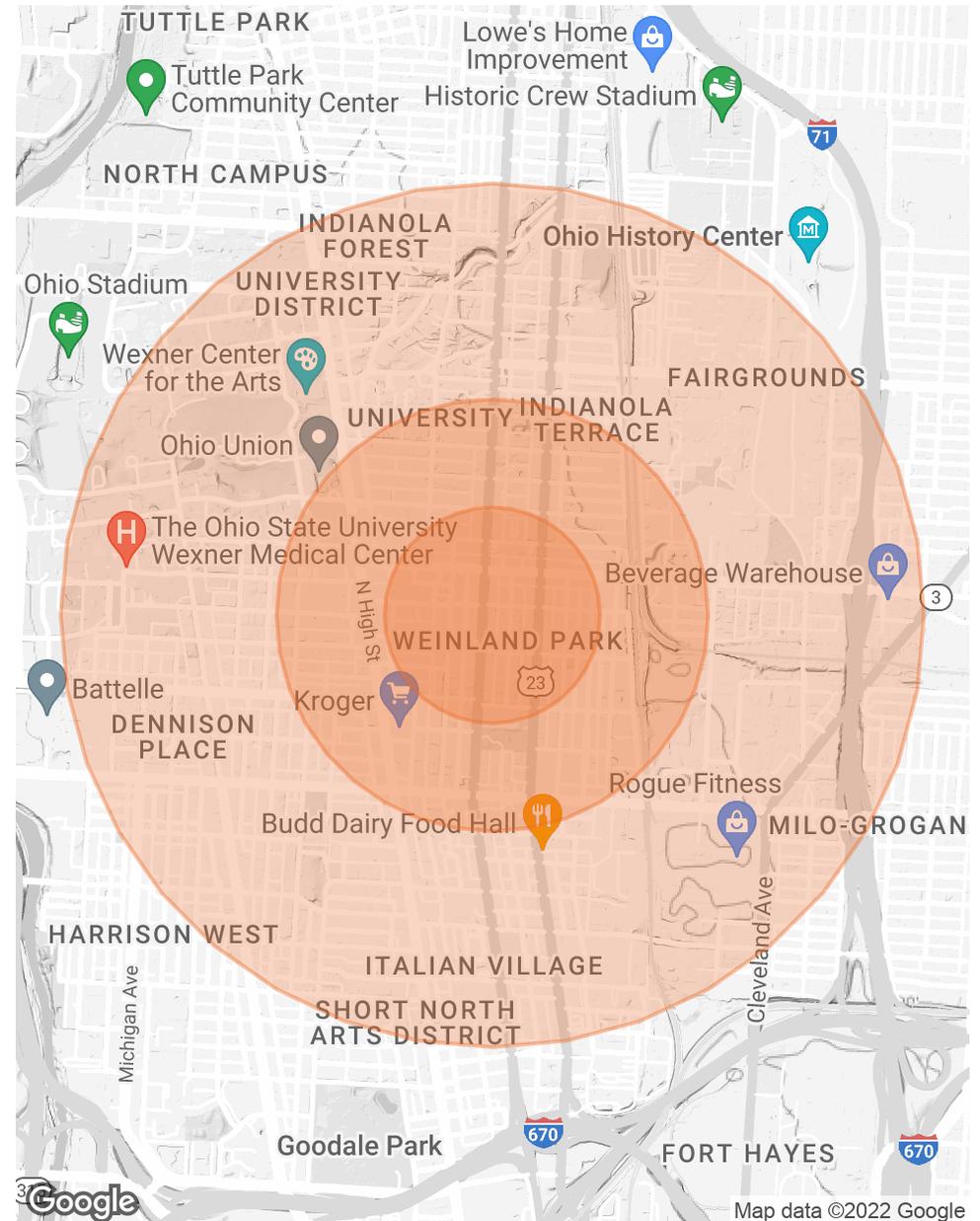
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,518	11,057	34,449
AVERAGE AGE	24.3	23.9	23.3
AVERAGE AGE (MALE)	23.6	23.9	23.7
AVERAGE AGE (FEMALE)	24.3	23.9	23.3

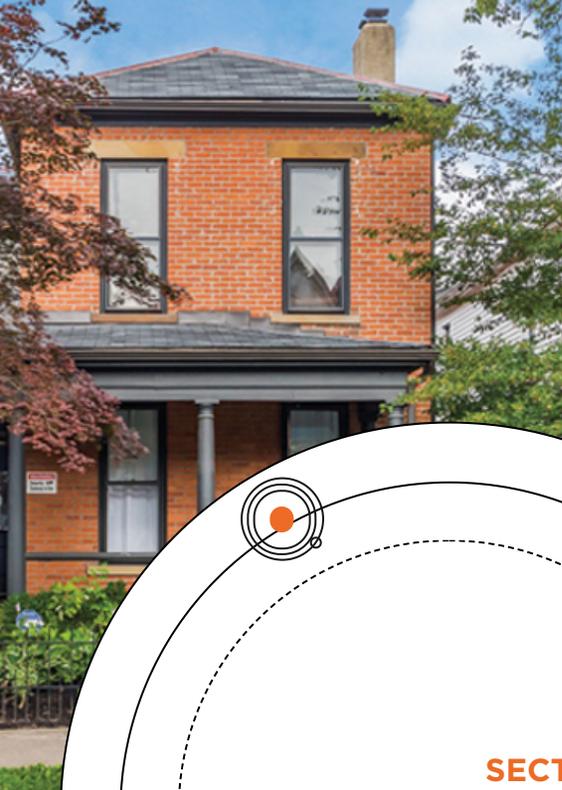
HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,600	4,546	11,486
# OF PERSONS PER HH	2.2	2.4	3.0
AVERAGE HH INCOME	\$33,735	\$39,027	\$48,414
AVERAGE HOUSE VALUE	\$196,633	\$217,311	\$232,881

* Demographic data derived from 2020 ACS - US Census





SECTION 7
Advisor Bios



ADVISOR BIO 1



BILL MENISH

Managing Director

bill.menish@svn.com

Direct: 502.849.6849 | **Cell:** 502.939.0399

PROFESSIONAL BACKGROUND

Bill Menish is the Owner and Managing Director of SVN Menish Commercial Real Estate in Louisville, Kentucky serving Central Kentucky and Southern Indiana. Bill is also a founding member of the SVN Auction Services, national platform.

In 2018, Bill was named one of the “20 People to Know in Real Estate” by Louisville Business First. Bill specializes in aggressive marketing of commercial real estate leasing and listings.

Bill began his career in Commercial Real Estate in 2008, but he has been around real estate sales his whole life as Bill’s parents were co-owners of Dollens / Menish Realty in Greenwood, Indiana.

Bill uses his talents acquired through a successful 20-year career as a television broadcaster, where he received 15 Emmys and the prestigious Edward R. Murrow award among others, to communicate, inform, even entertain his auction audiences. Bill brought those talents to SVN Premier CRE & Auctions by creating an in-house video production department to produce video promotional materials including Drone Video Production and Matterport Productions. Those videos tell the stories of the properties being sold to inspire buyers to attend and bid at his real estate auctions.

Bill is a graduate of Ball State University with a BS in Telecommunications.

Bill Menish
Owner and Managing Director of SVN Menish Commercial Real Estate
4175 Westport Road, Suite 101
Louisville, KY 40207
www.SVNmenish.com
(502) 939-0399

EDUCATION

SVN | Menish Commercial Real Estate
4175 Westport Road, Suite 101
Louisville, KY 40207

ADVISOR BIO 2



KAREEM AMR

Associate Advisor

kareem.amr@svn.com

Direct: 614.344.9095 | **Cell:** 614.344.9095

PROFESSIONAL BACKGROUND

Kareem is a Columbus native with significant experience in commercial real estate brokerage and land development. A graduate from the Fisher School of Business at the Ohio State University, Kareem received his degree in Real Estate & Urban Analysis and quickly gained reputable exposure from national and local real estate development and investment firms. Kareem has managed dozens of single-tenant retail developments for clients such as Sheetz, Wendy's, & Starbucks, while concurrently taking to market & closed on several multifamily properties as a commercial real estate advisor. Kareem currently manages \$90 million in active real estate development while also simultaneously underwriting, representing on, and closing on the development projects as a commercial real estate sales agent. Kareem is also involved in various local organizations such as Columbus ULI and NAIOP.

Email: Kareem.Amr@svn.com

Phone: 614-344-9095

SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200

Columbus, OH 43219

614.944.5140

ADVISOR BIO 3



DOUG WILSON

Managing Director

doug.wilson@svn.com

Direct: 614.206.3881 | Cell: 614.206.3881

OH #0000350178

PROFESSIONAL BACKGROUND

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.

Email: doug.wilson@svn.com

Phone: 614-206-3881

EDUCATION

Bachelor's of Arts (Economics), The Ohio State University
MBA, Global Management, Arizona State Graduate School of International Management.

SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200
Columbus, OH 43219
614.944.5140