



301-311 Schrock Rd

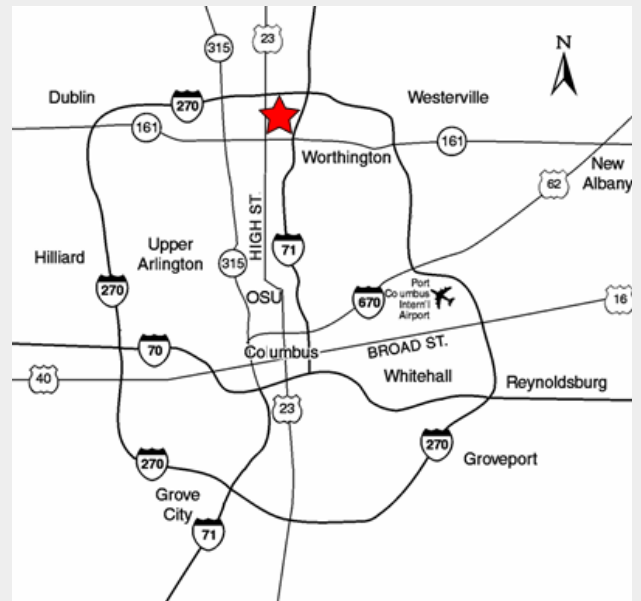
Worthington, Ohio 43085

Property Features

- 100% Occupied Investment Opportunity
- 1 Parcel, 3 Buildings, 6 Units
- 4 - Two Bedroom Units, 2 - Three Bedroom Units
- Built in 1978, Single Owner
- Extensive Recent Upgrades
- Many Amenities Nearby
- Access to I-270 & SR-161
- Located Near Worthington Galena & Schrock Rd Intersection
- Worthington Schools
- 3 Mile Population of 93,725
- Average Income of \$73,998
- Maintenance History Available Upon Request
- *Please Do Not Disturb Tenants

Sale Price: \$825,000

www.WorthingtonInvestment.com



For more information:

Matt Gregory, SIOR, CCIM

614 629 5234 • mgregory@ohioequities.com

Andy Dutcher, SIOR

614 629 5266 • adutcher@ohioequities.com

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NAI Ohio Equities

605 S Front Street, Columbus, OH 43215

614 224 2400

ohioequities.com

Rent Roll

Property Address: 301-311 Schrock Road
 Property Size: 7,660
 Occupancy: 7,660 100.0%
 Vacancy: 0 0.0%

Date Prepared: 08/06/19

Rent Roll

Tenant Name	Suite	Square Feet	Monthly Rent	Annual Rent	Potential Rent
Occupant 1	301	1,240	\$ 895.00	\$ 10,740.00	\$ 255.00
Occupant 2	303	1,240	\$ 1,095.00	\$ 13,140.00	\$ 55.00
Occupant 3	305	1,240	\$ 995.00	\$ 11,940.00	\$ 155.00
Occupant 4	309	1,240	\$ 1,095.00	\$ 13,140.00	\$ 55.00
Occupant 5	307	1,350	\$ 1,225.00	\$ 14,700.00	\$ 75.00
Occupant 6	311	1,350	\$ 1,225.00	\$ 14,700.00	\$ 75.00
Totals	6 Units	7,660	\$ 6,530.00	\$ 78,360.00	\$ 670.00

Income & Expense Summary

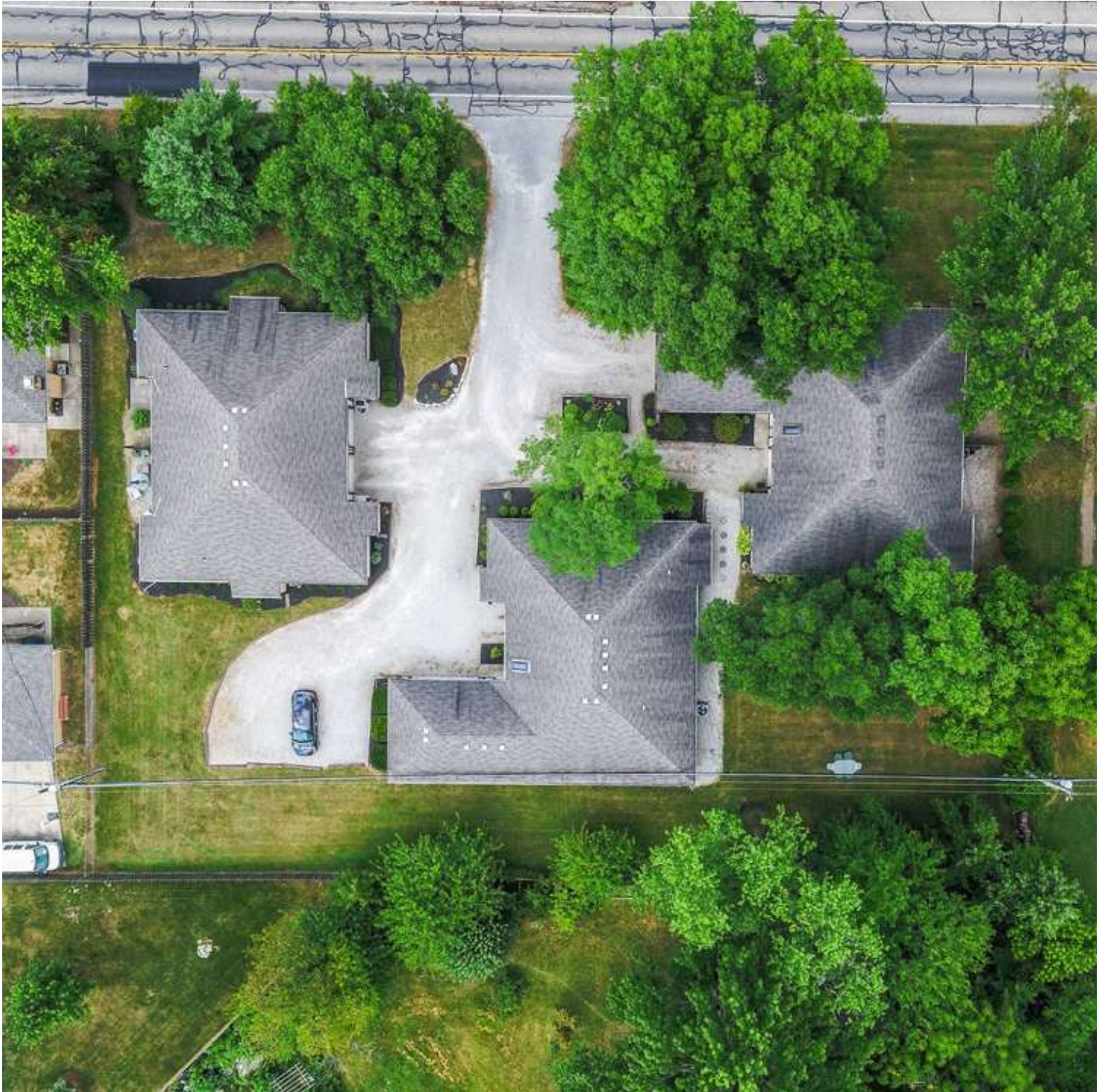
Income		PSF	Total
Base Rent	\$	10.23	\$ 78,360.00
Potential Rent	\$	1.05	\$ 8,040.00
Total Income	\$	11.28	\$ 86,400.00
Expenses (Estimated)		PSF	Total
Maintenance	\$	0.84	\$ 6,466.00
Grounds	\$	0.40	\$ 3,044.00
Insurance	\$	0.38	\$ 2,938.00
Real Estate Taxes	\$	2.13	\$ 16,333.52
Total Expenses	\$	3.76	\$ 28,781.52
Vacancy & Reserves		PSF	Total
Vacancy	5%	\$ 0.51	\$ 3,918.00
Reserves		\$ 0.15	\$ 1,149.00
Total Vacancy & Reserves		\$ 0.66	\$ 5,067.00

Summary		PSF	Total
Total In Place + Potential Rent	\$	11.28	\$ 86,400.00
Total Expenses	\$	(3.76)	\$ (28,781.52)
Vacancy & Reserves	\$	(0.66)	\$ (5,067.00)
Net Operating Income	\$	6.86	\$ 52,551.48
Assumptions			
Downpayment	20%		\$ 165,000.00
Financed	80%		\$ 660,000.00
Interest Rate	4.25%		
Amortization	30		
Debt Service			\$38,961.64
Cash on Cash	8.24%		\$ 13,589.84
Valuation	Cap Rate	Per Unit	Total
In Place NOI	6.37%	\$137,500	\$825,000

Shown for illustration purposes only. Buyer should rely on its own investigation of the Property and all supporting documentation provided by Seller.

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Property Aerial



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Property Photographs

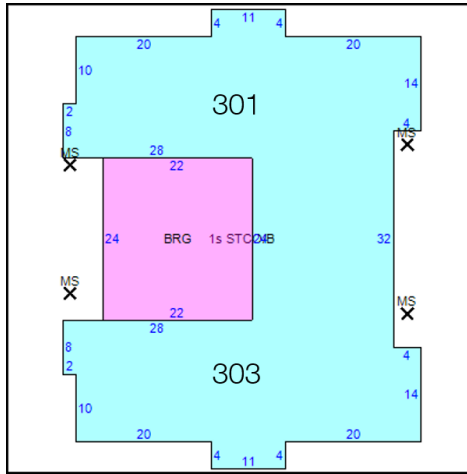


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Interior Photographs

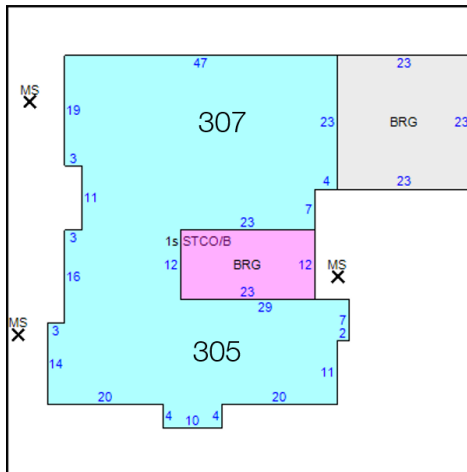


Building Dimensions



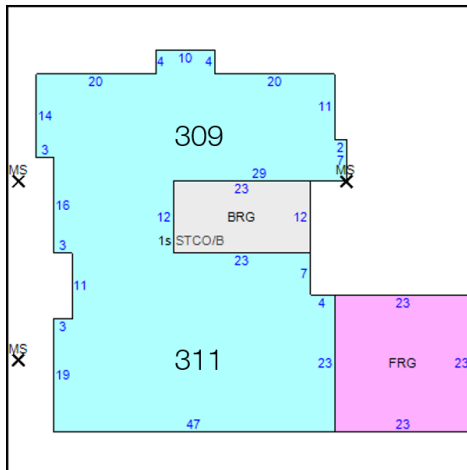
Suite 301
2 Bedroom
1,240 SF

Suite 303
2 Bedroom
1,240 SF



Suite 307
3 Bedroom
1,350 SF

Suite 305
2 Bedroom
1,240 SF

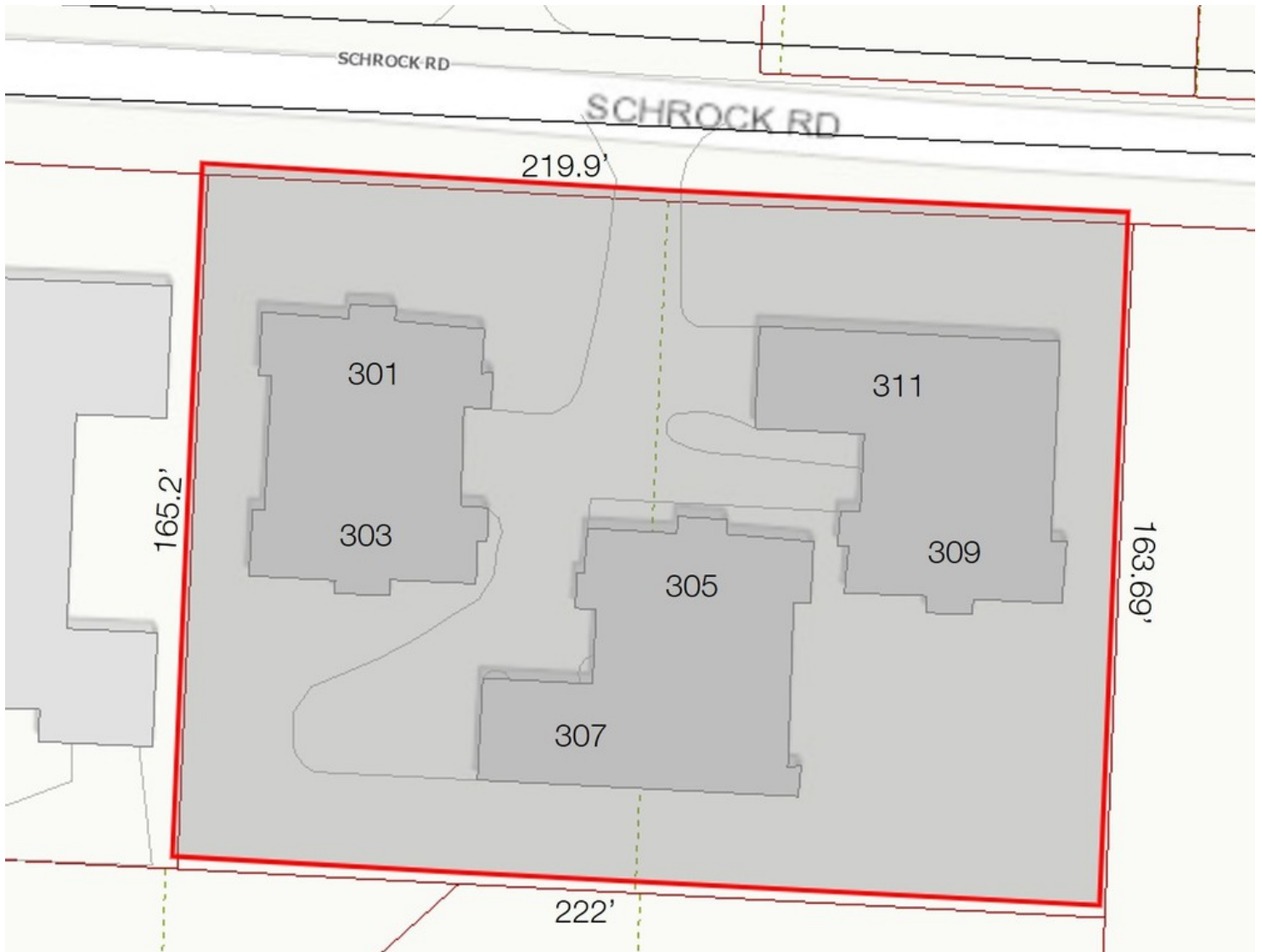


Suite 309
2 Bedroom
1,240 SF

Suite 311
3 Bedroom
1,350 SF

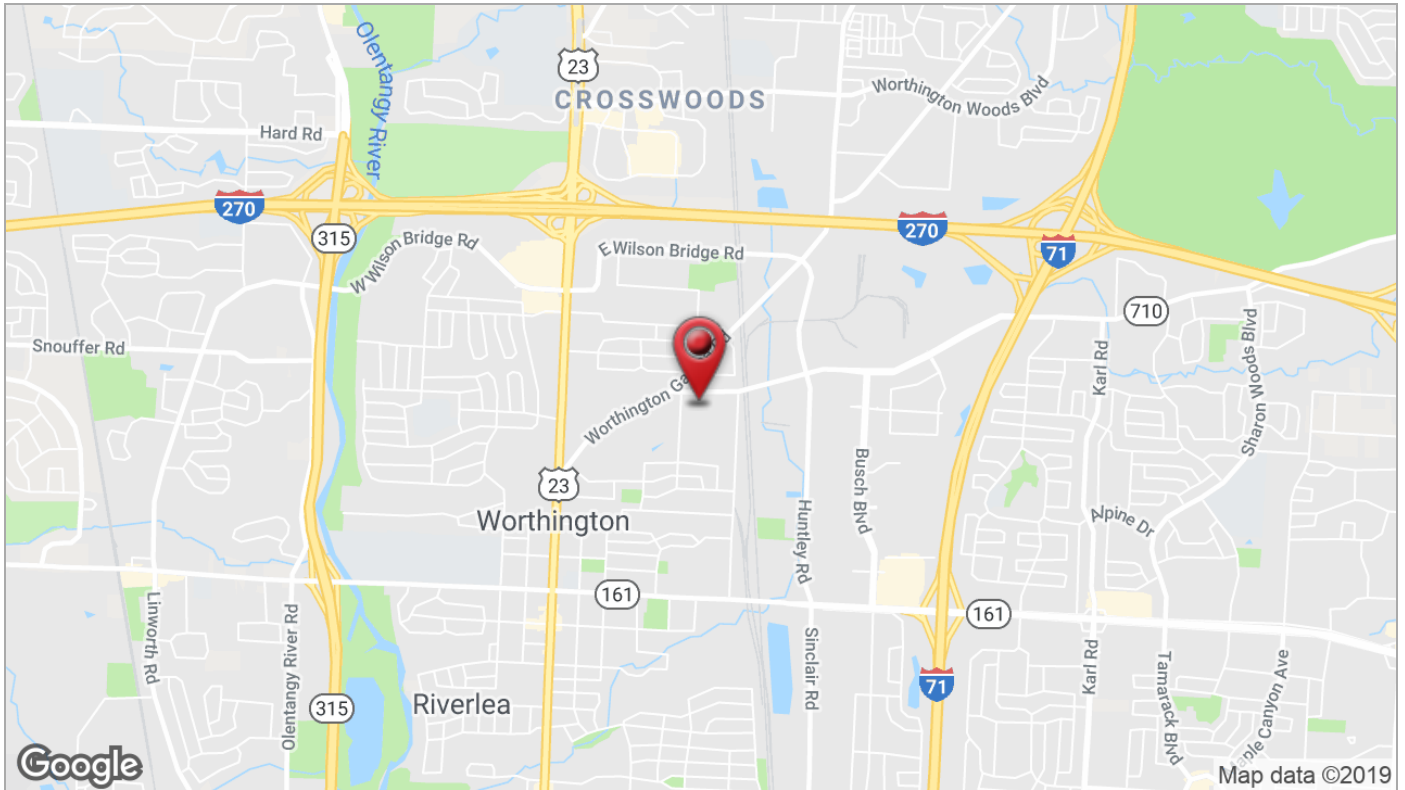
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Parcel Map

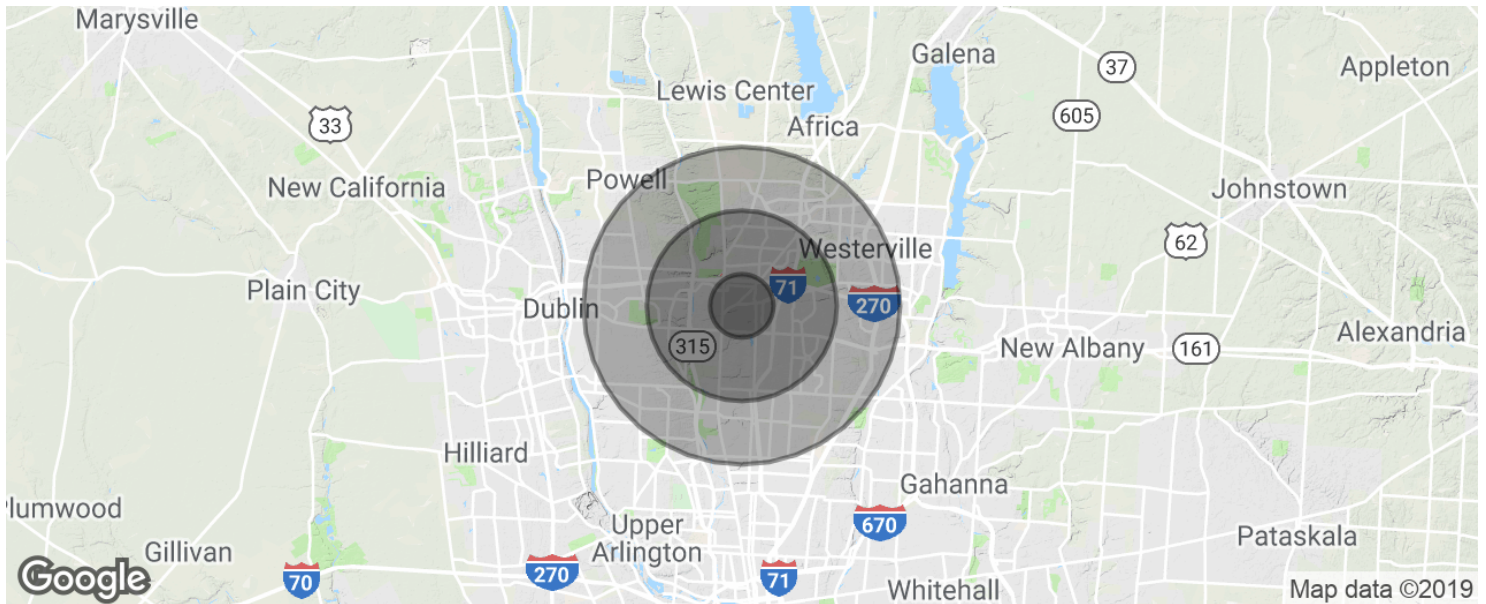


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Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,138	93,725	252,192
Median age	40.2	37.4	36.5
Median age (Male)	39.9	36.1	35.3
Median age (Female)	41.1	39.1	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,077	39,522	106,588
# of persons per HH	2.3	2.4	2.4
Average HH income	\$83,878	\$73,998	\$71,011
Average house value	\$250,531	\$220,710	\$213,736

* Demographic data derived from 2010 US Census