

Property Details

CONTROL: Owner VALUE: \$5,400,000
LOAN: \$3,780,000
EQUITY: \$1,620,000

TITLE: 1031 Money Needed! Syndication Investment Opportunity
TYPE: Income Comb.
HAVE: Purchasing a two-story medical office building in high-end area of Columbus, OH and seeking qualified investors to raise equity. Offering 'safety first' preferred returns. Current tenants are "sticky".
ADDRESS: 4100 Horizons Dr, Columbus, Ohio
BENEFITS TO NEW OWNER: The building is 100% leased to a tenant mix with strong medical and financial services concentrations.

GROSS SCHEDULED INCOME: \$749,326 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$237,347
NOI: \$511,979
DEBT SERVICE: \$0
CASH FLOW: \$511,979
CAP RATE: 9.48%



OWNER:

COUNSELOR: Justin McElfish Phone: 5027410952
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