

FOR SALE

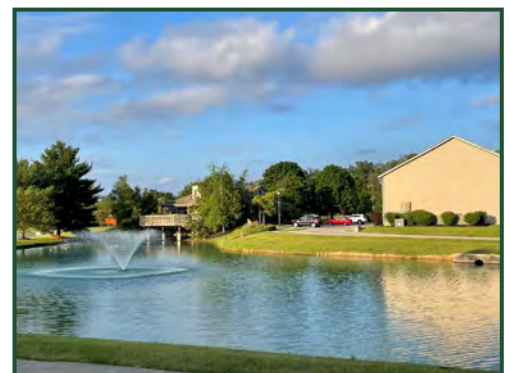


\$8,500,000

4103 Emerald Lakes Blvd, Powell, OH 43065

- 64 total units and 34 one-car garages (40 Two-Bedroom and 24 One-bedroom Units).
- Four apartment buildings with 16 units in each building, 5 garage buildings.
- These units are part of a large complex known as Emerald Lakes and are fully leased.
- The community offers a park-like setting with landscaping and ponds, a clubhouse, and pool.
- Building addresses include:
 - 4103 Emerald Lakes Blvd
 - 5006 Emerald Lakes Blvd
 - 5103 Emerald Lakes Blvd
 - 5303 Emerald Lakes Blvd

* Confidentiality agreement required for financials.



BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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Investment Summary

LIST PRICE	\$8,500,000
PRICE PSF	\$314.82
CAP RATE	%
APARTMENT BUILDINGS	4
TOTAL APARTMENT UNITS	64
OCCUPANCY	100%
# OF LEVELS	2
ONE - BEDROOM (ONE BATH) UNITS	24
TWO - BEDROOM (ONE BATH) UNITS	40
ONE - BEDROOM SQ FT	± 750 Sq Ft
TWO - BEDROOM SQ FT	± 850 Sq Ft
GARAGES BUILDINGS	5 buildings (34 Units)
LOT SIZE	± 6.40 AC
GLA	± 27,000 SQ FT
YEAR BUILT	1994
TAXES (2024)	\$107,521
SCHOOL DISTRICT	Olentangy Local School District
INTERIOR AMENITIES	All Electric Appliances, Central Air Conditioning, Dishwasher, Frost-Free Refrigerator, Garbage Disposal, Cable-Ready Outlets, Washer and Dryer Connections, Walk-in Closet, Pets Welcome
COMMUNITY AMENITIES	Clubhouse, Pool, Fitness Center

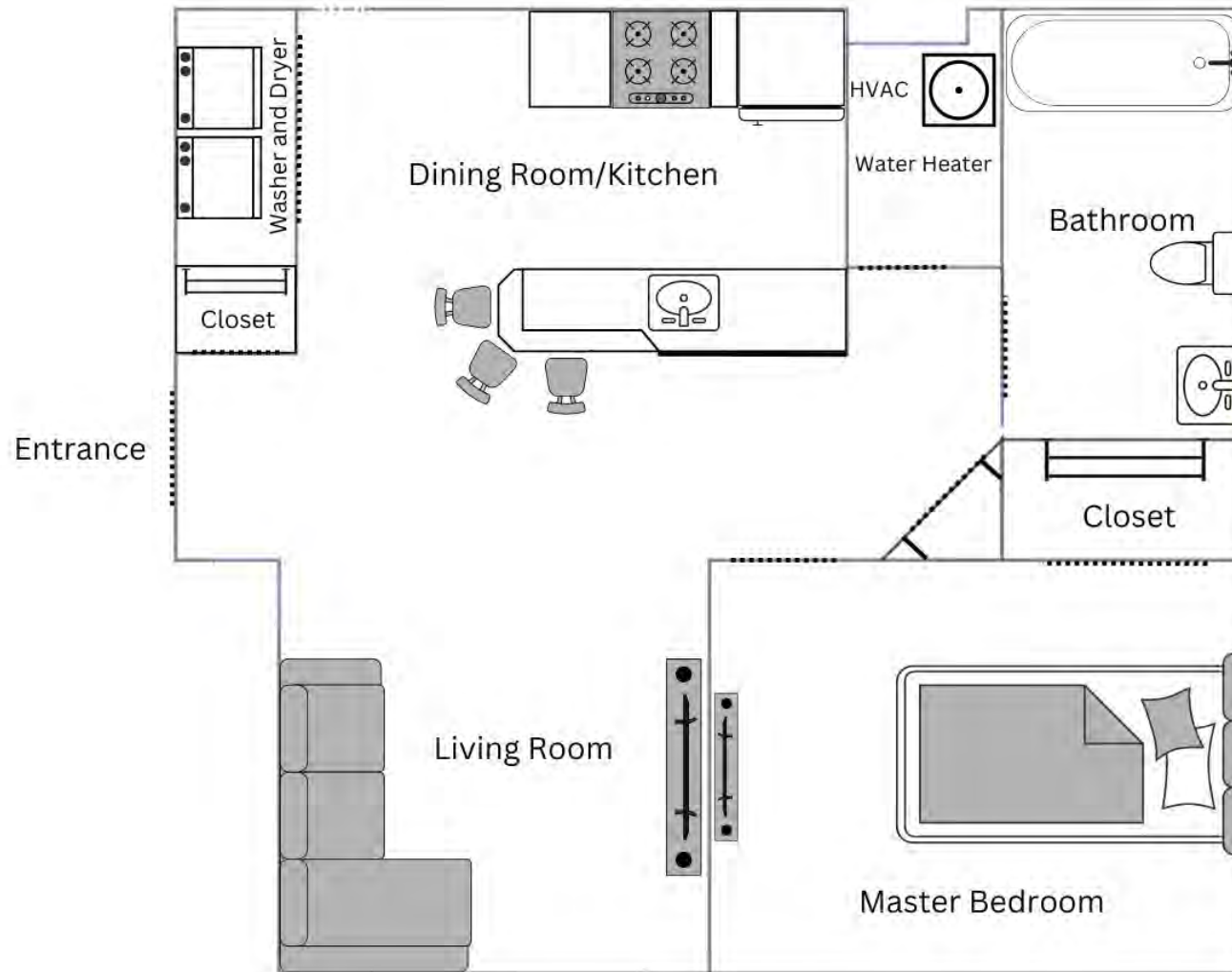
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THE PEARL - ONE BEDROOM ONE BATH



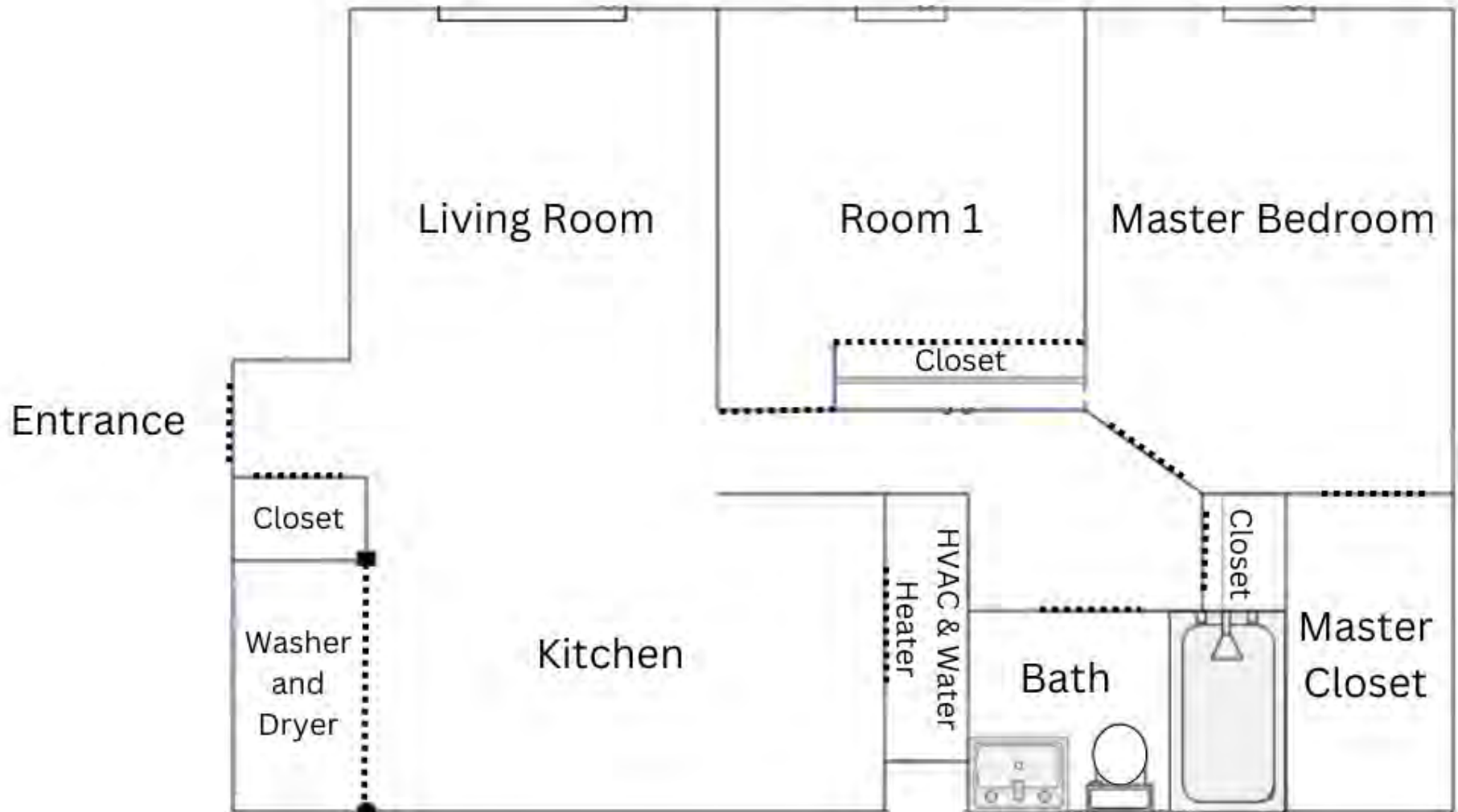
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THE EMERALD - TWO BEDROOM ONE BATH



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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Circle K)	4 (0.8)
Closest Grocery Store (Target)	2 (0.4)
Closest Restaurant (Taco Bell)	3 (0.6)
Closest Pharmacy (CVS—Target)	2 (0.4)
Muirfield Village Golf Club	15 (6.2)
Bridge Park	12 (3.4)
Downtown Powell	7 (2.1)

Regional Locations

The Ohio State University	20 (12)
Downtown Columbus	26 (17)
Easton Town Center	23 (16)
Polaris Mall	21 (7.7)
Lower.com Field (Columbus Crew)	26 (17)
Nationwide Arena (Blue Jackets)	24 (16)
North High Street (Location)	22 (11)
Columbus Zoo and Aquarium	10 (3.2)
Zoombeezi Bay Waterpark	10 (3.2)
Franklin Park Conservatory	32 (20)
COSI	27 (17)

[**GOOGLE MAPS**](#)

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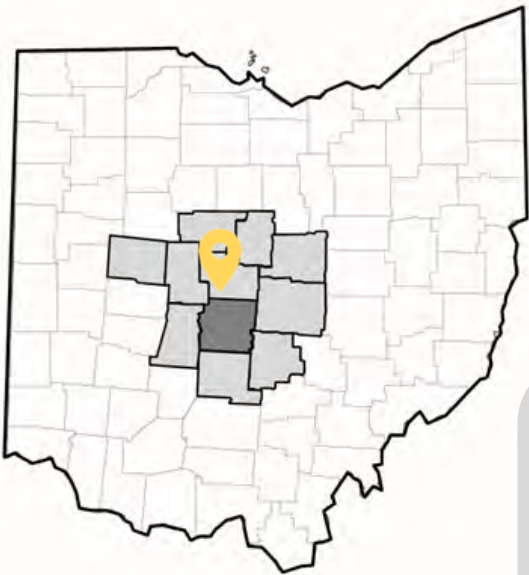


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Regional Overview

Nestled amidst the picturesque valleys of the Scioto and Olentangy Rivers, Powell stands as a shining example of the harmonious convergence of quaint small-town allure and contemporary urban conveniences. Garnering recognition as one of the premier destinations for living and entrepreneurship in the United States, Powell boasts a distinctive blend of charm and progress that captivates residents and visitors alike. With its meticulously maintained neighborhoods, renowned school system, and a robust sense of community, Powell offers an idyllic setting for families seeking a nurturing environment to flourish. Furthermore, Powell's dynamic business landscape, characterized by a diverse mix of local enterprises and upscale establishments, thrives with the support of extensive resources tailored to spur growth and innovation. Whether embarking on leisurely strolls along scenic trails, immersing oneself in the vibrancy of the downtown district, or partaking in the festive atmosphere of the acclaimed Powell Festival, individuals are embraced by the warmth of Powell's hospitality and the richness of heritage. Positioned as a tranquil retreat amidst the bustling backdrop of nearby urban centers, Powell beckons those in search of a place where tradition and modernity coalesce seamlessly. Welcome to Powell, where every resident finds their own unique slice of paradise to call home.



49,328

Population(2020)



17,697

Households (2020)



\$158,363

Median Household Income
(2020)

Popular Local Amenities

- Downtown Powell (Shopping and Restaurants)
- Powell Parks and Pathways
- Columbus Zoo and Zoombezi Bay
- Kinsale Country Club
- Wedgewood Country Club
- Powell Farmers Market
- Olentangy Caverns
- Stratford Ecological Center
- Ohio Wildlife Center

Top Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.reynoldsburg.gov, www.wikipedia.com, and census.gov

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Delaware County Overview



Population:

220,000



Total Households:

86,478



Median Household
Income

\$106,908

Notable Employers



GREIF



Kroger



JPMORGAN CHASE & CO.



- ◆ **Delaware County is located just 25 miles north of Downtown Columbus**
- ◆ **Delaware County is comprised of multiple cities including: Delaware, Powell, Sunbury, Dublin, and Westerville**
- ◆ **Delaware County is working on multiple new projects including ODOT Transportation Improvements as well as the recent Intel Corp. investment and new economic development within townships (residential & commercial)**
- ◆ **Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA**

THE INFORMATION/IMAGES WERE GATHERED FROM COLUMBUSREGION.COM, CO.DELAWARE.OH.US, CENSUS.GOV., Empire state building icons created by Payungkead - Flaticon

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Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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