



CAPITOL
EQUITIES

INVESTMENT FOR SALE

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1302 W. MOUND STREET, COLUMBUS OHIO 43223

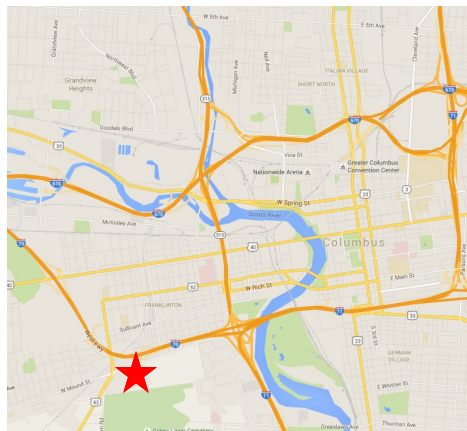


**DAYCARE FACILITY WITH
OUTDOOR PLAYGROUND**

BUILDING SIZE:	3,330 SF Daycare Facility with fenced-in playground
SALE PRICE:	\$275,000
NOI :	\$33,600
CAP RATE:	12%
ZONING:	Commercial
CAM REIMBURSEMENT:	\$ 10,500 / year

AMENITIES:

- 5-minute drive from Downtown Columbus
- Ample parking
- Daycare facility
- Fenced-in playground area
- Right off of I-70 exit



LIKE TO GET MORE INFO?
We'd love to hear from you.

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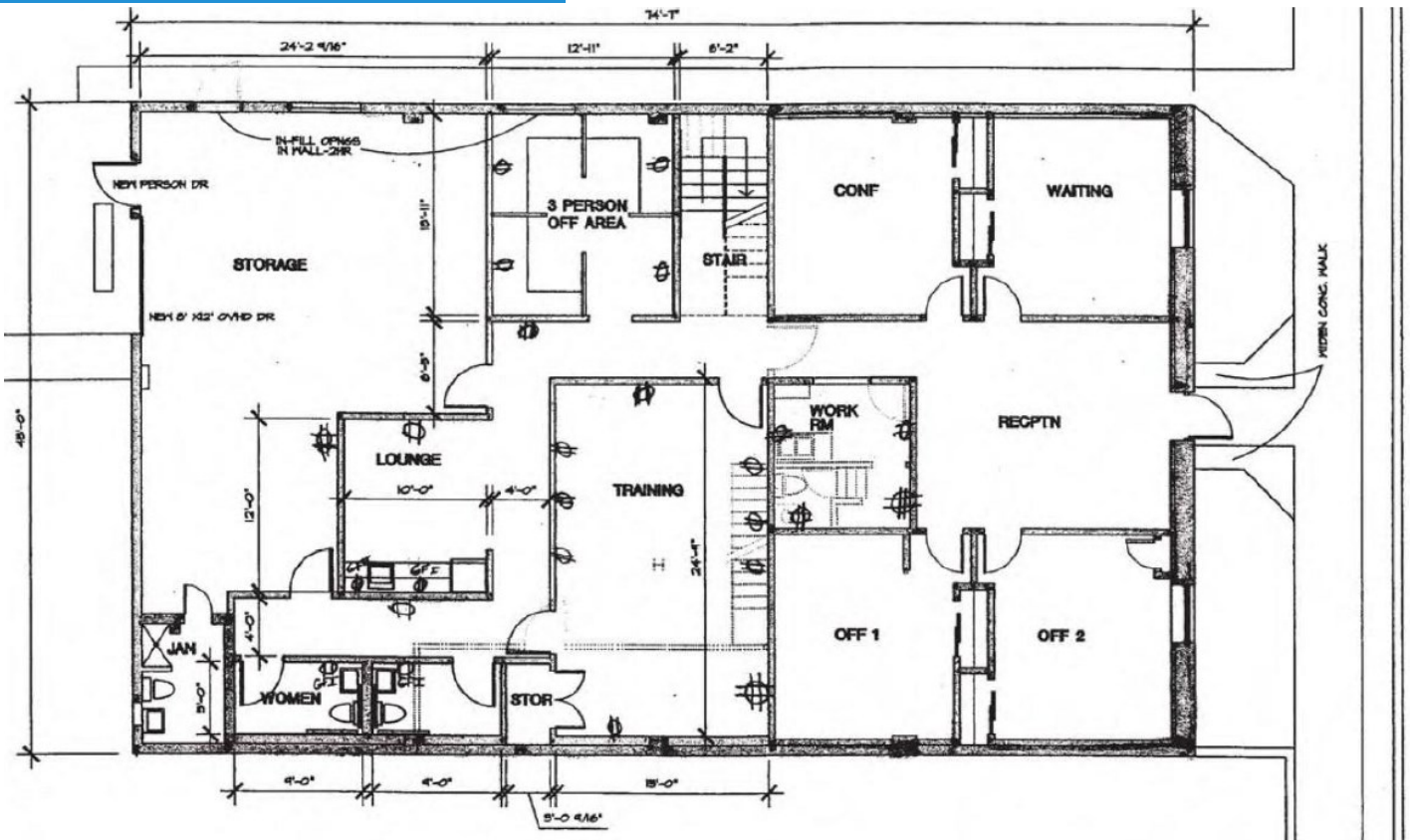
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FINANCIAL INFORMATION

- Five-year lease expiring 7.31.21
- Tenant pays all expenses including taxes, insurance, maintenance & utilities.
- Landlord responsible for roof maintenance only

	<u>NOI</u>
YEAR 1:	\$30,000
YEAR 2:	\$31,200
YEAR 3:	\$33,600
YEAR 4:	\$34,800
YEAR 5:	\$36,000

FLOOR PLAN





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