



INVESTMENT OFFERING

8000 Ravines Edge Court

Columbus, Ohio 43235

BRAD KITCHEN, SIOR

Owner/Agent

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614.545.2155

Alterra Real Estate Advisors

3 Eaton Oval, STE 120

Columbus, OH 43219



All of the included information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

OFFERING

Property: 8000 Ravines Edge Court, Columbus, OH 43235
3 story multi-tenant professional office/medical building
30,003 rentable SF on 2.5 acres

Sale Price: \$6,950,000

Current Occupancy 100%

Cap Rate 6.4%

	2023		2024	
Projected Net Operating Income:	\$442,445		\$453,333	
Projected Returns:				
Annual Cash Flow	\$117,950	6%	\$128,838	6%
Annual Debt Reduction	\$112,726	5%	\$117,905	6%
Tax Deduction	\$ 86,840	4%	\$ 84,820	4%
Annual Appreciation	<u>\$208,500</u>	<u>10%</u>	<u>\$208,500</u>	<u>10%</u>
Total Annual Return	\$526,016	25%	\$540,063	26%

OFFERING

Investment Highlights:

- Dynamic medical and office property
- Strong mix of office, medical and professional tenants
- High occupancy rate with new 10 year medical lease on main floor and long term tenant in property since 2012
- Strong area demographics - dense and affluent population within easy drive time
- Repainted Building Main Lobby and installed new Restrooms and carpet on First Floor

Property Description:

- Attractive, well maintained property with open, dramatic 2 story glass lobby
- 30,003 RSF 3 story building on 2.5 acres
- Built in 1986; remodeled and updated over the years including:
 - 2015 - new roof shingles, added solar panels
 - 2016 - new monument sign
 - 2019 - replaced lobby glass, repaired/sealed parking lot, upgraded exterior LED lighting
- 120 parking spaces (4/1,000)
- 24/7 card access for tenants; 1 passenger elevator
- Franklin County parcel #610-203549-00
- Zoning is Commercial CPD in the City of Columbus
- Property surrounded by gorgeous wooded setting with walk/bike trail at rear
- Less than 1 mile to I-270/SR 23 interchange

PROPERTY PHOTOS



PROPERTY AERIAL

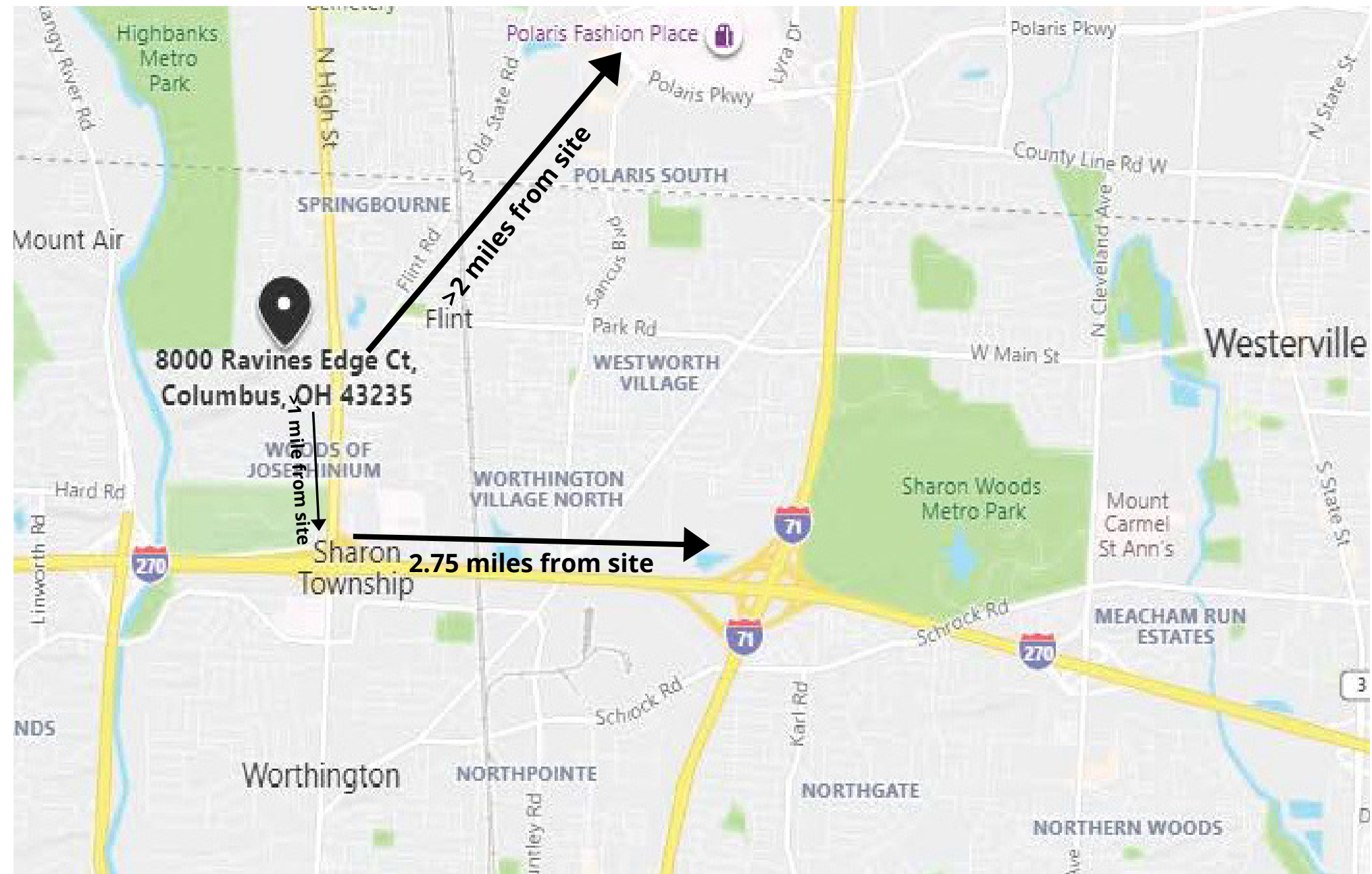


Ravine's Edge Ct

Franklin County Parcel No.
610-203549-00

Walk-Bike path

AREA MAP



TENANT PROFILES



<https://perez-morris.com/>

Perez Morris is a minority-owned business law firm headquartered in Columbus, Ohio with offices in Pennsylvania, New York, New Jersey, Connecticut and Massachusetts, and attorneys licensed to practice across the country. They provide general counsel, business litigation, and commercial transactional services nationwide. This busy legal office has been located at 8000 Ravines Edge Ct since August 2011 occupying the entire 3rd floor of 10,744 SF.



<https://bosterms.com/>

The Boster Center offers a spectrum of services including MS-certified nursing support, MS-specific infusion services and soon-to-come MS clinical trial options. Dr. Boster is a world-renowned MS specialist and his clinic provides multiple sclerosis consultations for other providers and patient initiated second opinions. The Boster Center has been at 8000 Ravines Edge since March 2020, occupying 6,037 SF on the main floor.

TENANT PROFILES



<https://unitedchurchhomes.org>

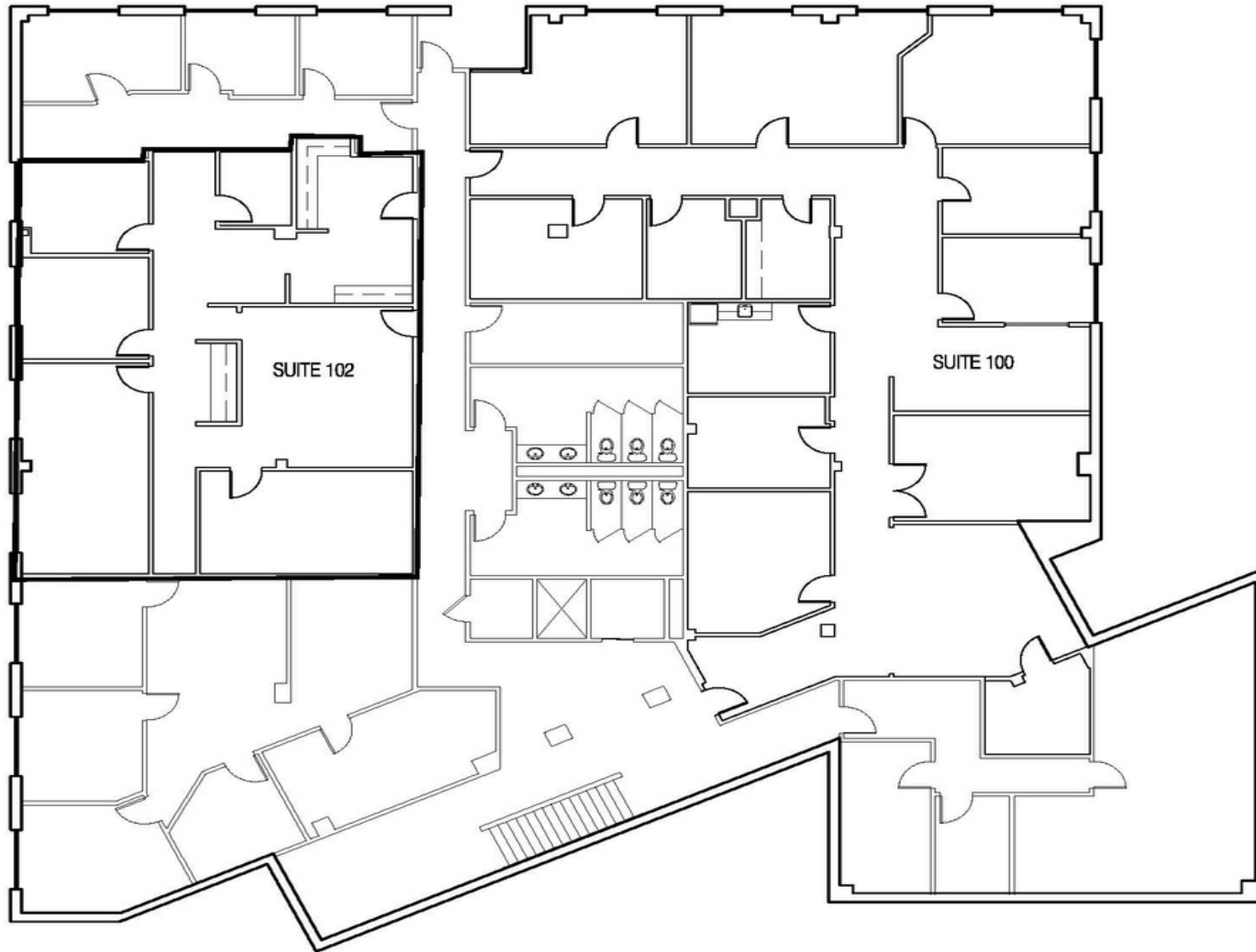
Founded in 1916, UCH began its mission at a time of ethnic discrimination, poverty, and pandemic. There were no safety nets for the poor or older adults like there are today. Over the years, people and situations have changed, but our mission has remained the same to provide quality and affordable housing and healthcare options to older adults. Today, United Church Homes is a leading provider of healthcare and senior living services with a mission to transform aging by building a culture of community, wholeness, and peace for those we are privileged to serve. They occupy 8,795 SF at 8000 Ravines Edge.



<https://www.centralohioperiodontics.com/>

Dr. Fred Sakamoto is a specialist in periodontics and implantology. His focus is on non-invasive and surgical treatment of gum disease and dental implants that can replace single or multiple missing teeth, or even teeth in one day. Dr. Sakamoto's office occupies 4,427 SF at 8000 Ravines Edge.

PROPERTY FLOORPLAN - 1ST FLOOR



floor plan

first floor

1/16"=1'-0"



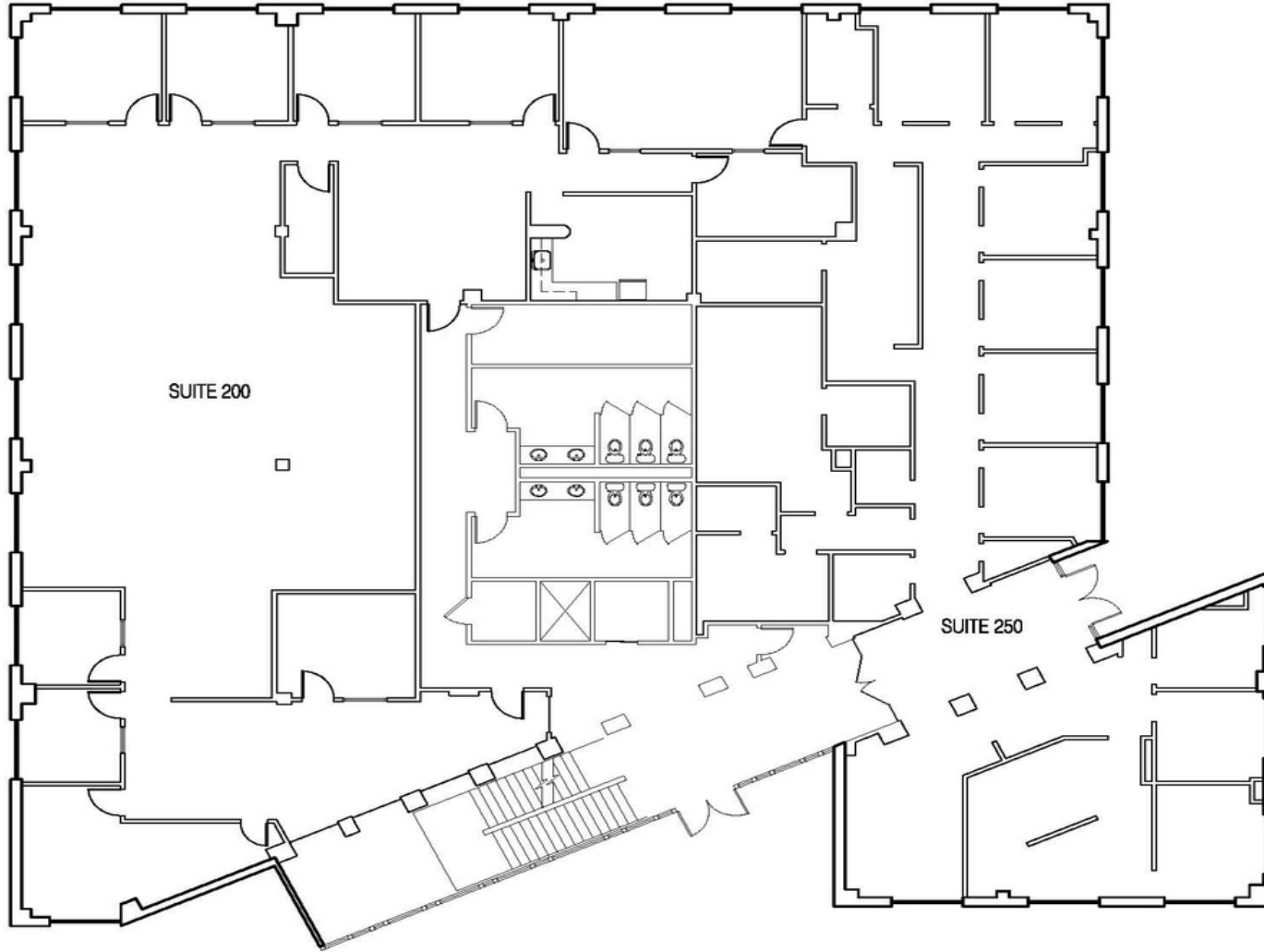
CARNEY-RANKER
ARCHITECTS LTD
8525 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1000 Fax 614-792-1001
mail@carneyranker.com

Existing Building Drawings For
8000 Ravines Edge Court
Suite 100 & 102

Columbus, OH

A1.0
19-361

PROPERTY FLOORPLAN - MAIN FLOOR



floor plan

second floor

1/16"=1'-0"

3RD FLOORPLAN NOT AVAILABLE

CARNEY • RANKER
ARCHITECTS LTD
8925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1000 Fax 614-792-1001
mail@carneyranker.com

Existing Building Drawings For
8000 Ravines Edge Court
Suite 200 & 250

Columbus, OH

A2.0
19-361

DEMOGRAPHICS



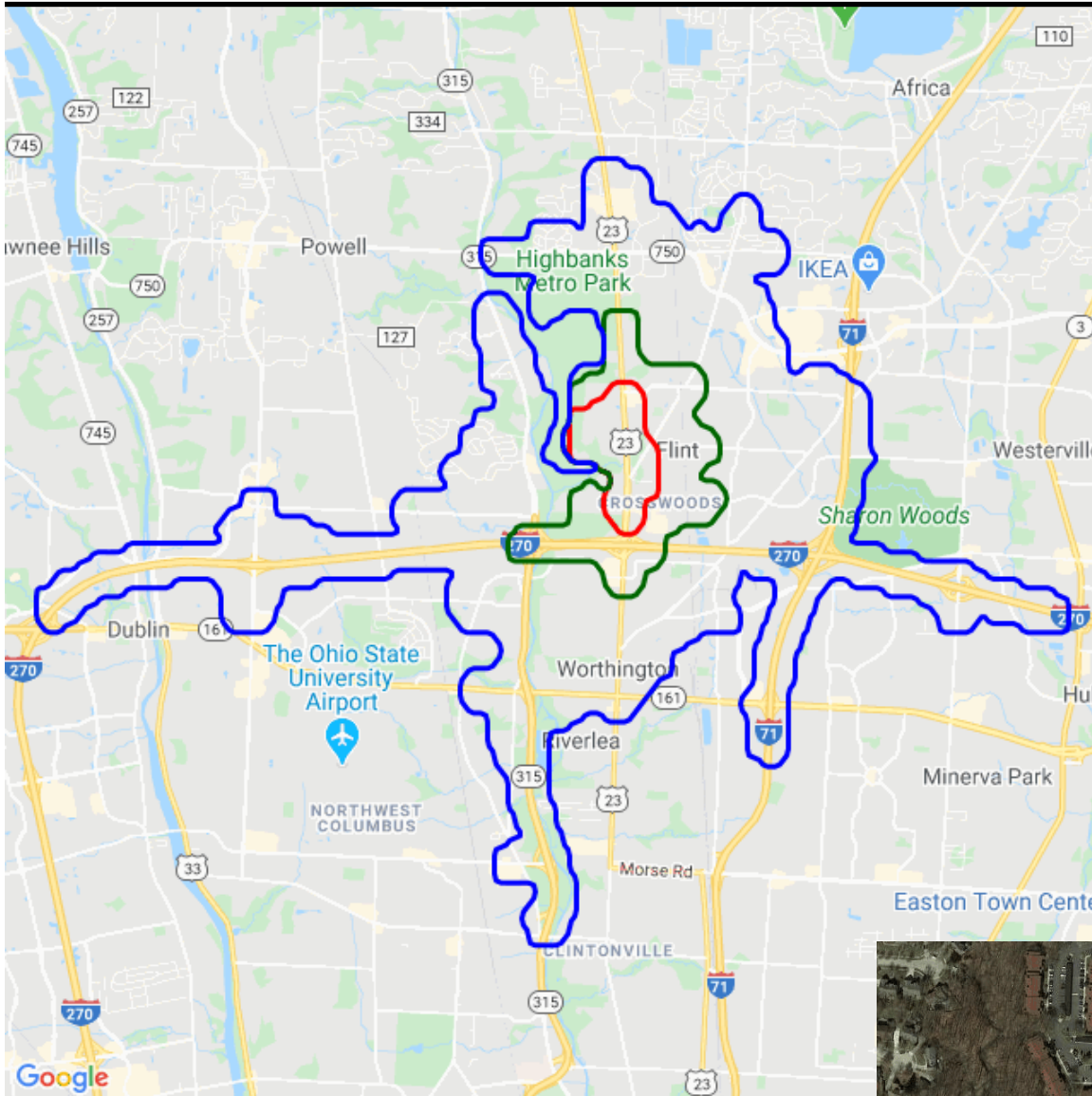
8000 Ravines Edge Ct



Alterra Real Estate Advisors

300 Spruce St. Suite 110 Columbus, OH 43215 | 614-365-9000

Demographic Report



8000 Ravines Edge Ct

Population

Distance	Male	Female	Total
3- Minute	1,049	1,124	2,174
5- Minute	5,563	5,670	11,234
10 Minute	39,425	41,005	80,430

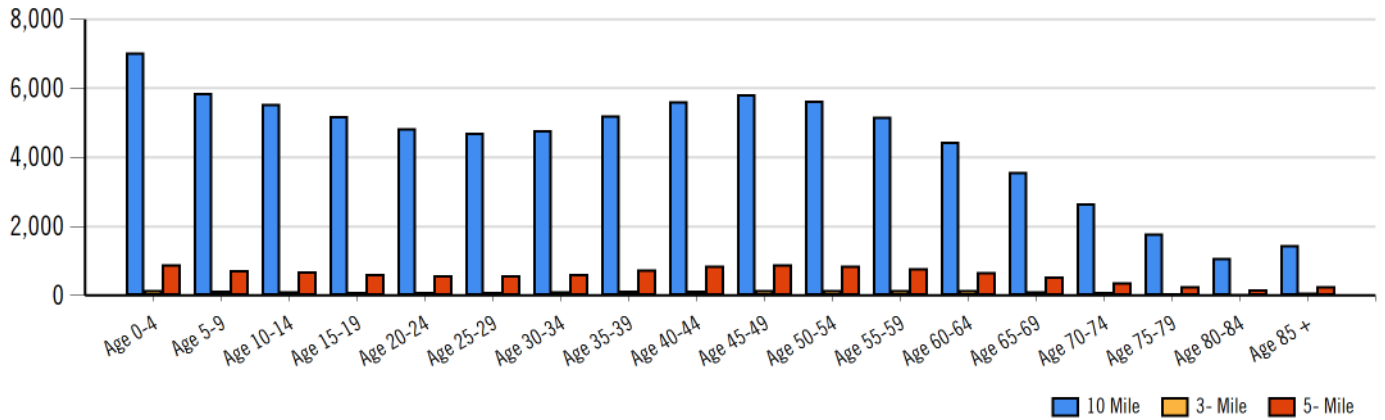


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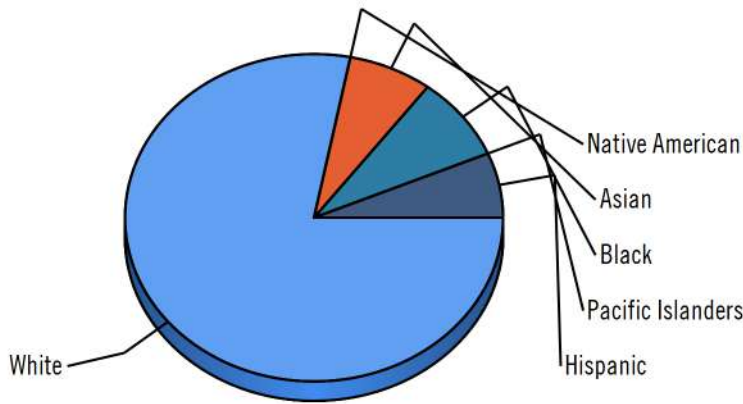


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Population by Distance and Age (2018)

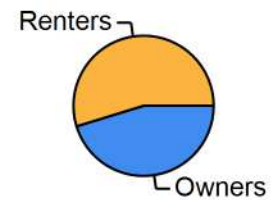


Ethnicity within 5 Minute

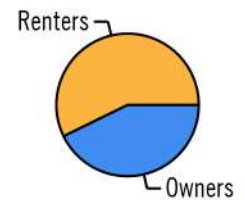


White Native American Asian Black Pacific Islanders Hispanic

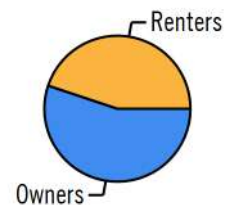
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,148	33	0.96 %
5-Minute	6,266	137	0.91 %
10-Minute	44,521	925	1.18 %

8000 Ravines Edge Ct



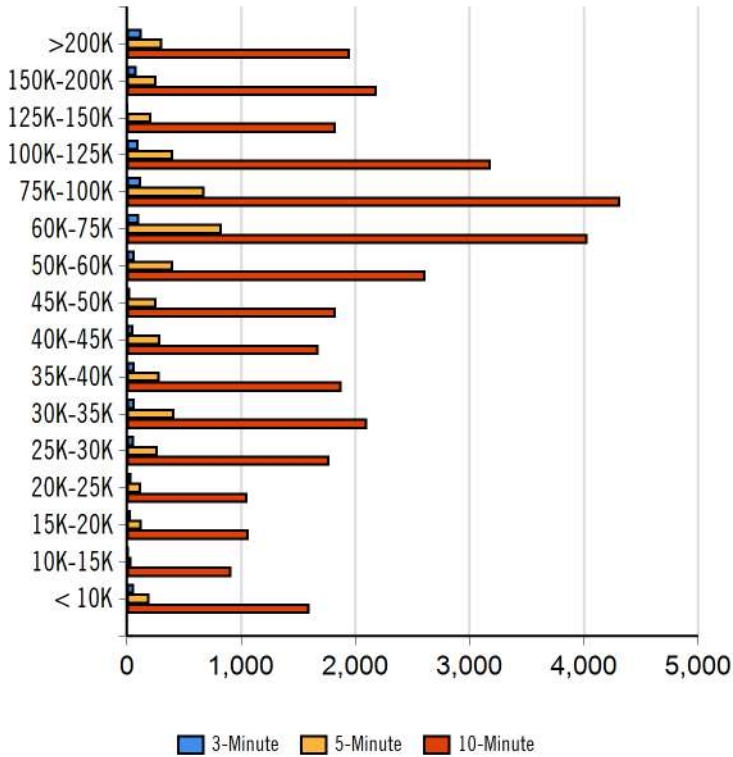
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	1	33	57	36	164	30	17	152	303	87	29	69
5-Minute	2	2	208	352	242	933	107	96	966	1,433	557	175	349
10-Minute	37	50	1,655	3,457	1,416	5,556	1,053	1,092	6,375	10,190	4,242	1,663	2,249

Household Income



Radius	Median Household Income
3-Minute	\$67,952.25
10-Minute	\$77,429.37
5-Minute	\$81,667.79

Radius	Average Household Income
3-Minute	\$83,629.50
10-Minute	\$85,047.34
5-Minute	\$91,159.86

Radius	Aggregate Household Income
3-Minute	\$96,988,684.26
5-Minute	\$404,026,927.76
10-Minute	\$2,688,963,956.88

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,557	7,689	51,970
High School Grad	179	963	8,145
Some College	311	1,593	10,757
Associates	109	534	3,634
Bachelors	641	2,959	17,722
Masters	162	804	5,373
Prof. Degree	60	303	2,038
Doctorate	27	112	735

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	46 %	36 %	32 %
Teen's	26 %	35 %	57 %
Expensive Homes	1 %	7 %	10 %
Mobile Homes	0 %	0 %	1 %
New Homes	16 %	50 %	72 %
New Households	49 %	63 %	84 %
Military Households	19 %	22 %	15 %
Households with 4+ Cars	30 %	32 %	40 %
Public Transportation Users	3 %	4 %	11 %
Young Wealthy Households	29 %	54 %	41 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.









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SALES COMPARABLES



1	2900 Easton Square Pl - Abbott Laboratories at Easton	SOLD
Columbus, OH 43219	Franklin County	
Sale Date: 03/17/2020	Bldg Type: Class A Office	
Sale Price: \$65,723,600 - Confirmed	Year Built/Age: Built 2017 Age: 3	
Price/SF: \$305.69	RBA: 215,000 SF	
Pro Forma Cap -	Parcel No: 010-294813	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5107645		
Research Status: Confirmed		
2	6670 Perimeter Dr - Avery Place	SOLD
Dublin, OH 43016	Franklin County	
Sale Date: 12/30/2020	Bldg Type: Class B OfficeMedical	
Sale Price: \$14,500,000 - Full Value	Year Built/Age: Built 2006 Age: 14	
Price/SF: \$288.63	RBA: 50,238 SF	
Pro Forma Cap -	Parcel No: 273-012055	
Actual Cap Rate: -	Sale Conditions: Debt Assumption	
Comp ID: 5364840		
Research Status: Full Value		
3	6670 Perimeter Dr - Avery Place	SOLD
Dublin, OH 43016	Franklin County	
Sale Date: 07/29/2019 (175 days on mkt)	Bldg Type: Class B OfficeMedical	
Sale Price: \$12,000,000 - Confirmed	Year Built/Age: Built 2006 Age: 13	
Price/SF: \$238.86	RBA: 50,238 SF	
Pro Forma Cap -	Parcel No: 273-012055	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 4856588		
Research Status: Confirmed		
4	465 N Cleveland Ave - Westar Crossing	SOLD
Westerville, OH 43082	Delaware County	
Sale Date: 02/25/2020	Bldg Type: Class B OfficeMedical	
Sale Price: \$10,682,900 - Confirmed	Year Built/Age: Built 2003 Age: 17	
Price/SF: \$232.54	RBA: 45,940 SF	
Pro Forma Cap 6.10%	Parcel No: 318-444-01-003-006	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 5113062		
Research Status: Confirmed		
5	360 Westar Blvd	SOLD
Westerville, OH 43082	Delaware County	
Sale Date: 01/30/2020	Bldg Type: Class A Office	
Sale Price: \$33,060,000 - Confirmed	Year Built/Age: Built 2019	
Price/SF: \$228.00	RBA: 145,000 SF	
Pro Forma Cap -	Parcel No: 317-333-01-003-014	
Actual Cap Rate: -	Sale Conditions: Sale Leaseback	
Comp ID: 5082920		
Research Status: Confirmed		
6	3000 Corporate Exchange Dr - Offices at Corporate Exchange (Part of Portfolio)	SOLD
Columbus, OH 43231	Franklin County	
Sale Date: 08/29/2019	Bldg Type: Class A Office	
Sale Price: \$28,952,431 - Full Value	Year Built/Age: Built 1998 Age: 20	
Price/SF: \$179.16	RBA: 161,598 SF	
Pro Forma Cap -	Parcel No:	
Actual Cap Rate: -	Sale Conditions: Bulk/Portfolio Sale	
Comp ID: 4884390		
Research Status: Full Value		

THE STATE OF OHIO



60%

OF THE POPULATIONS OF U.S. & CANADA WITHIN A ONE-DAY DRIVE

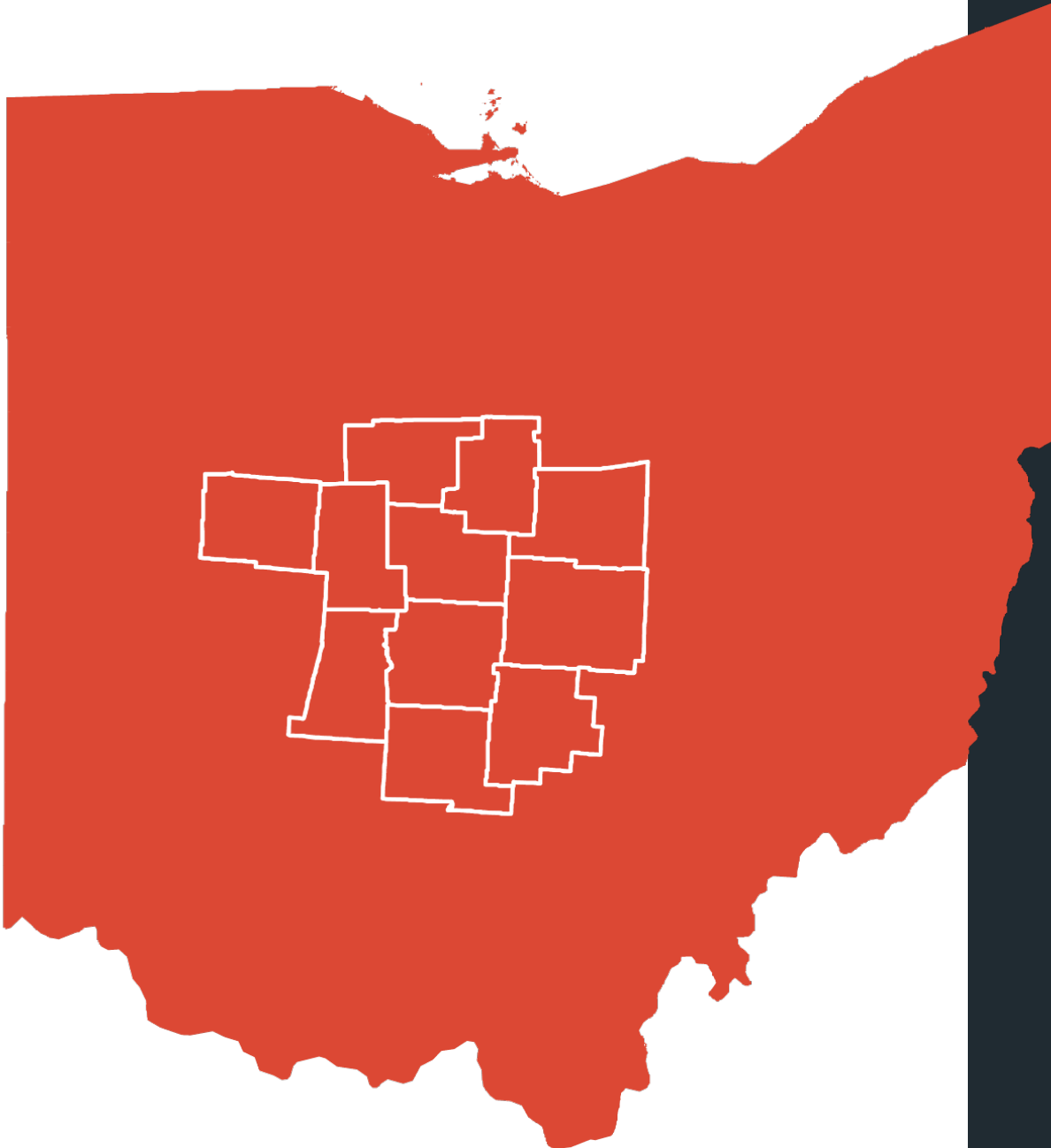
No. 2

STATE FOR LOWEST COST OF DOING BUSINESS

0%

STATE TAX ON CORPORATE INCOME, R&D INVESTMENTS, AND GOODS & PRODUCTS SOLD OUT OF STATE

THE 11-COUNTY COLUMBUS REGION



#1

IN THE MIDWEST FOR
POPULATION, JOB,
GDP GROWTH*

14th

LARGEST CITY IN THE
UNITED STATES

16

HEADQUARTERED FORTUNE
1000 COMPANIES



U.S. Bureau of Economic Analysis, 2011- 2021; U.S. Census Bureau, Decennial Census, 2011-2021; U.S. Bureau of Labor Statistics, 2011-2021 annual averages, not seasonally adjusted; *Columbus ranked among metros in the Midwest with estimated population of 1 million or greater.

THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS

HONDA



JPMORGAN CHASE & CO.



THE STATE OF OHIO



\$2.7B

BUDGET SURPLUS AS
OF JAN. 2022

AA+

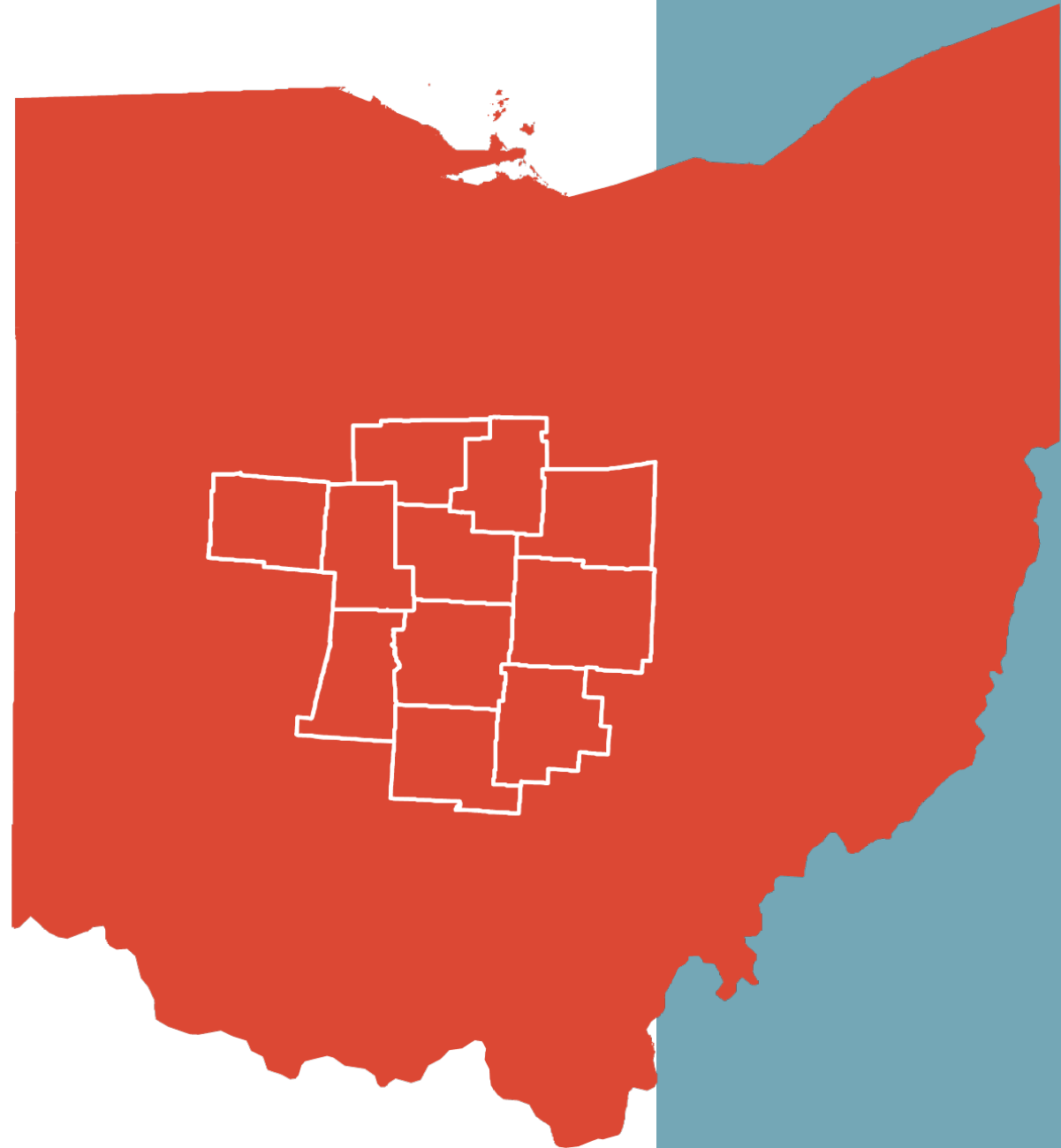
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

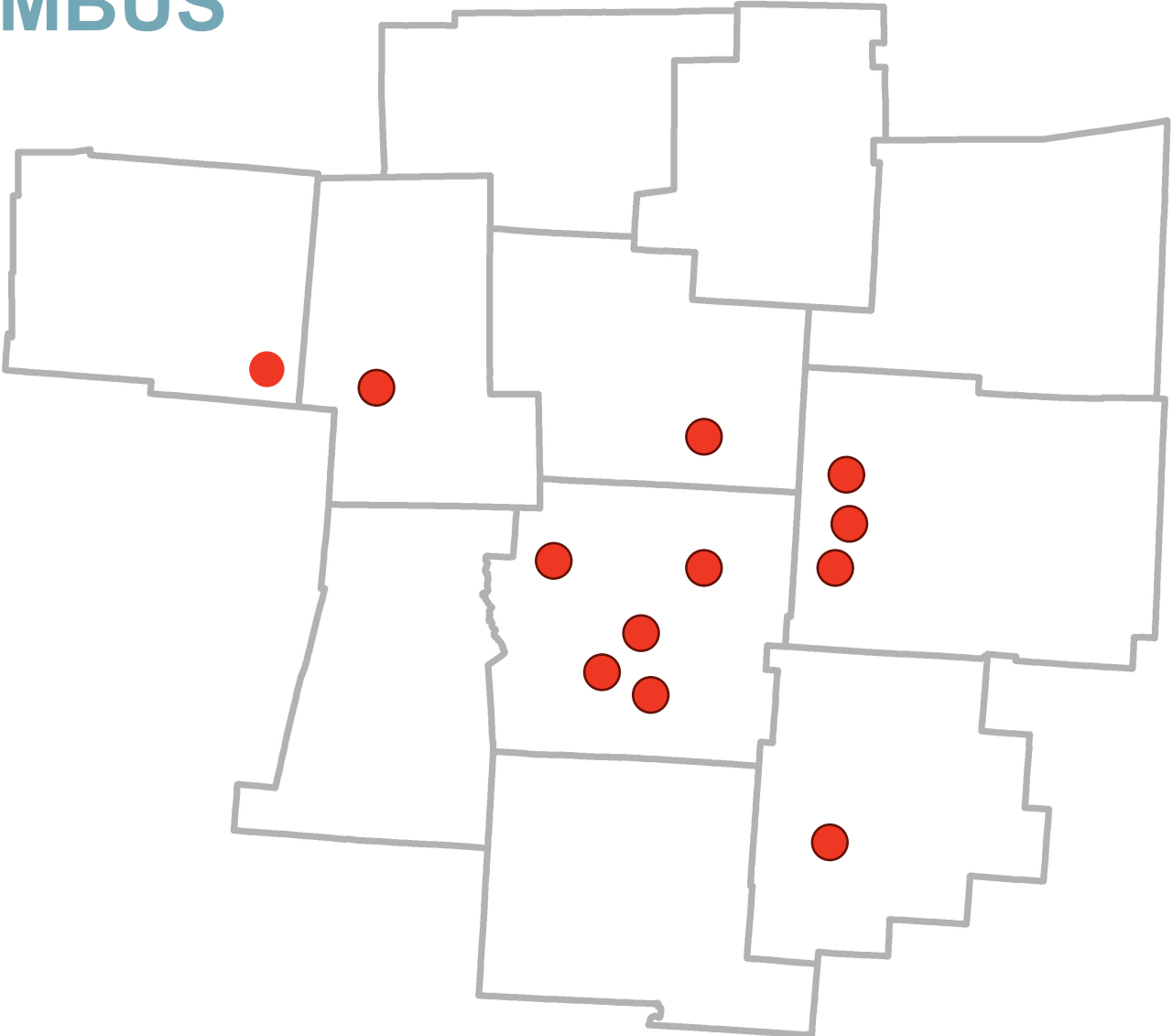
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

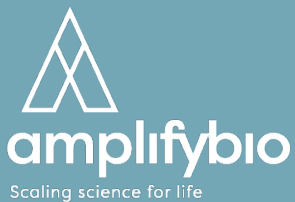


HONDA

Orveon



**FORSEE
POWER**



BBI LOGISTICS



intel



YEAR IN REVIEW: 2022 RESULTS

53



Projects



8,385



Jobs Created



\$807M



New Payroll



\$21.2B



Capital Investment

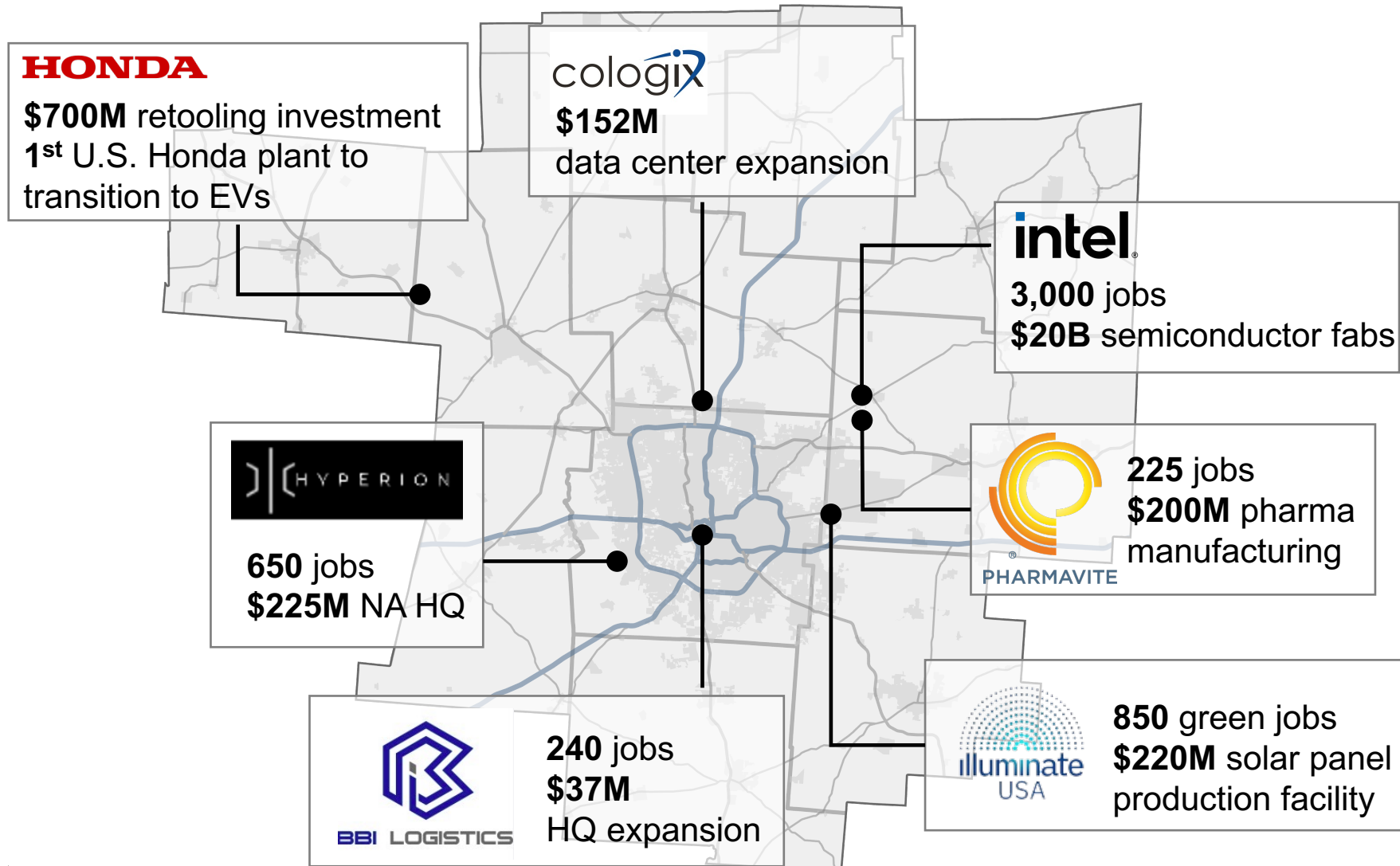


**Projects in
more than 20
communities
across the
Region.**



Source: One Columbus, results since January 2022 as of December 31, 2022. One Columbus projects, does not encompass all market activity.

2022 – 2023 YTD NOTABLE PROJECTS



All Projects

10,512

Jobs

\$941M

Payroll

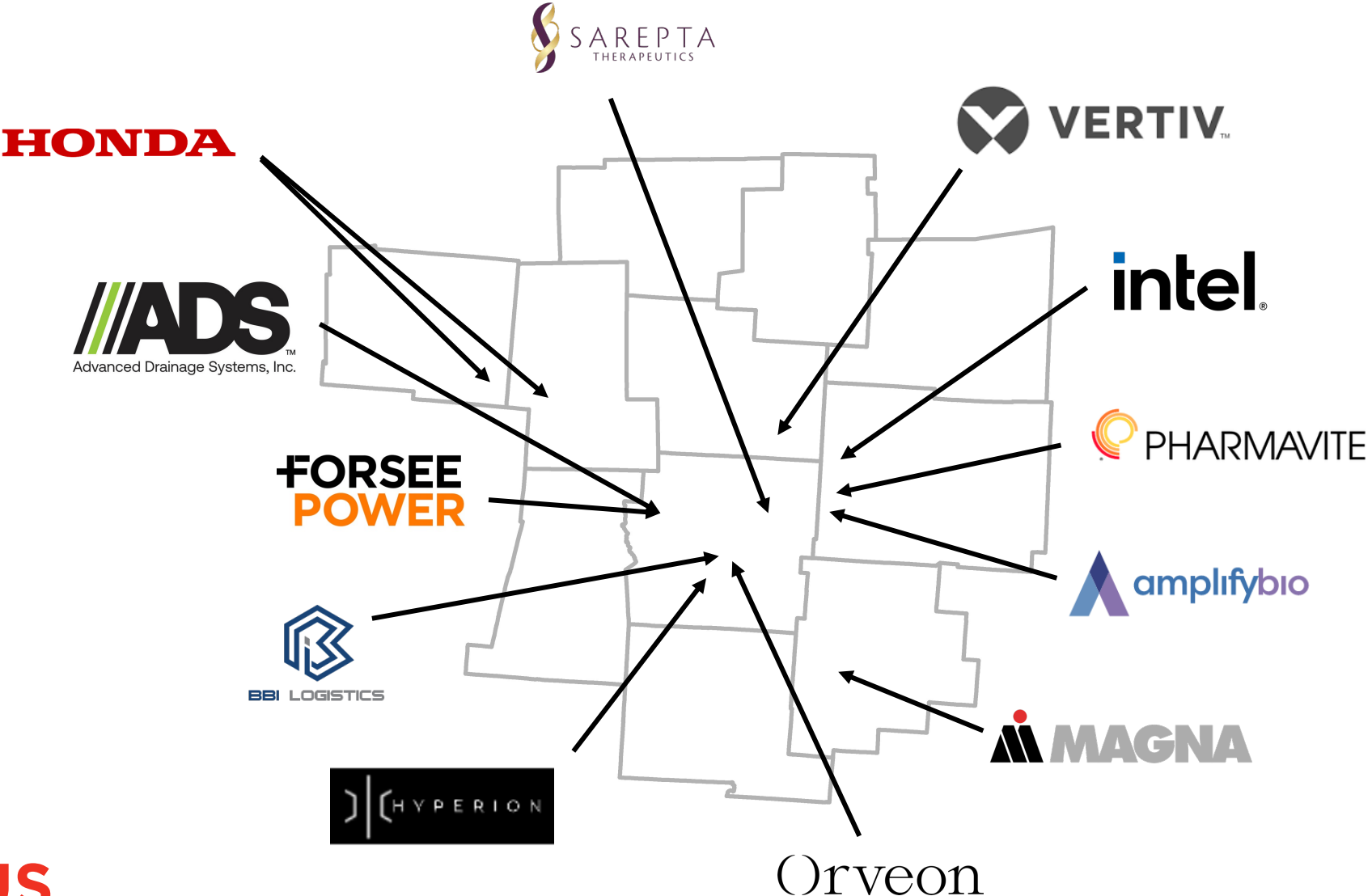
\$29.7B

Cap Ex



Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – June 29, 2023; One Columbus projects only, does not encompass all market activity.

2022 NOTABLE PROJECTS



5,502+
JOBS