

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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OPPORTUNITY ZONE



Appraisal Brokerage Consulting Development

INVESTMENT OPPORTUNITY

525 Sawyer Boulevard, Columbus, OH 43203

REHAB OR REDEVELOPMENT OPPORTUNITY!

Latitude Five25 buildings available for sale. Currently 100% vacant.

392 units in 2 towers each 15 stories high on 7 +/- acres. 1-2 BR units with private patios and walk-in closets. Amenities include basketball court, media room and cyber cafe. Beautiful city views close to downtown Columbus near the King Lincoln District, Franklin University and Columbus State Community College.

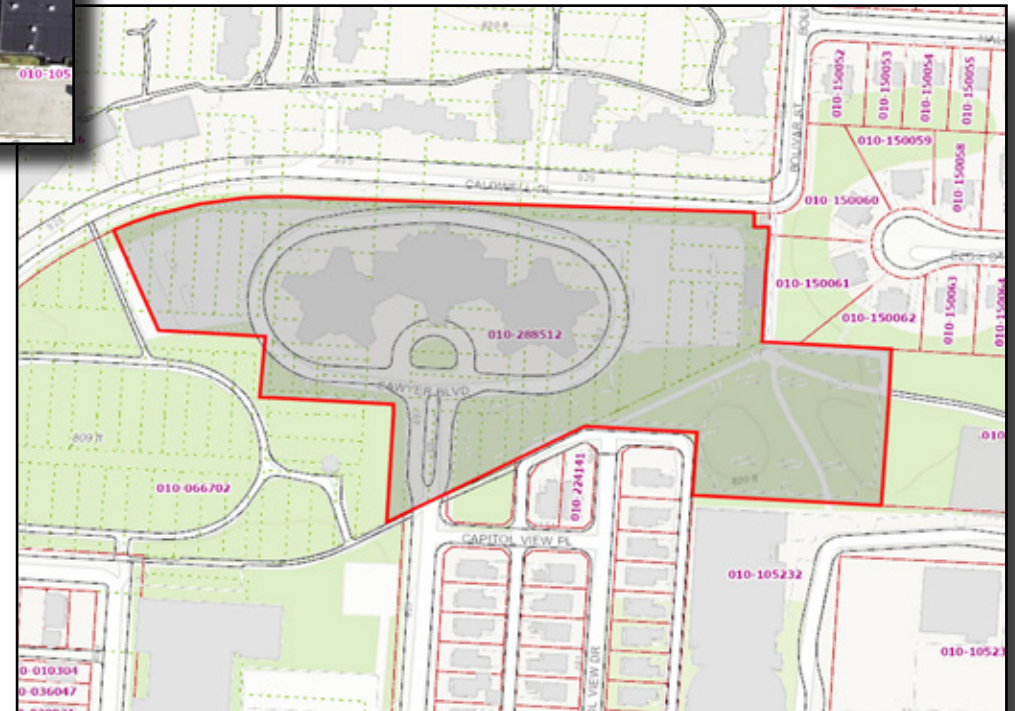
Plenty of parking. Located in an opportunity zone, this site offers potential investors opportunity zone tax benefit options.

Sale process is subject to Court approval in pending receivership. All bidders and bids must be qualified under Court-approved sale procedures. Contact Broker for copy of pending sale procedures documentation.

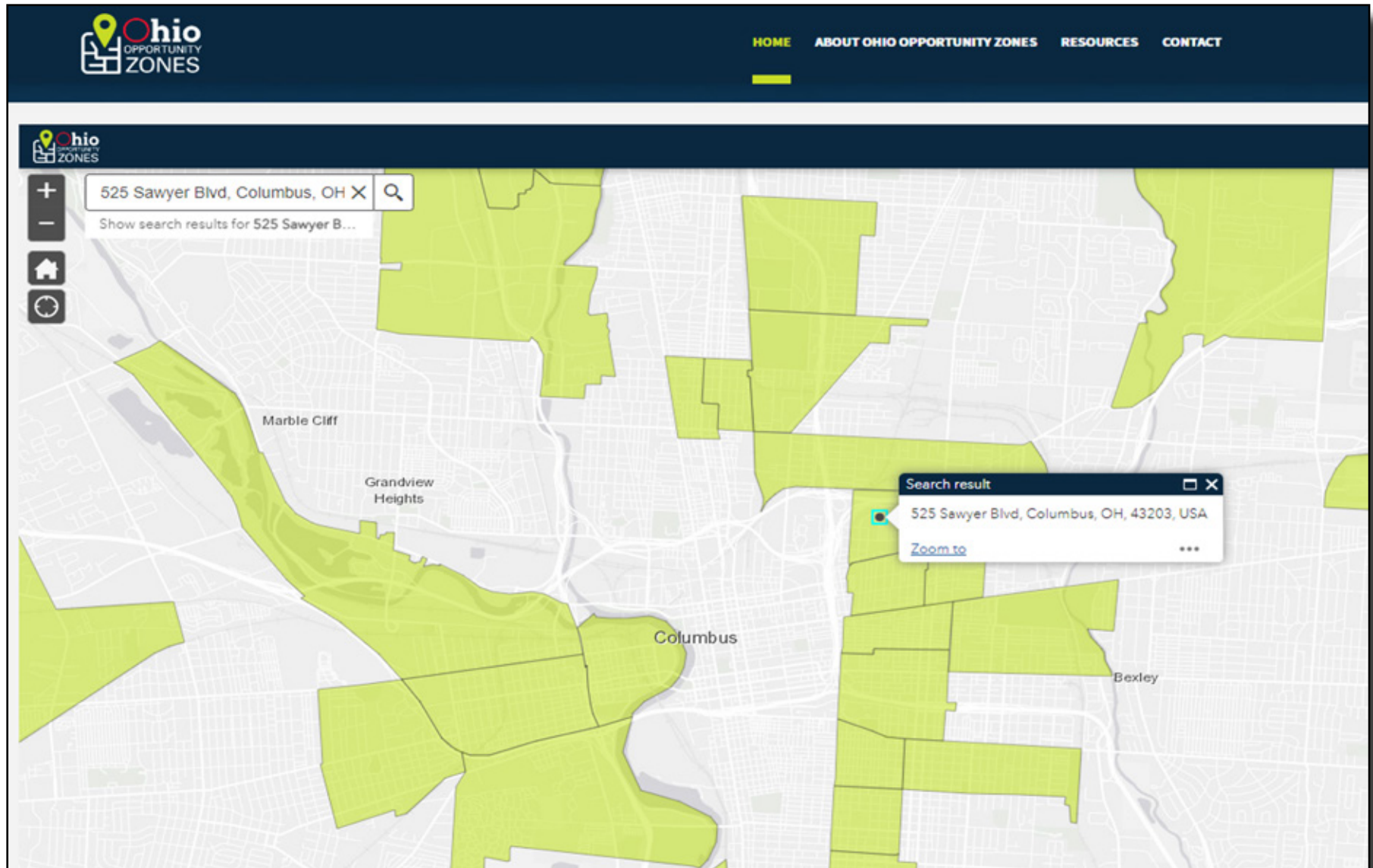


Property Highlights

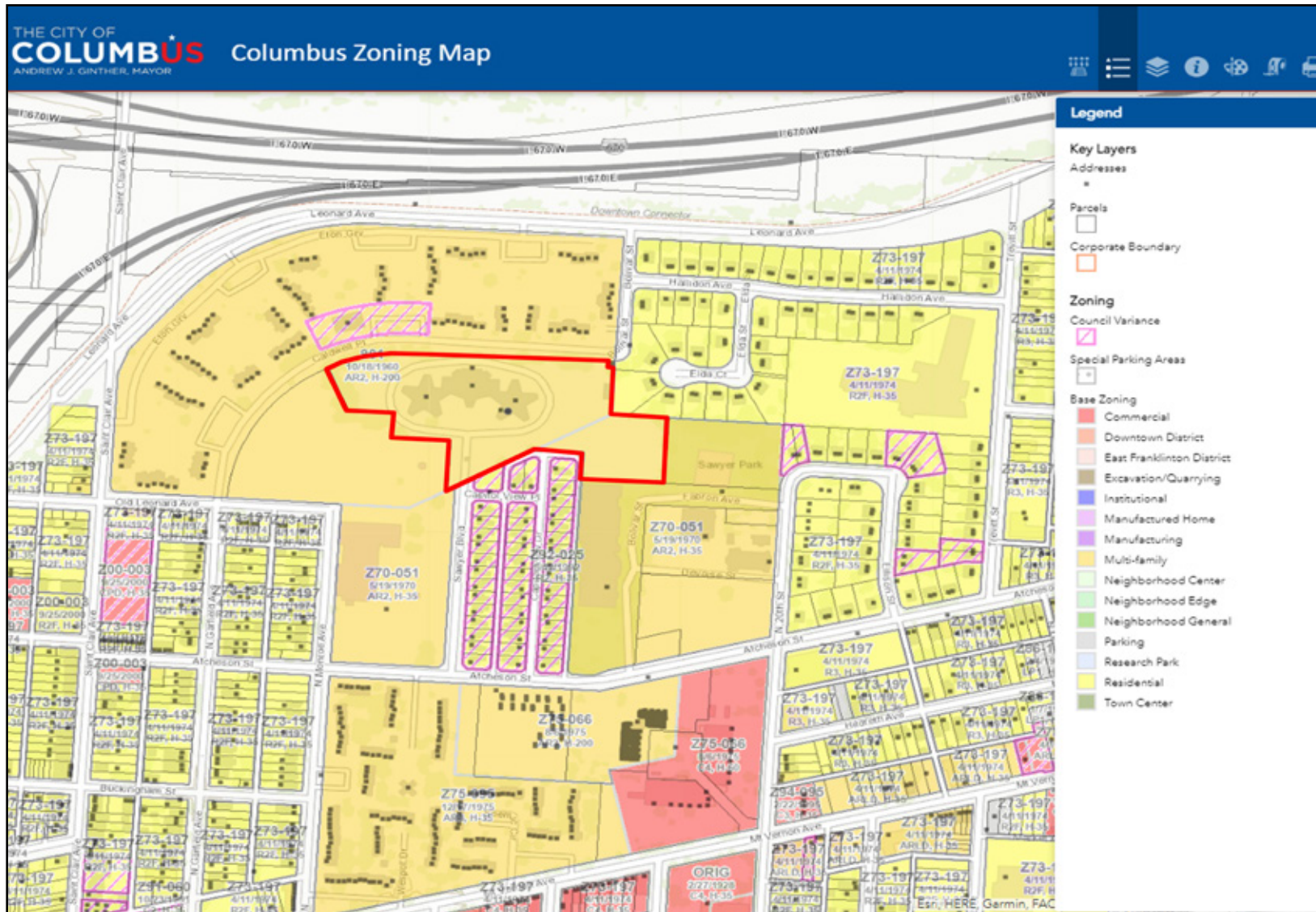
Address:	525 Sawyer Boulevard Columbus, Ohio 43203
County:	Franklin
PID:	010-288512-00
Location:	SEC of I-670 and I-71
Acres:	7.13 +/- Ac
Year Built:	1963
Year Remodeled:	2003
# of Buildings:	2
Number of Units:	392
Gross SF:	301,224 +/- SF
Stories:	15 (each)
Taxes 2022:	\$382,631.36
Sale Price:	Negotiable
Zoning:	AR-2 Apartment Residential District



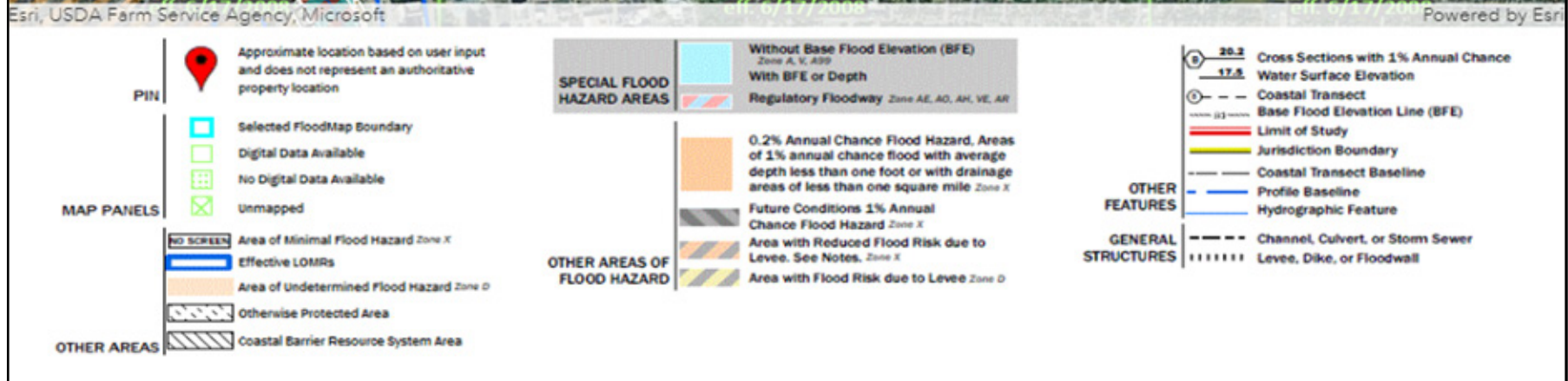
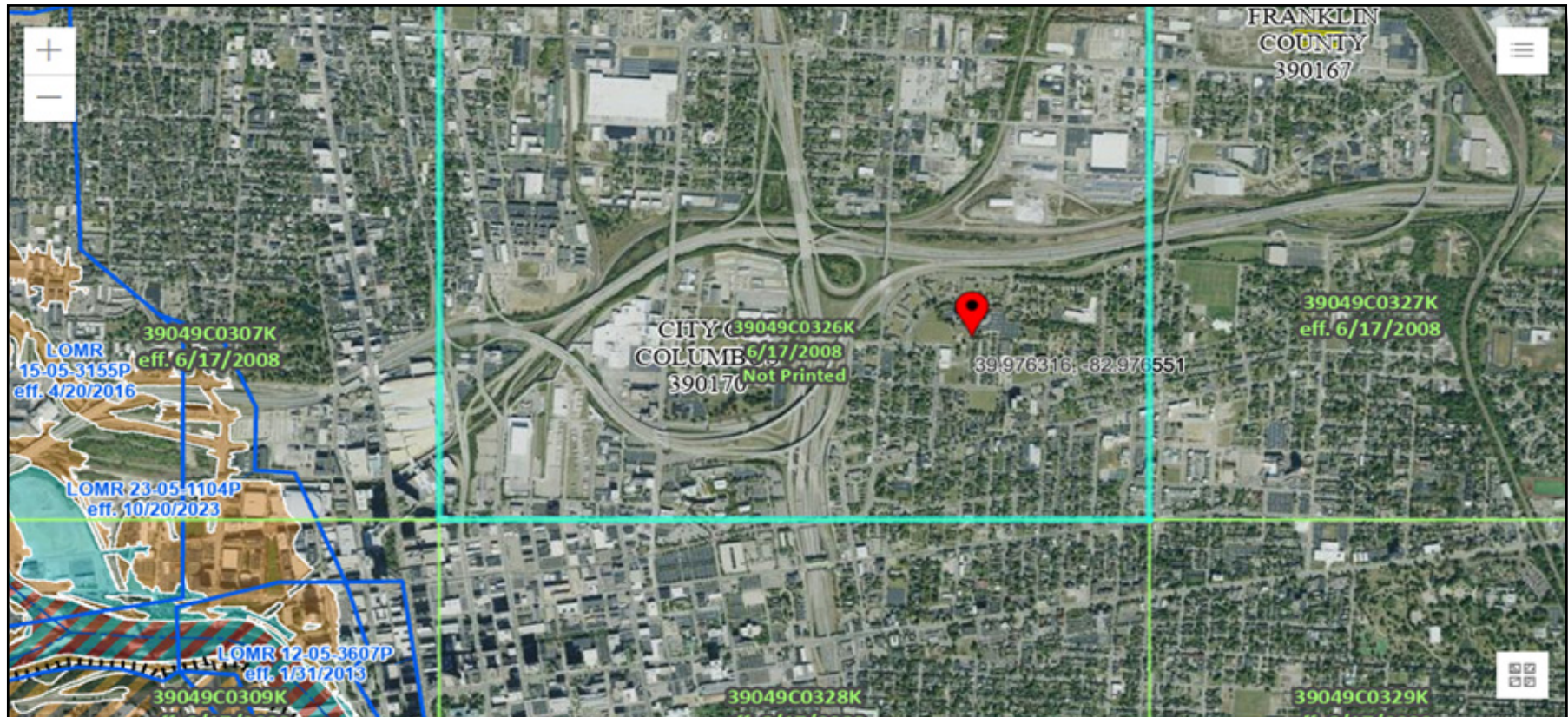
No.	Units	Unit Type
252	1 BR, 1 BA	
84	1 BR, 1 BA	
28	2 BR, 1 BA	
28	2 BR, 1 BA	
392		

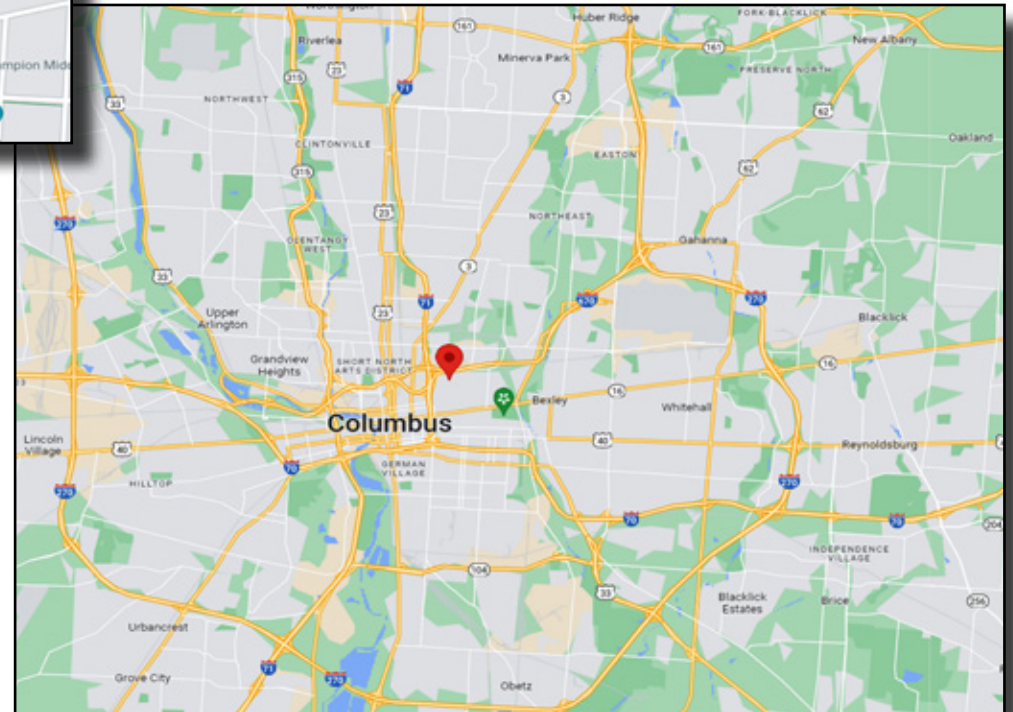
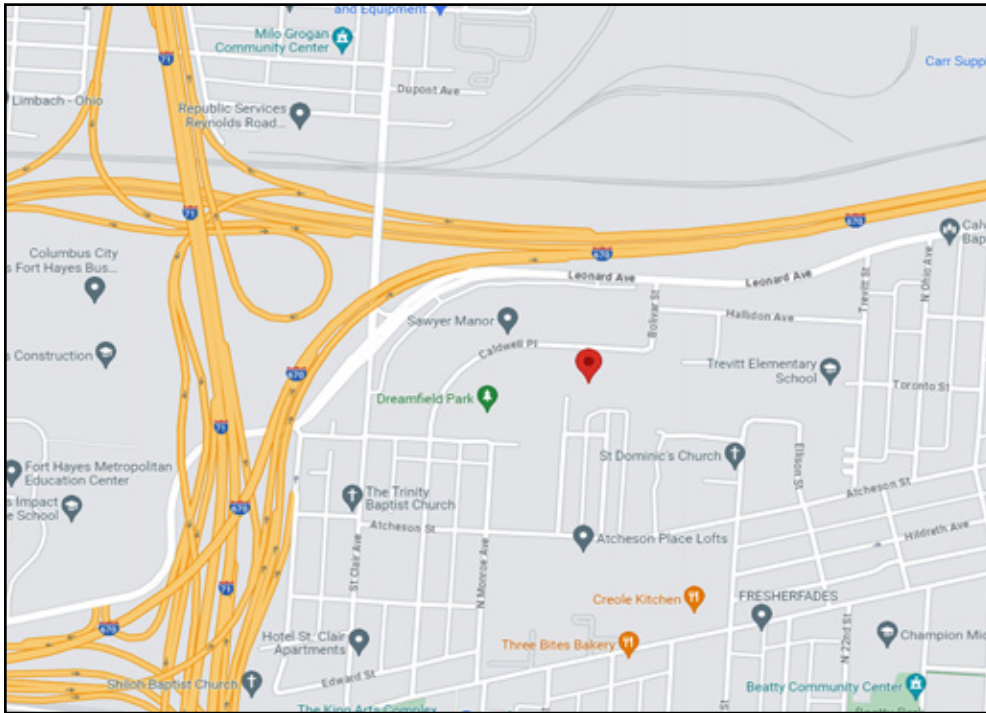


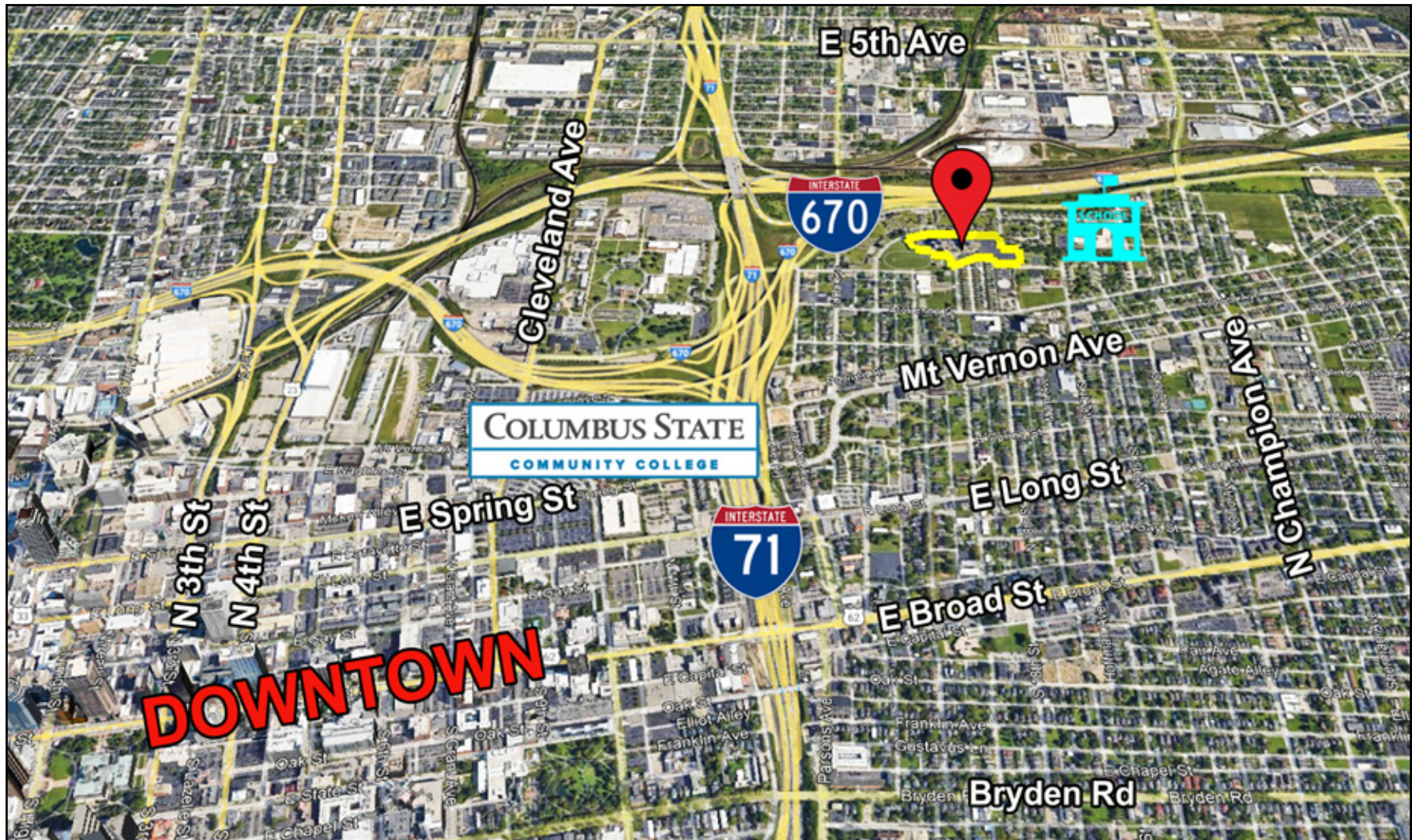
Click [here](#) to read about Ohio Opportunity Zones



Click [here](#) to view zoning regulations








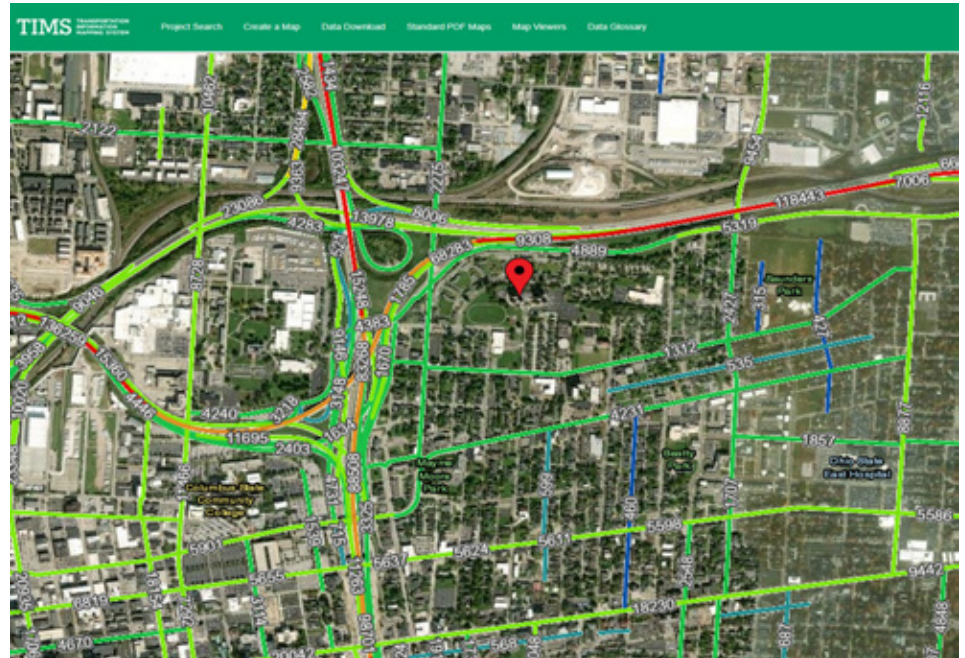
Great Location

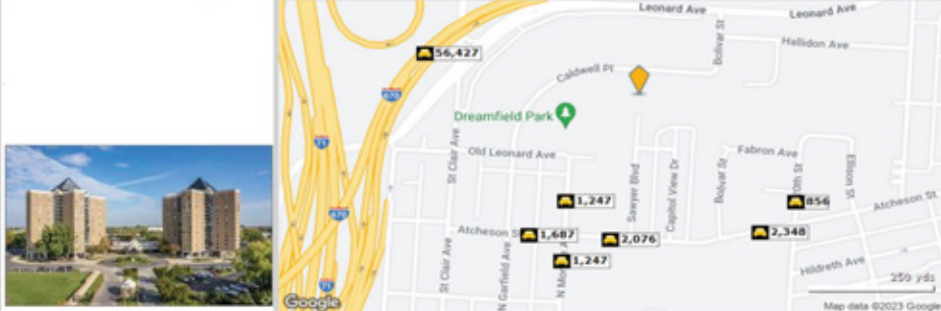
Easy access to major highways
10 minutes to John Gleen International Airport
and Downtown Columbus

Demographic Trend Report

1 Mile Radius

The Latitude Apartments 525 Sawyer Blvd, Columbus, OH 43203			
			
Description	2010	2023	2028
Population	10,848	16,291	17,034
Age 0 - 4	1,030 9.49%	1,197 7.35%	1,226 7.20%
Age 5 - 9	863 7.96%	1,187 7.29%	1,212 7.12%
Age 10 - 14	763 7.03%	1,187 7.29%	1,196 7.02%
Age 15 - 19	873 8.05%	1,206 7.40%	1,194 7.01%
Age 20 - 24	943 8.69%	1,224 7.51%	1,205 7.07%
Age 25 - 29	842 7.76%	1,400 8.59%	1,276 7.49%
Age 30 - 34	713 6.57%	1,448 8.89%	1,368 8.03%
Age 35 - 39	605 5.58%	1,229 7.54%	1,356 7.96%
Age 40 - 44	621 5.72%	992 6.09%	1,207 7.09%
Age 45 - 49	721 6.65%	825 5.06%	1,005 5.90%
Age 50 - 54	780 7.19%	796 4.89%	862 5.06%
Age 55 - 59	623 5.74%	812 4.98%	795 4.67%
Age 60 - 64	490 4.52%	813 4.99%	778 4.57%
Age 65 - 69	306 2.82%	708 4.35%	731 4.29%
Age 70 - 74	255 2.35%	551 3.38%	623 3.66%
Age 75 - 79	147 1.36%	348 2.14%	460 2.70%
Age 80 - 84	149 1.37%	199 1.22%	289 1.70%
Age 85+	123 1.13%	171 1.05%	253 1.49%
Age 15+	8,191 75.51%	12,722 78.09%	13,402 78.68%
Age 20+	7,318 67.46%	11,516 70.69%	12,208 71.67%
Age 65+	980 9.03%	1,977 12.14%	2,356 13.83%
Median Age	31	33	34
Average Age	33.30	34.80	36.00
Population By Race	10,848	16,291	17,034
White	1,993 18.37%	2,696 16.55%	2,855 16.76%
Black	8,285 76.37%	12,585 77.25%	13,125 77.05%
Am. Indian & Alaskan	57 0.53%	75 0.46%	79 0.46%
Asian	83 0.77%	226 1.39%	240 1.41%
Hawaiian & Pacific Islander	53 0.49%	62 0.38%	64 0.38%
Other	370 3.41%	648 3.98%	672 3.95%
Household by Household Income	4,716	6,997	7,307
<\$25,000	2,795 59.27%	2,264 32.36%	2,274 31.12%
\$25,000 - \$50,000	1,054 22.35%	1,615 23.08%	1,700 23.27%
\$50,000 - \$75,000	478 10.14%	1,222 17.46%	1,290 17.65%
\$75,000 - \$100,000	174 3.69%	682 9.75%	732 10.02%
\$100,000 - \$125,000	80 1.70%	433 6.19%	471 6.45%
\$125,000 - \$150,000	39 0.83%	218 3.12%	236 3.23%
\$150,000 - \$200,000	51 1.08%	400 5.72%	426 5.83%
\$200,000+	45 0.95%	163 2.33%	178 2.44%
Average Household Income	\$32,076	\$60,126	\$61,390
Median Household Income	\$18,967	\$41,407	\$43,059

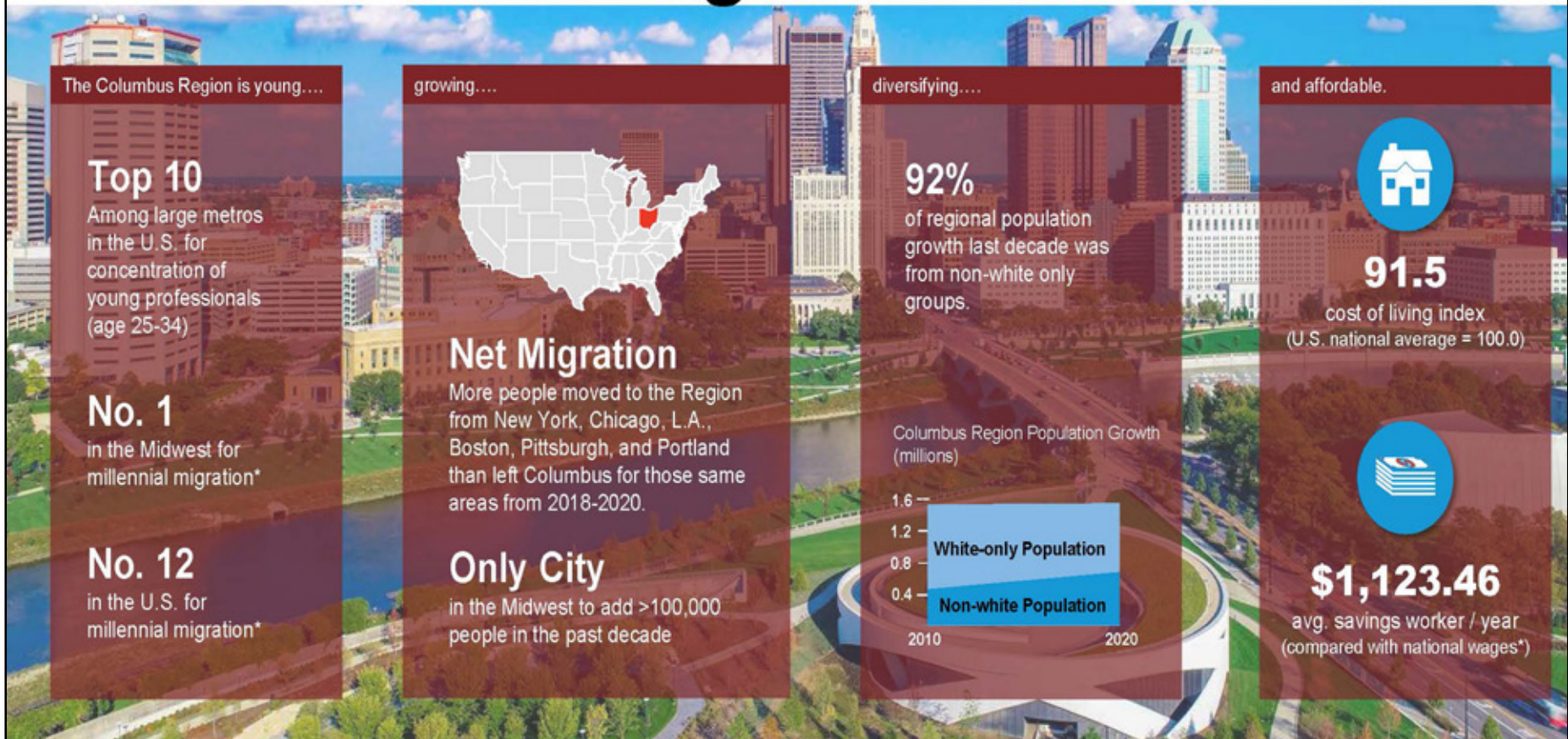


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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Monroe Ave	Atcheson St	0.05 S	2022	1,247	MPSI	.16
2 Atcheson St	Sawyer Blvd	0.02 E	2022	2,061	MPSI	.18
3 Atcheson St	Sawyer Blvd	0.02 E	2021	2,076	MPSI	.18
4 Atcheson St	N Garfield Ave	0.03 W	2020	2,026	MPSI	.22
5 Atcheson St	N Garfield Ave	0.03 W	2022	1,687	MPSI	.22
6 Atcheson St	Bolivar St	0.04 W	2022	2,348	MPSI	.22
7 N 20th St	Devoise St	0.01 N	2022	856	MPSI	.22
8 N Monroe Ave	Atcheson St	0.03 N	2022	1,247	MPSI	.23
9 I-670	Leonard Ave	0.04 SE	2020	53,840	AADT	.25
10 Saint Clair Ave	Leonard Ave	0.04 SE	2022	56,427	MPSI	.25



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **85** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 85 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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Learn more about us at
www.rweiler.com

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.

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