

# 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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