

- \* **For Sale: \$2,575,000**
- \* **27 Units and 4 Garages within 4 Buildings**
- \* **6523 Dorothy's Creek, Columbus OH 43110**



#### PROPERTY FEATURES:

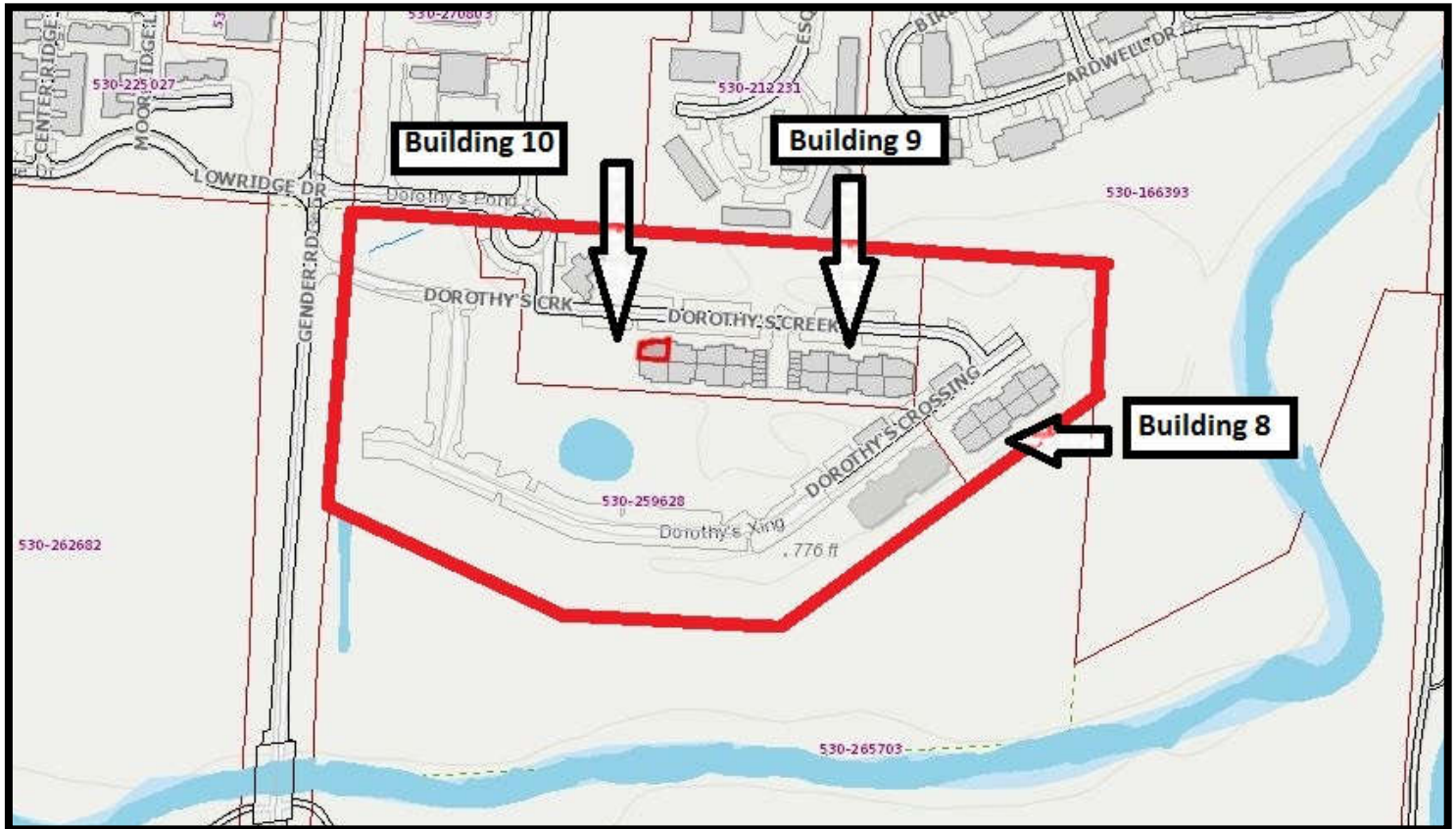
- 27 UNITS AND 4 GARAGES FOR SALE
- GREAT INVESTMENT
- FOUR DIFFERENT FLOOR PLANS
- CONDO ASSOCIATION IN PLACE WITH A TOTAL OF 48 UNITS FOR THE COMPLEX
- LOCATED OFF GENDER ROAD
- GROVEPORT MADISON SCHOOLS
- ALL TWO BEDROOM UNITS
- HIGH LEASING DEMAND
- YEAR BUILT 2003
- NO SHOWINGS
- DO NOT DISTURB TENANTS
- COMMUNITY SWIMMING POOL AND CLUB HOUSE WITH GYM

BEST CORPORATE REAL ESTATE  
 RANDY BEST, CCIM  
 2121 RIVERSIDE DRIVE  
 UPPER ARLINGTON, OH 43221  
 WWW.BESTCORPORATEREALESTATE.COM  
 PHONE: 614-559-3350  
 FAX: 614-559-3390



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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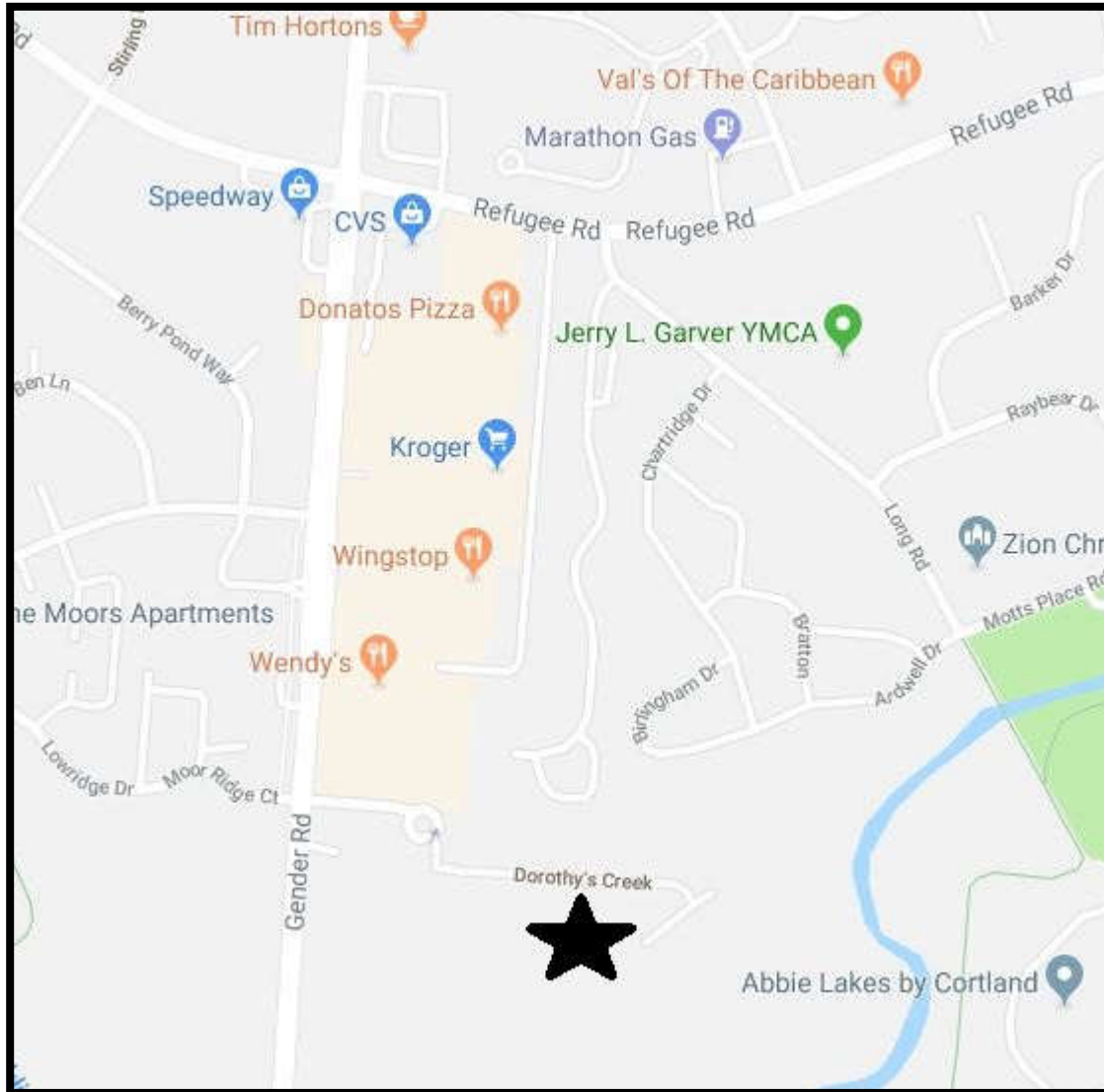


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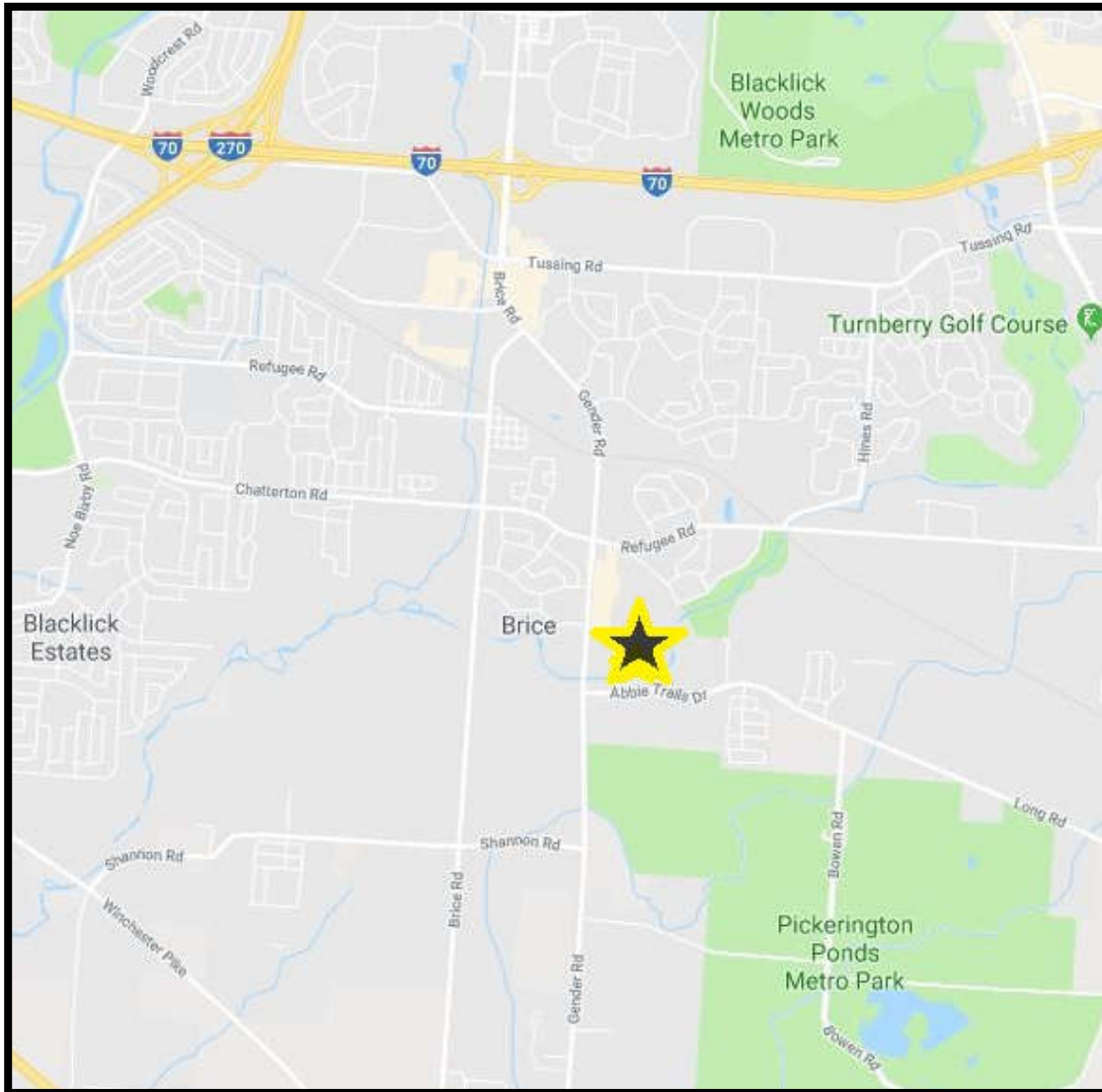
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CONDO PLAT BOOK 185 PGS. 88

200407190168932  
RECORDED  
INDEXED  
FILED  
FULTON COUNTY RECORDER

Condo doc 200407190168932

# FIRST AMENDMENT TO DOROTHY'S POND CONDOMINIUM THE DRAWINGS

FLOOD HAZARD INFORMATION  
FIRM MAP NUMBER 2004030290  
SITE LOCATED IN ZONES X AND AE  
FLOODPLAIN FILL PLAN APPROVED BY CITY  
OF COLLINGS FLE NUMBER 03-05-4726A  
DATED: SEPTEMBER 22, 2003



LEGEND	
621A - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621B - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621C - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621D - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621E - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621F - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621G - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621H - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621I - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621J - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621K - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621L - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621M - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621N - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621O - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621P - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621Q - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621R - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621S - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621T - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621U - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621V - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621W - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621X - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621Y - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS
621Z - ABOVE UNIT DESIGNATION	FOR ACTUAL UNIT DESIGNATIONS



NO. 8806  
RICHARD BAYARD BROWN  
REGISTERED PROFESSIONAL ARCHITECT  
REGISTERED PROFESSIONAL ENGINEER

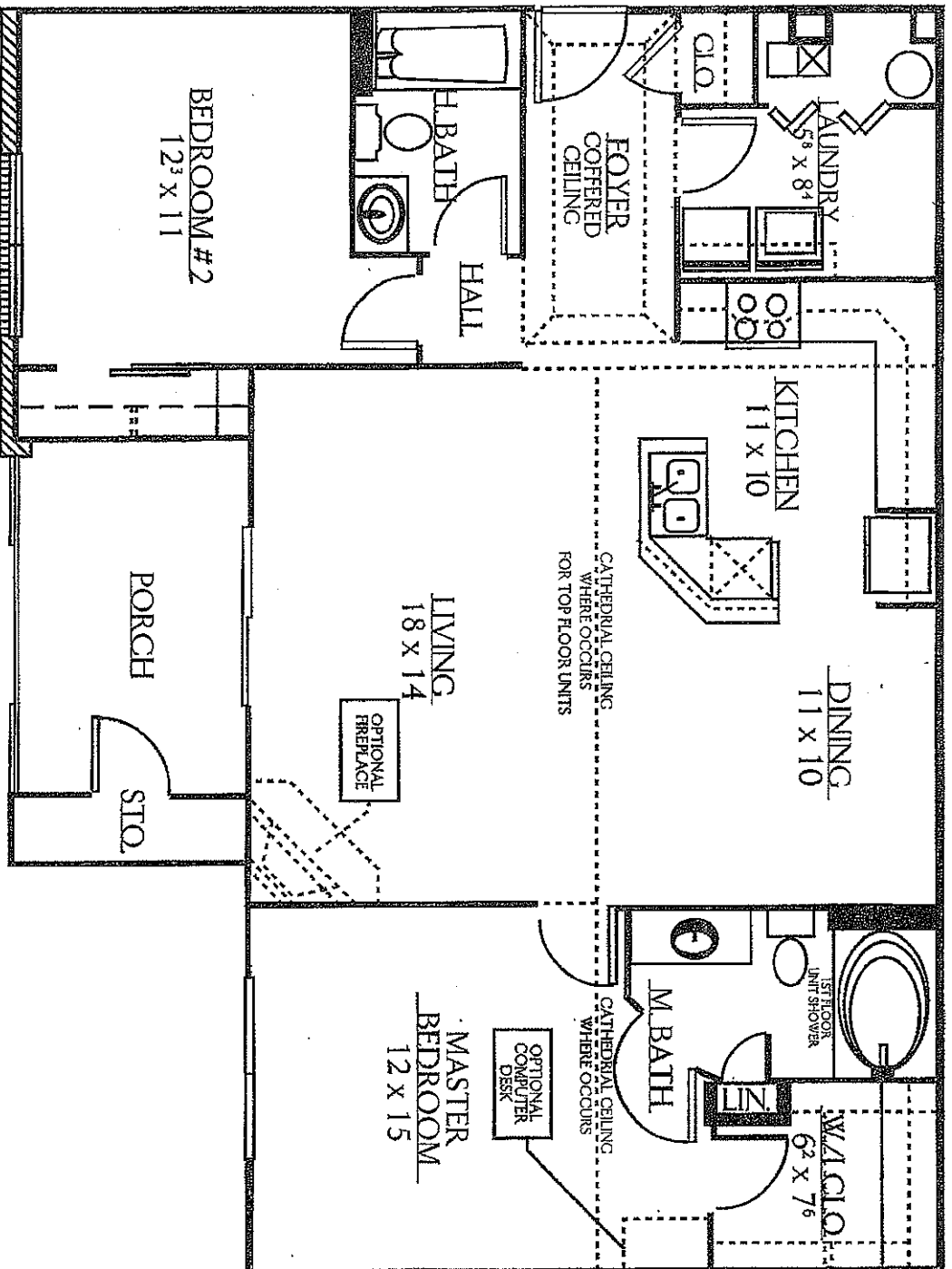
FIRST AMENDMENT TO  
DOROTHY'S POND CONDOMINIUM

\* = owned garage

See Excel spreadsheet for Map/Unit Details

# The Regal

2 Bedroom, 2 Bath  
Front Unit

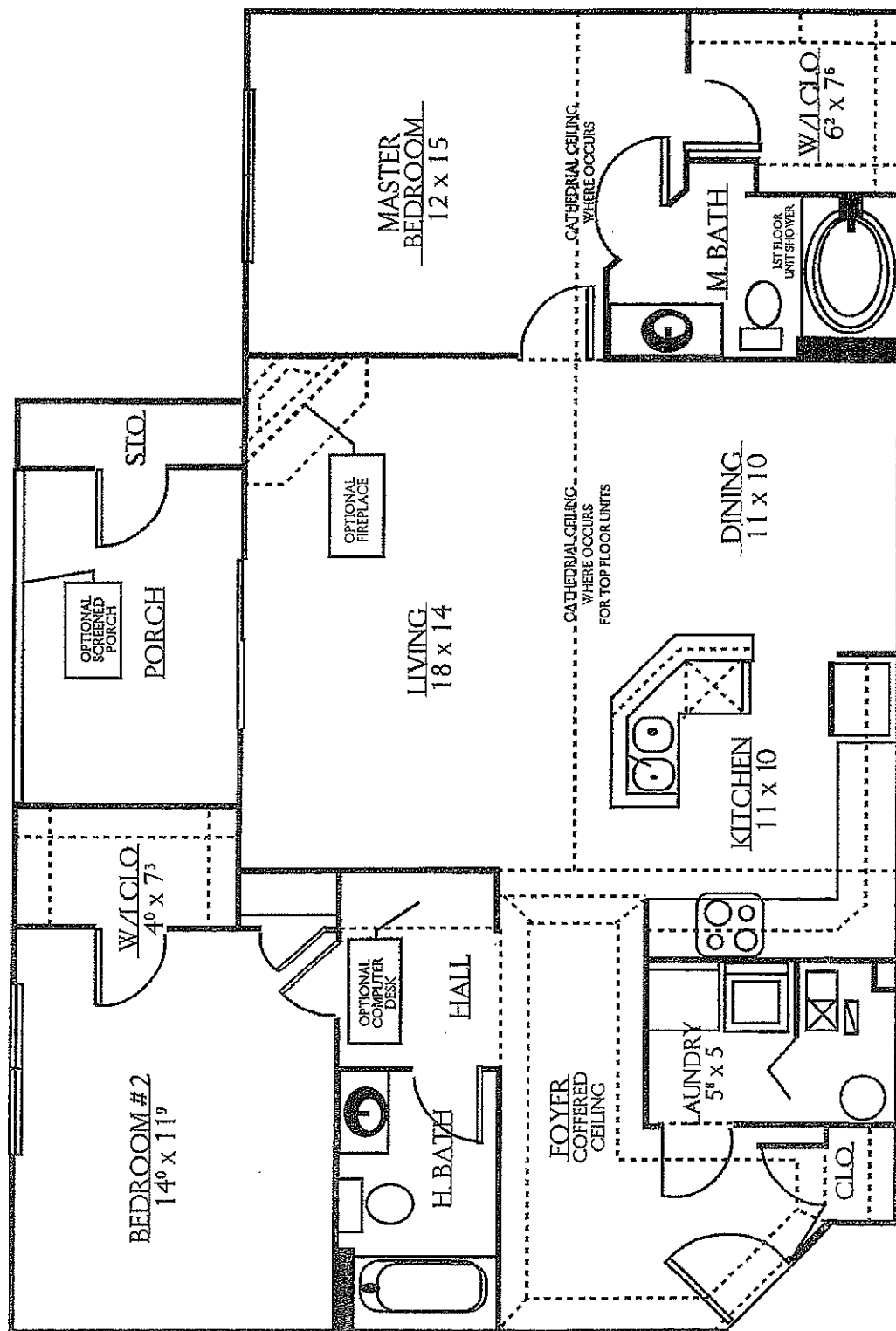


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*It's About Lifestyle... Your Lifestyle*

# The Riviera

2 Bedroom, 2 Bath  
Rear Unit



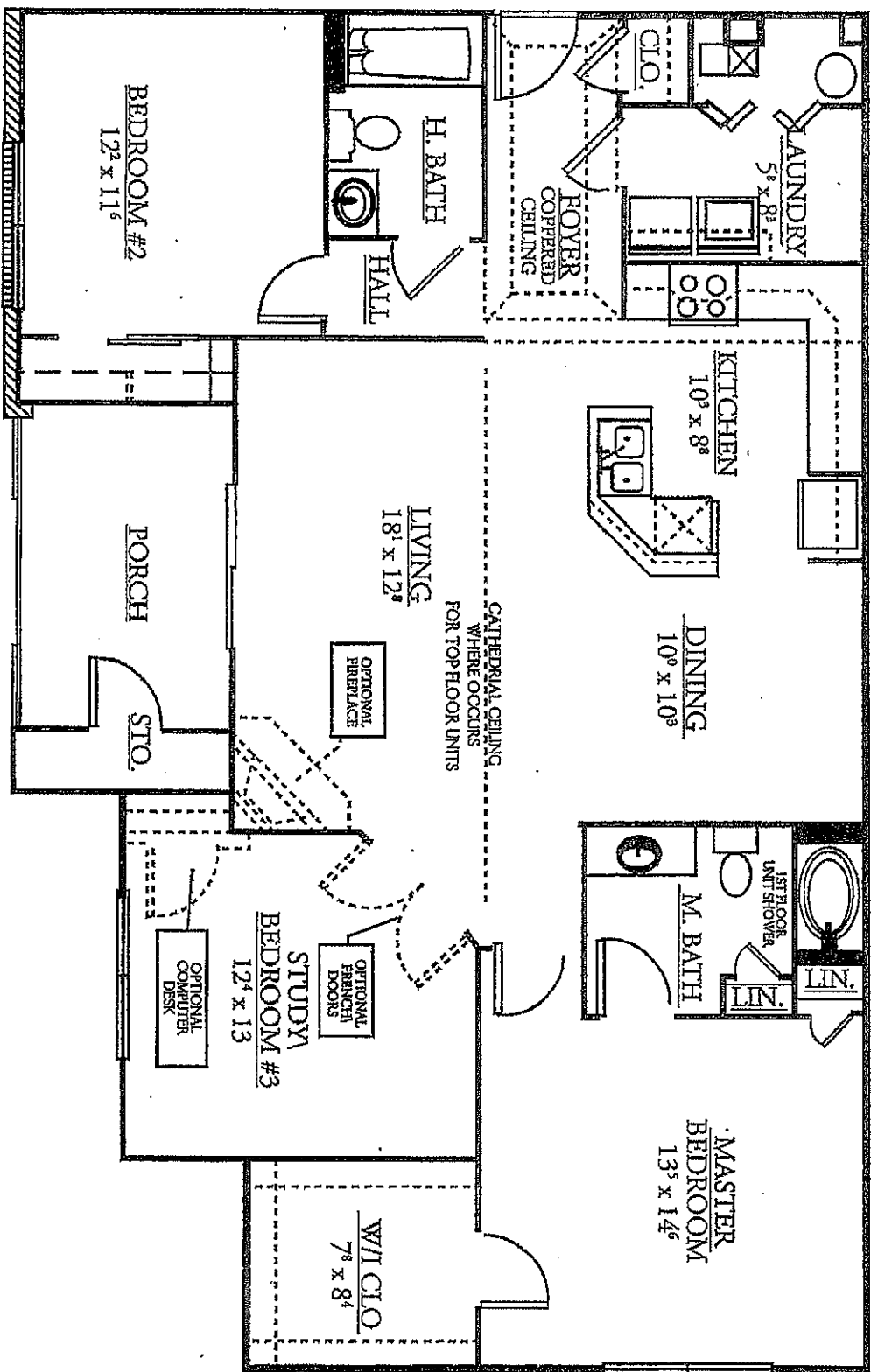
CONDOMINIUMS  
**TODAY**  
*homes*

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# The Caesar

## 3 Bedroom, 2 Bath Front Unit



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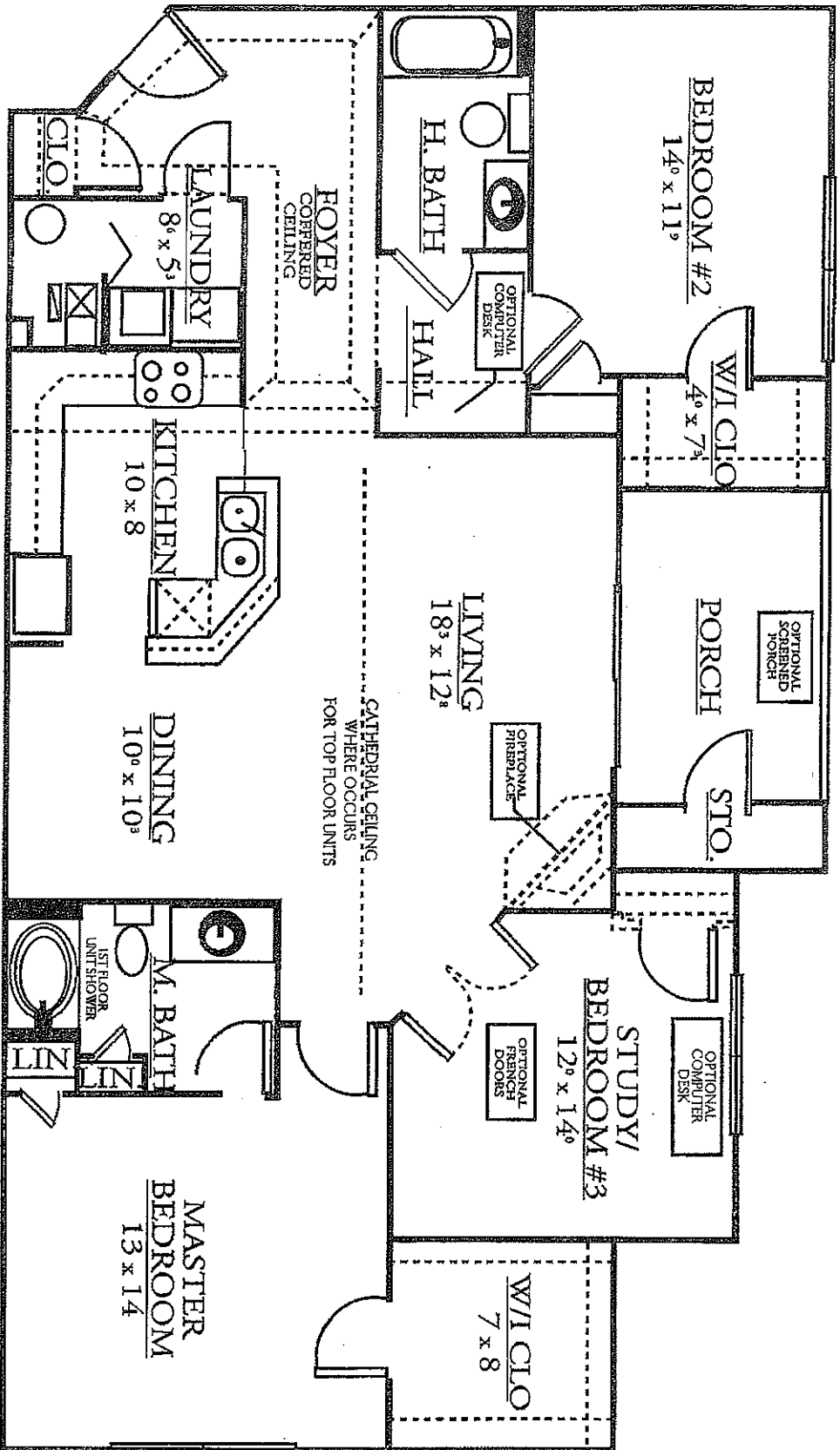




# The Venetian

## 3 Bedroom, 2 Bath

### Rear Unit



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Dorothy's Pond  
Proforma

Income:

Rental Income	\$364,680
Other Income:	
(water, garage, pet, trash, club house rental)	<u>\$24,910</u>
Total Income:	\$389,590
10% Vacancy Estimate	<u>-(38,959)</u>
Adjusted Total Estimated Income	<b>\$330,631</b>

Expenses:

Condo Fee's	\$62,124
RE Taxes	\$41,310
Maintenance: (Estimate)	\$10,499
Utilities:	\$12,608
Legal:	\$3,586
Payroll	<u>\$11,236</u>
Total Estimated Expenses:	<b>\$141,363</b>

Estimated Net Operating Income:	<b>\$189,268</b>
Estimated Cap Rate:	<b>7.3%</b>

## Demographic Summary Report

### Dorothy's Pond

3698 Dorothys Pond Ln, Canal Winchester, OH 43110

Building Type: **Multi-Family**

% Bldg Vacant: **0%**

Building Size: **81,502 SF**

Total Available: **0 SF**

# of Units: **48**

Rent/SF/Yr: **-**

Avg Unit Size: **1373 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	12,523		87,543		201,515	
2019 Estimate	11,684		83,030		190,854	
2010 Census	9,643		75,638		172,231	
Growth 2019 - 2024	7.18%		5.44%		5.59%	
Growth 2010 - 2019	21.17%		9.77%		10.81%	
2019 Population by Hispanic Origin	679		4,337		9,694	
2019 Population	11,684		83,030		190,854	
White	5,611	48.02%	43,085	51.89%	106,531	55.82%
Black	5,239	44.84%	33,991	40.94%	71,345	37.38%
Am. Indian & Alaskan	34	0.29%	228	0.27%	551	0.29%
Asian	245	2.10%	2,220	2.67%	5,120	2.68%
Hawaiian & Pacific Island	7	0.06%	48	0.06%	113	0.06%
Other	548	4.69%	3,458	4.16%	7,194	3.77%
U.S. Armed Forces	0		42		176	
Households						
2024 Projection	5,095		34,110		79,666	
2019 Estimate	4,776		32,338		75,452	
2010 Census	4,079		29,474		68,356	
Growth 2019 - 2024	6.68%		5.48%		5.59%	
Growth 2010 - 2019	17.09%		9.72%		10.38%	
Owner Occupied	1,987	41.60%	16,325	50.48%	42,196	55.92%
Renter Occupied	2,788	58.38%	16,013	49.52%	33,256	44.08%
2019 Households by HH Income	4,776		32,337		75,454	
Income: <\$25,000	841	17.61%	6,235	19.28%	14,889	19.73%
Income: \$25,000 - \$50,000	1,400	29.31%	8,518	26.34%	19,259	25.52%
Income: \$50,000 - \$75,000	1,001	20.96%	7,017	21.70%	15,365	20.36%
Income: \$75,000 - \$100,000	892	18.68%	5,614	17.36%	11,510	15.25%
Income: \$100,000 - \$125,000	448	9.38%	2,760	8.54%	6,535	8.66%
Income: \$125,000 - \$150,000	143	2.99%	1,085	3.36%	3,536	4.69%
Income: \$150,000 - \$200,000	47	0.98%	837	2.59%	2,901	3.84%
Income: \$200,000+	4	0.08%	271	0.84%	1,459	1.93%
2019 Avg Household Income	\$59,467		\$62,493		\$67,062	
2019 Med Household Income	\$52,663		\$54,210		\$55,343	



## Traffic Count Report

### Dorothy's Pond

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Building Size: **81,502 SF**

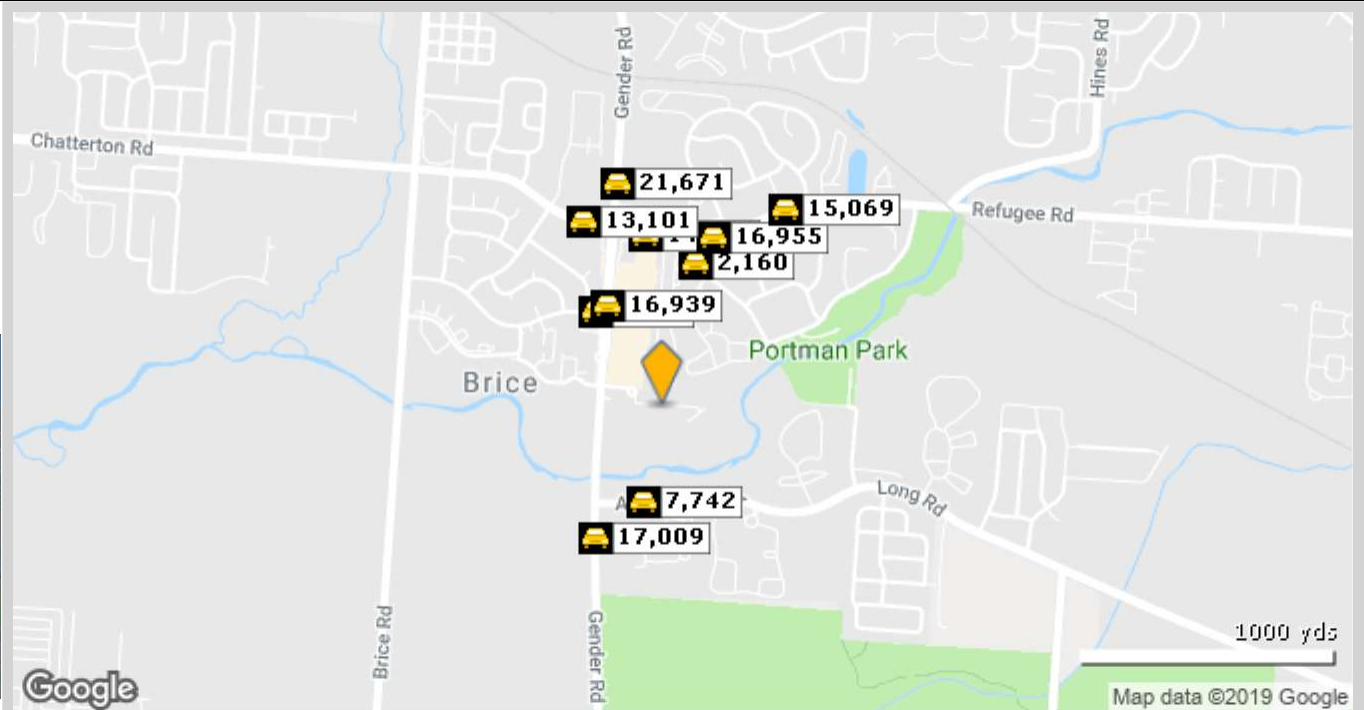
# of Units: **48**

Avg Unit Size: **1373 SF**

% Bldg Vacant: **0%**

Total Available: **0 SF**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Abbie Trails Dr	Gender Rd	0.11 W	2017	7,742	MPSI	.21
2	Upperridge Dr	Berry Pond Way	0.02 W	2013	3,421	Converte	.27
3	Gender Rd	Upperridge Dr	0.02 S	2017	16,939	MPSI	.27
4	Gender Rd	Abbie Trails Dr	0.08 N	2017	17,009	MPSI	.33
5	Long Rd	Esquire Dr	0.04 NW	2017	2,160	MPSI	.34
6	Refugee Rd	Gender Rd	0.07 W	2017	14,541	MPSI	.40
7	Refugee Rd	Quinlan Blvd	0.04 E	2017	16,955	MPSI	.41
8	Refugee Rd	Gender Rd	0.07 E	2017	13,101	MPSI	.46
9	Gender Rd	Refugee Rd	0.10 S	2017	21,671	MPSI	.53
10	Refugee Rd	Colony Bay Blvd	0.09 E	2013	15,069	AADT	.54



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4/1/2019

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