



Jonathan Ln "Windsor Oaks Condos"



Pembroke Avenue



Rose Ln "Windsor Oaks Condos"



East Main Street

PROPERTY OVERVIEW

- 68,000 TOTAL SF BUILDING SIZE (MULTIPLE BUILDINGS)
- TOTAL ACREAGE - 18.75 ACRES
- 95% OCCUPANCY
- 47 TOWNHOUSE UNITS
- 32 UNITS – CONDO. ASSOC. IN PLACE
- BUILT IN 1989-1999
- NEWLY REMODELED, TWO AND THREE BEDROOM UNITS
- RENTS RANGE FROM \$415 TO \$750/MONTH
- TENANTS PAY ALL UTILITIES.
- ALL LEGAL, SURVEYING AND FILING HAVE BEEN COMPLETED
- IN MUSKINGUM COUNTY, MINUTES FROM DOWNTOWN ZANESVILLE, OH
- PROXIMITY TO GREEN VALLEY GOLF CLUB

LISTING PRICE: \$2,600,000

CAP RATE 8.63%

FOR SALE

MULTIFAMILY INVESTMENT

Jonathan Lane - Rose Lane – Pembroke Avenue & East Main St - Zanesville, OH

contact information

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NAI Ohio Equities REALTORS®

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY OVERVIEW

Jonathan/Rose Ln – Pembroke Ave - E Main St - Zanesville, OH

Address: 379-389-399, 370-380-390-400 Jonathan Ln
367-377-387-397, 378-388-389 Rose Ln
81-83-85-87-89-91-93-95 Pembroke Ave
146 E Main St
Zanesville, Muskingum Co., OH 43701

Location: 32 units on Jonathan Lane and Rose Lane in North Zanesville off Dresden Road just past Richey Road on right, within half mile of the Green Valley Golf Club. 9 units on Pembroke and 6 units on Main Street in South Zanesville.

of Units: 47 Units (Multiple Condominium/Townhouse Complexes)

| <u>Description</u> | <u>No. Units</u> | <u>Sq. Ft.</u> | <u>Avg. Mo. Rent</u> |
|-------------------------------|------------------|----------------|----------------------|
| 3 Bedroom Townhouses w/gar | 8 | 1,776 | \$ 750 |
| 2 Bedroom Townhouses w/gar | 12 | 1,310 | \$ 625 |
| 2 Bedroom Townhouses wo/gar | 12 | 1,110 | \$ 525 |
| 2 Bedroom Garden 6 w/gar | 9 | 905 | \$ 460 |
| 2 Bedroom 2 Story 3/up 3/down | 6 | 824 | \$ 420 |

Comments: Newly remodeled, two and three bedroom units. Tenants pay all utilities. 32 units have Condominium Association in place. All Legal, surveying and filing have been completed. HVAC- gas, forced air

Financial Details:

| | |
|------------------------|---------------------|
| <u>Proforma</u> | |
| Financial Year | 2010 |
| Scheduled Gross Income | \$ 314,100 |
| Operating Expenses | \$ 74,000 |
| Net Operating Income | \$ 224,395 |
| Vacancy % | 5% |
| Vacancy Allowance | \$15,705 |
| Effective Gross Income | \$298,395 |
| NOI Method | Next Year Projected |
| Expense Ratio | .23% |
| Cap Rate: | 8.63% |

Listing Price: \$2,600,000

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PROPERTY PHOTOGRAPHS

Jonathan/Rose Ln – Pembroke Ave - Zanesville, OH



Jonathan & Rose Lane



Jonathan & Rose Lane



PemBrook Place



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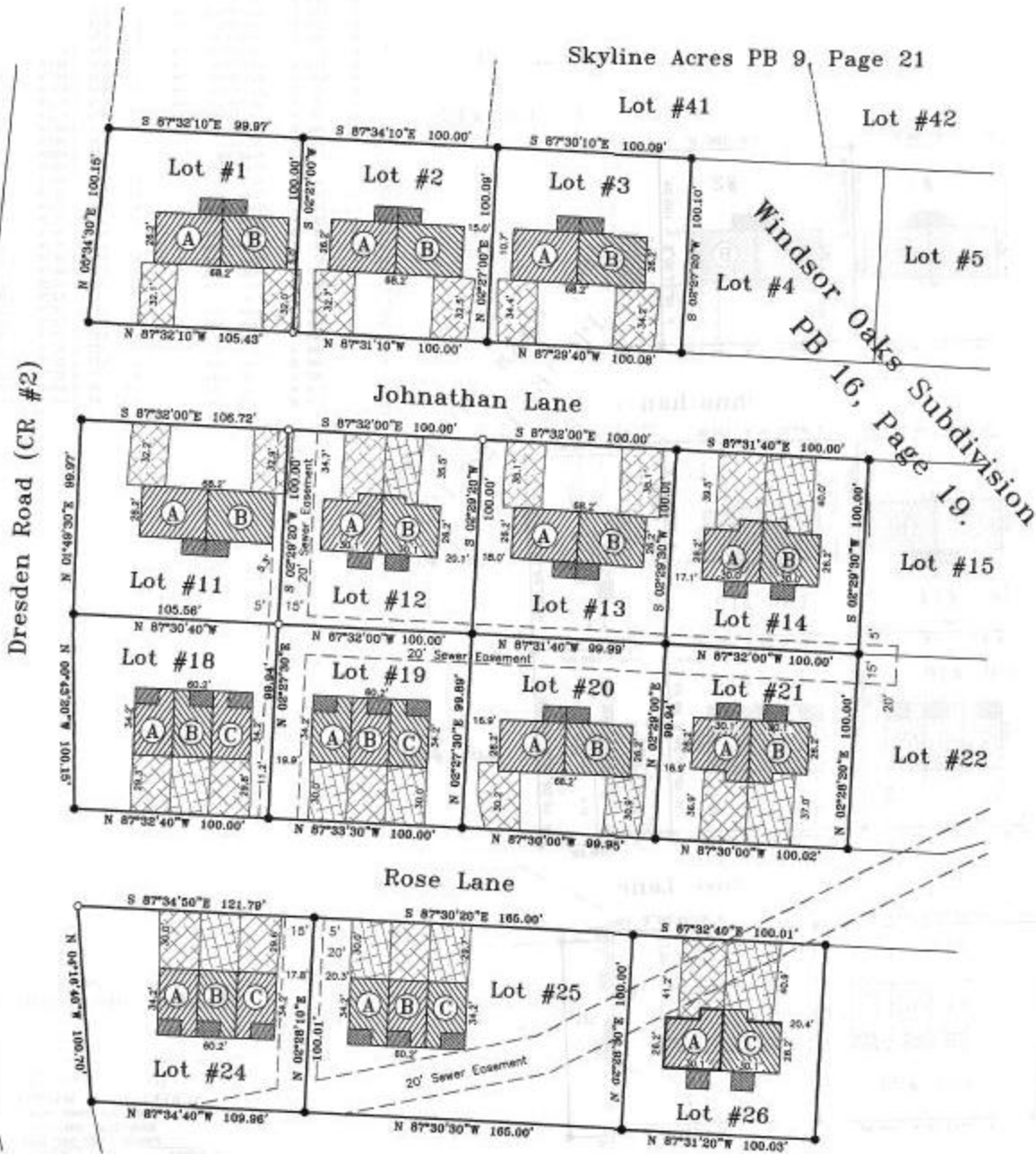
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PLAT MAP

Jonathan Lane /Rose Lane - Zanesville, OH

Jonathan Ln/Rose Ln



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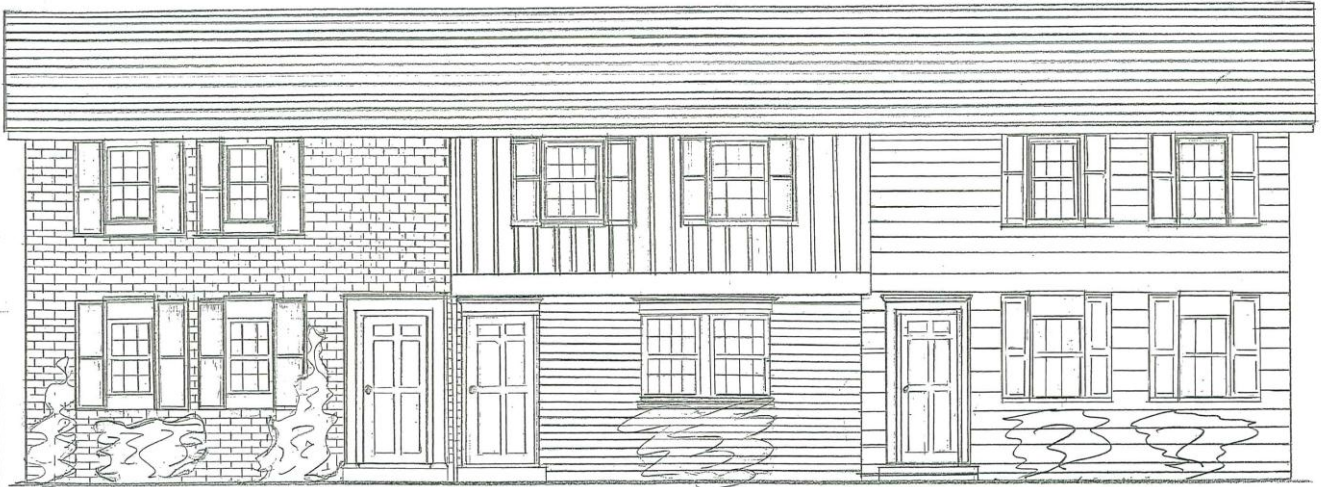
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FLOORPLANS – TYPE A, B & C

Jonathan Lane /Rose Lane - Zanesville, OH



Type A Floorplan



Type B Floorplan



Type C Floorplan



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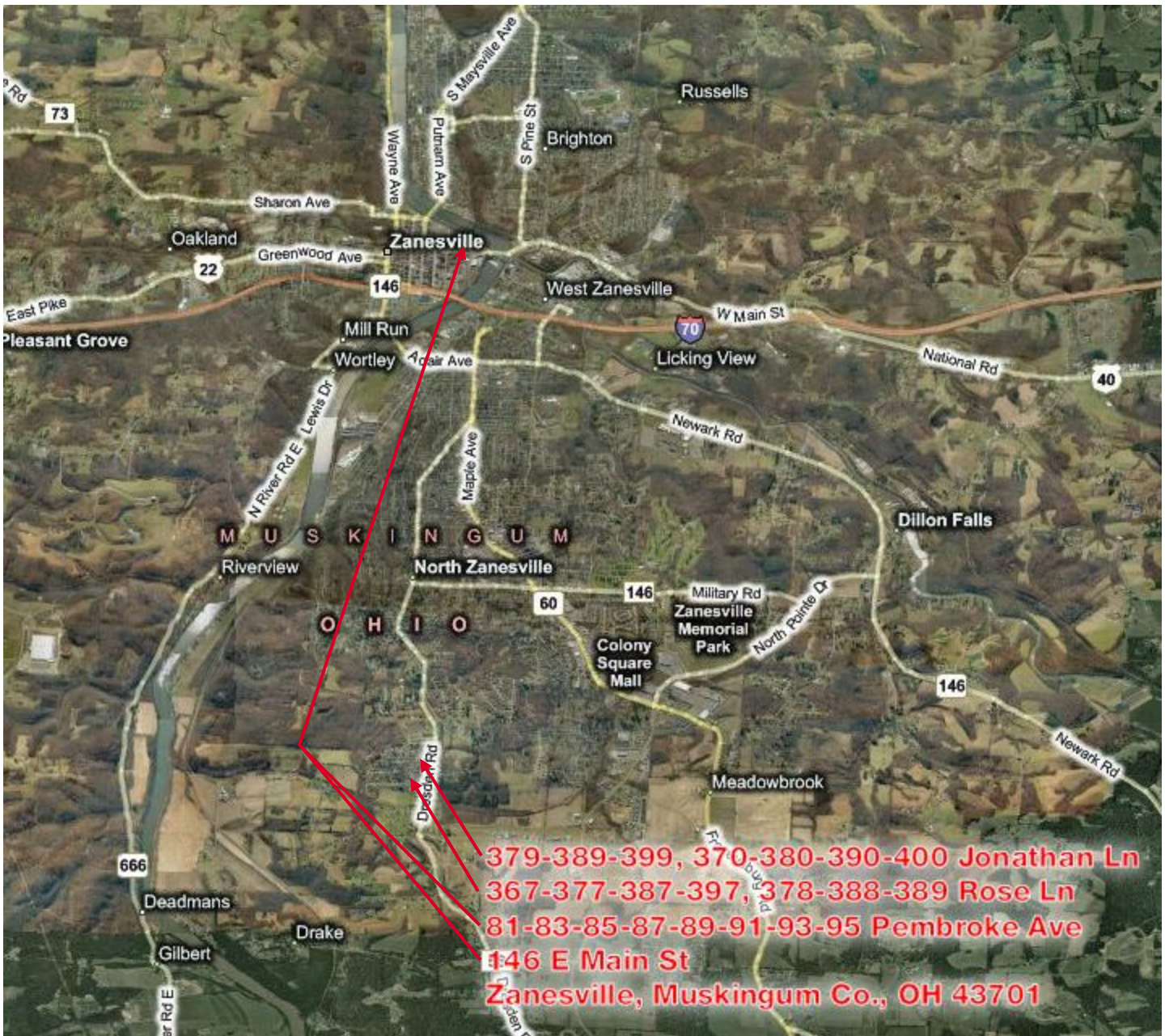
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AERIAL IMAGERY & LOCATION MAPS

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