

**FOR SALE
MULTI-FAMILY INVESTMENT**



**754 Oak Street
Columbus, OH 43205**

NAI Ohio Equities^{REALTORS®}
Commercial Real Estate Services, Worldwide.

Exclusively Listed By:

NAI Ohio Equities
605 S Front Street, Suite 200
Columbus, Ohio 43215

Peter Merkle
pmerkle@ohioequities.com
614-629-5240

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.

Confidentiality Disclosure

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Property Highlights

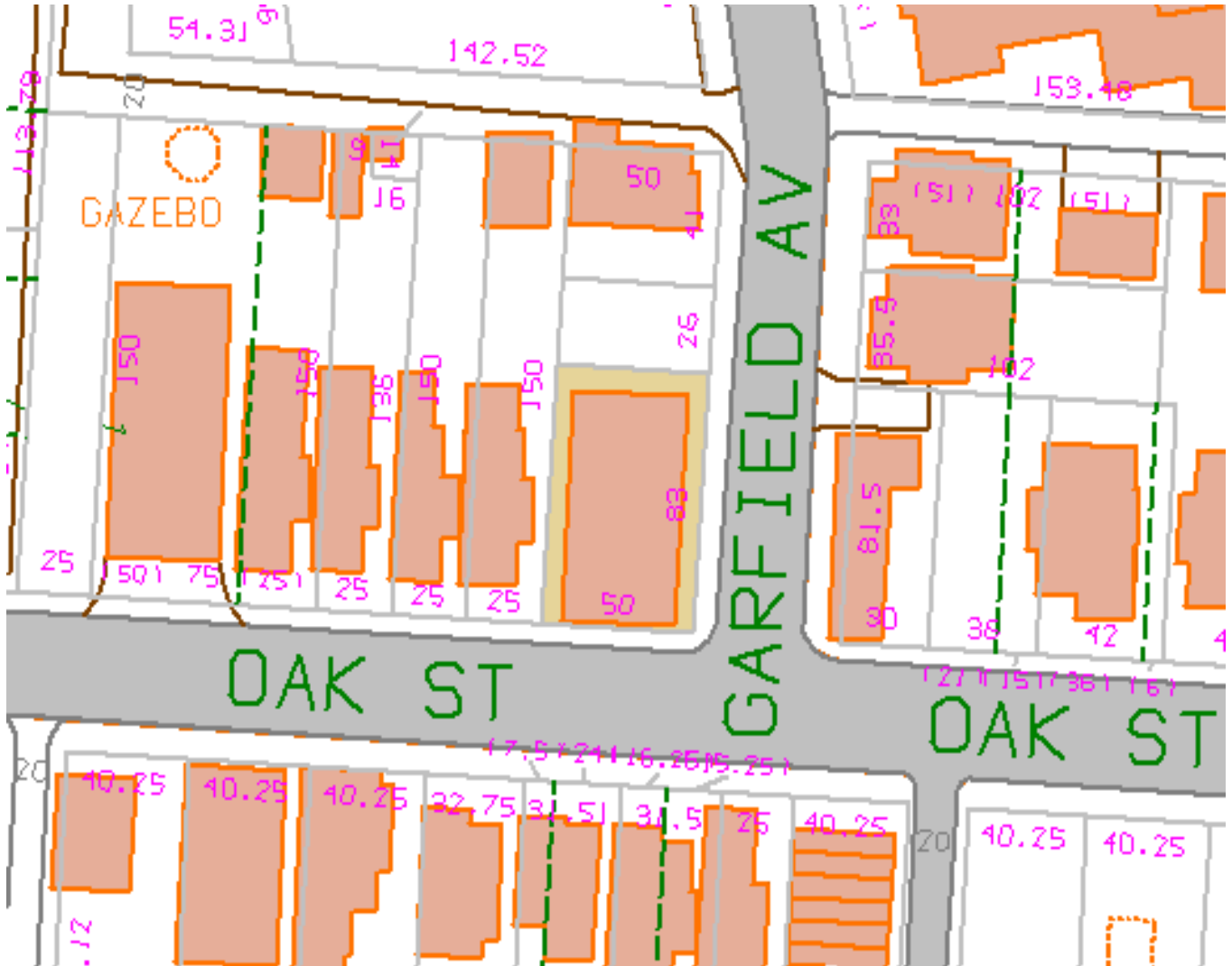
Address:	754 Oak Street Columbus, OH 43205
Location:	Located at the intersection of Oak Street and Garfield Avenue
Building:	5,600± SF
Land:	83± FT SE X 50± FT
Parcel ID:	010-010940
Zoning:	R-3 Residential
Comments:	All Brick 2 Story Corner Building 8 Units Up-And-Coming Olde Towne East Full Basement Quiet Street with Access to Neighborhood Park
Listing Price:	\$399,000



Property Photographs



Site Plan



Investment Information

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BEACON Property Management & Realty, Inc
Operating Statement (12 Months Summary)
 754 Oak St.
 December 2007

	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL07	AUG 07	SEP07	OCT 07	NOV07	DEC 07	Total
Revenue													
4000 Rental Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,115.00	\$2,389.42	\$1,715.00	\$3,054.00	\$3,215.00	\$3,710.00	\$15,198.42
Total Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,115.00	\$2,389.42	\$1,715.00	\$3,054.00	\$3,215.00	\$3,710.00	\$15,198.42
Operating Expenses													
5000 Administrative F	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$50.00
5010 Management Fe	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$89.20	\$0.00	-\$97.20	-\$244.32	-\$177.20
5015 Leasing Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$750.00	\$0.00	-\$500.00	\$0.00	-\$1,250.00
5100 Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$43.50	-\$94.05	-\$23.78	\$0.00	-\$161.33
5200 Maintenance Ex	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$119.77	-\$261.58	-\$360.00	-\$1,025.54	-\$133.00	-\$35.00	-\$1,934.89
5215 PAINTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,033.00	\$0.00	\$0.00	-\$2,033.00
5230 Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$30.00	-\$228.00	-\$60.00	-\$318.00
5410 Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$25.00	-\$25.00
Total Operating Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$119.77	-\$350.78	-\$1,153.50	-\$3,279.79	-\$1,129.10	-\$347.20	-\$6,380.14
Net Income (Loss)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$995.23	\$2,038.64	\$561.50	-\$225.79	\$2,085.90	\$3,362.80	\$8,818.28

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BEACON Property Management & Realty, Inc
Rent Roll
 June 2008

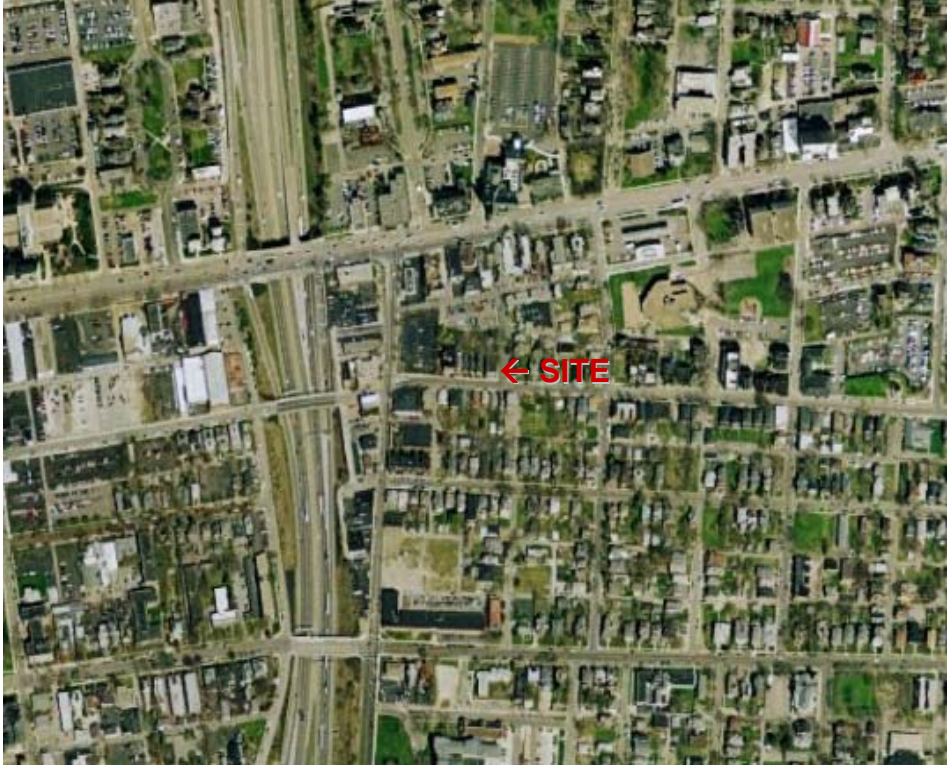
Unit #	Unit Status											
Tenant Name	Lease Status	Lease Start Date	Lease Expires	Last Move Out	Tenant Rec Chgs	Tenant Dep Held	Charges MTD	Payments MTD	Last Payment	Balance Due		
Property: 754 Oak St. 754 Oak St.												
754 754-1	Occupied											
Hall, Julie	Normal	08/10/2007	08/31/2008		\$500.00	\$500.00	\$500.00	\$0.00	05/24/2008	\$0.00		
754 754-2	Occupied											
Fishbach, Dennis	Normal	06/01/2007	07/31/2007		\$495.00		\$495.00	\$3,117.00	06/25/2008	\$859.00		
754 754-4	Occupied											
Noon, Michael	Normal	10/05/2007	10/31/2008		\$500.00	\$500.00	\$500.00	\$500.00	06/05/2008	\$0.00		
754 754-5	Occupied											
Poindexter, Jason	Normal	10/06/2007	10/31/2008		\$500.00	\$500.00	\$500.00	\$525.00	06/12/2008	-\$10.00		
754 754-6	Occupied											
Gotzh, David	Normal	08/20/2007			\$500.00	\$500.00	\$500.00	\$500.00	06/02/2008	-\$86.31		
754 754-7	Occupied											
Freeman, Jack	Normal	06/01/2007	07/31/2007		\$495.00		\$495.00	\$495.00	06/05/2008	\$0.00		
754 754-8	Occupied											
White, Deborah	Normal	06/01/2007	07/31/2007		\$495.00		\$495.00	\$0.00	05/31/2008	\$0.00		
TOTAL FOR PROPERTY # 754 Oak St.												
Total For The 7 Unit(s)					\$3,485.00	\$2,000.00	\$3,485.00	\$5,137.00			\$762.69	
TOTAL FOR ALL PROPERTIES												
Total For The Tenant(s)					\$3,485.00	\$2,000.00	\$3,485.00	\$5,137.00			\$762.69	



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Aerial Imagery and Location Maps



Location Overview

Columbus, Ohio

The City of Columbus, the 15th largest city in the U.S., is the heart of the seven-county Greater Columbus region. A dazzling array of cultural, entertainment, and sports opportunities is close at hand.

Columbus residents enjoy outstanding dining and entertainment venues, exciting downtown festivals, and an abundance of cultural offerings at the city's many fine museums and theaters. Live arts fans can take in anything from the Columbus Symphony Orchestra, ProMusica Chamber Orchestra, and Ballet Met, to local and national jazz, rock, and country concerts. Educational opportunities are plentiful, thanks to the presence of The Ohio State University – the second-largest college campus in the U.S. – and 18 other institutions of higher education in the area. Leading companies in insurance, banking, and technology also call Columbus home.

Because of all these amenities, Columbus has bucked the trend of decline that has plagued most large cities in the Northeastern and Midwestern U.S., growing an enviable 12.4 percent in population during the 1990s. But despite its size, Columbus is easy to get around: more than half of commuters travel fewer than ten minutes to work. Because of its size, Columbus offers housing of every type, at every price level. But wherever you go in Columbus, you will find an easy, friendly Midwestern style that turns strangers into neighbors.

Olde Towne East

Olde Towne East is a neighborhood located in the historical Near East Side of Columbus, Ohio. It is one of Columbus' oldest neighborhoods. Nestled between Downtown, Bexley, Old Oaks Historic District and Driving Park. The area has over 1,000 homes, some as old as the 1830s, and more than 50 architectural styles. These homes were built by many of the famous individuals of Columbus, many of whom shaped Columbus. Revitalization is now underway and these structures are being restored to the grand homes they once were.

At the beginning of this century, people chose to live in Olde Towne East for social status. Today, the residents choose to live there for the unique styling of the houses and their appreciation for the diverse community. Olde Towne East is a pedestrian-friendly neighborhood in a grid layout. The Columbus Metropolitan Library, The Columbus Museum of Art, Franklin University, Capitol University Law School, and Columbus College of Art and Design, all within a 15 minute walk. The entire downtown of Columbus is easily accessible by bicycle or public bus. City, county, state and federal government agencies, including the Capitol Buildings of the State of Ohio, several regional and national banks, insurance companies, and major corporate headquarters are all accessible without the use of an automobile. There is convenient access to all other areas of the city by the freeway and bus systems that converge downtown. Beginning as the home of the city's elite and currently home to a diverse urban community, Olde Towne East has seen many changes.

State of the Region by Mid-Ohio Regional Planning Commission

The central Ohio region is growing and adding jobs. Delaware, Fairfield, Union and Pickaway counties were reported among the fastest growing counties in the state in 2006. According to the US Census, the central Ohio region was the only growing region in the state of Ohio, and projections by the Ohio Department of Development predict an additional 440,000 people for the region by 2030.

Central Ohio is being recognized on a national scale as a budding star for technology, logistics and research. Major employers are distributed throughout the region. Honda is in Marysville, aeronautical turbine industries are in Knox County, State Farm Insurance is in Licking, intermodal yards are in Pickaway and Marion, and ethanol plants are being developed in



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Location Overview (Continued)

State of the Region by Mid-Ohio Regional Planning Commission (Continued)

Marion and Fayette. Downtown Columbus is experiencing a renaissance with new housing, a potential streetcar, and a new courthouse and baseball park. Expansion of US 33 is creating regional connections to Marysville and Lancaster, and expanding SR 161 is connecting Newark to New Albany.

The central Ohio location is perfect for reaching much of the national market in less than a day, and, with 24 universities and 117,000 university students, a skilled workforce is close at hand. A stable economy well diversified among financial, government, healthcare, logistic, and insurance sectors combined with affordable costs of living and recreational opportunities make central Ohio competitive. The agricultural base is finding diversity by addressing energy production as well as food production.

Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. Columbus, a thriving city of more than 728,000, is the capital of the State of Ohio, the largest city in the state in both population and area, and the 15th largest in the nation. As the state capital, Columbus serves the needs of the state's 11.5 million residents. In addition to government, other major industries in the county (in terms of employment and payroll) include business services, retail trade, financial services, and healthcare.

Research is a major focus in Franklin County. The county is home to the main campus of The Ohio State University, a world-renowned center for primary research and a major employment center. Also headquartered in Columbus are Battelle, the world's largest private contract research and development organization; Chemical Abstracts Service, the world's foremost clearinghouse for chemical research; and Online Computer Library Center (OCLC), a nonprofit library computer service and research organization furthering access to the world's information and reducing information costs. The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways:

- I-70 (east-west through Columbus to Indianapolis and Pittsburgh)
- I-71 (north-south through Columbus to Cleveland and Cincinnati)
- I-270 (outer belt encircling Columbus)
- I-670 (freeway connecting the airport and downtown)
- U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air:

- Port Columbus International Airport, passenger service
- Rickenbacker International Airport, cargo service
- General aviation services available at Port Columbus and Rickenbacker
- Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail:

- CSX, Norfolk Southern, Chesapeake and Ohio
- Two intermodal yards



Traffic Count and Intersection Data

TRAFFIC COUNT



INTERSECTION



TRAFFIC COUNT / INTERSECTION DATA

Year	AADT			Volume Trend Annual Growth
	2 Way	North Bound	South Bound	
1997	1,707	NA	NA	NA

Data Provided By MORPC
 Transportation Management System



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Demographics



Date: 07/03/2008

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
754 OAK ST, COLUMBUS, OH 43205

Lat: 39.963271
City: Columbus
County: Franklin County
Zip: 43205

Long: -82.980221
Pop: 727,908
Pop: 1,099,047
Pop: 13,793

Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
2007 Demographics			
Total Population	16,288	131,672	308,113
Total Households	7,630	53,162	126,771
Female Population	8,208	66,057	155,556
% Female	50.4%	50.2%	50.5%
Male Population	8,080	65,615	152,557
% Male	49.6%	49.8%	49.5%
Population Density (per Sq. Mi.)	5,184.6	4,657.0	3,923.0
Age:			
Age 0 - 4	7.4%	7.0%	7.0%
Age 5 - 14	15.3%	13.6%	13.3%
Age 15 - 19	7.1%	9.1%	8.1%
Age 20 - 24	6.8%	11.2%	10.3%
Age 25 - 34	13.6%	14.1%	14.7%
Age 35 - 44	14.3%	13.2%	13.8%
Age 45 - 54	12.7%	12.3%	12.7%
Age 55 - 64	10.2%	8.9%	9.5%
Age 65 - 74	6.7%	5.3%	5.5%
Age 75 - 84	4.1%	3.6%	3.6%
Age 85 +	2.0%	1.8%	1.6%
Median Age	35.0	31.3	32.6
Housing Units			
Total Housing Units	10,148	66,865	154,237
Owner Occupied Housing Units	20.3%	33.6%	40.2%
Renter Occupied Housing Units	54.9%	45.9%	42.0%
Vacant Housing Units	24.8%	20.5%	17.8%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	1.5%	2.4%	3.4%
Black	68.2%	42.2%	36.2%



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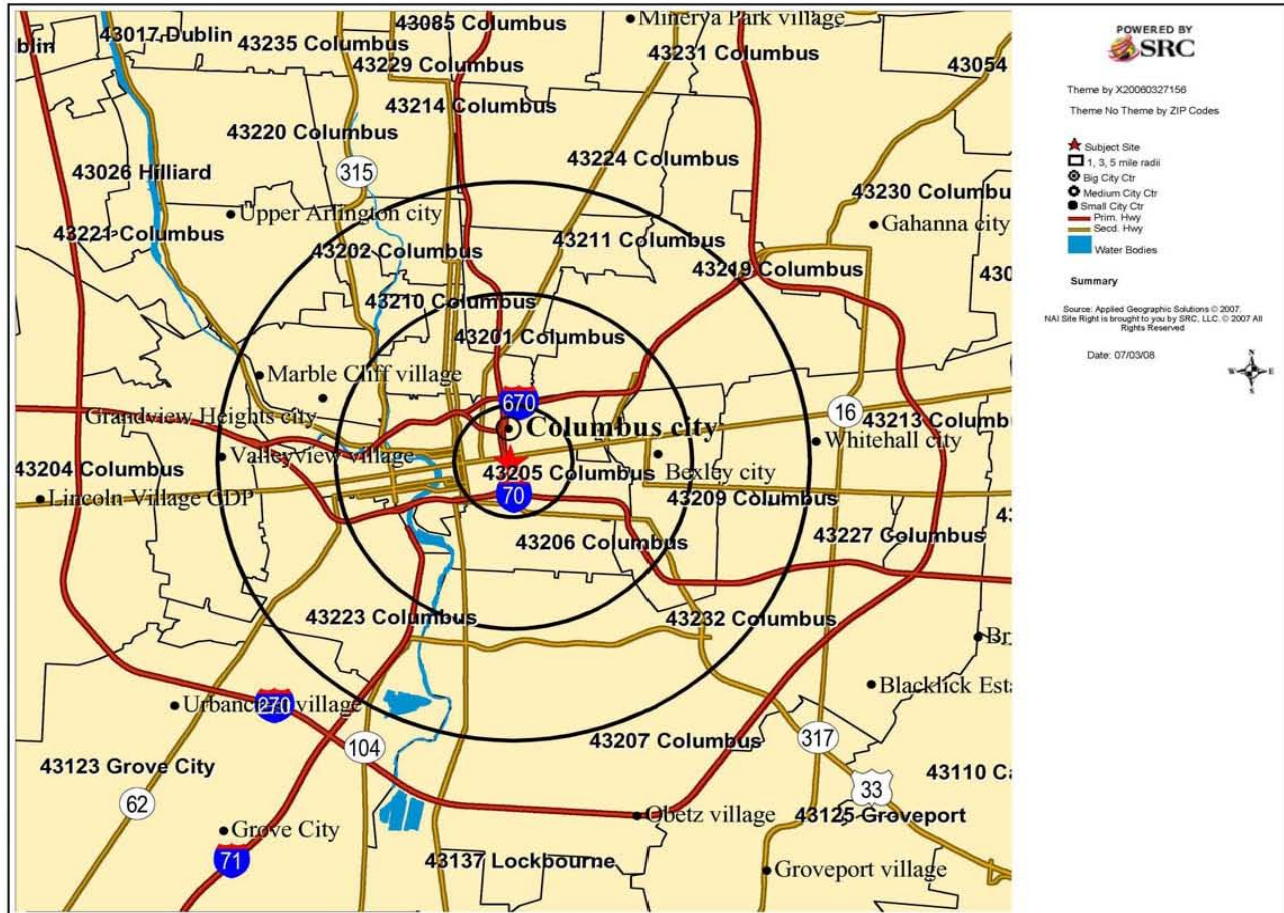
Demographics (Continued)

	1 Miles:	3 Miles:	5 Miles:
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
White	25.9%	51.0%	55.9%
Other	0.9%	1.0%	1.2%
Multi-Race	3.3%	3.1%	3.1%
Hispanic Ethnicity	2.6%	3.0%	3.3%
Not of Hispanic Ethnicity	97.4%	97.0%	96.7%
Marital Status:			
Age 15 + Population	12,599	104,632	245,707
Divorced	16.3%	11.9%	12.4%
Never Married	50.6%	50.6%	45.1%
Now Married	14.7%	24.8%	30.7%
Separated	8.4%	5.8%	5.1%
Widowed	10.1%	7.0%	6.6%
Educational Attainment:			
Total Population Age 25+	10,349	77,962	188,846
Grade K - 8	5.5%	4.3%	4.0%
Grade 9 - 12	15.5%	13.6%	12.6%
High School Graduate	28.9%	26.9%	28.9%
Associates Degree	5.1%	5.0%	5.3%
Bachelor's Degree	16.0%	18.5%	18.0%
Graduate Degree	9.5%	13.4%	12.4%
Some College, No Degree	19.5%	18.3%	18.9%
Household Income:			
Income \$ 0 - \$9,999	32.6%	19.4%	15.2%
Income \$ 10,000 - \$14,999	9.4%	7.9%	6.9%
Income \$ 15,000 - \$24,999	15.0%	14.8%	14.2%
Income \$ 25,000 - \$34,999	12.3%	12.8%	13.5%
Income \$ 35,000 - \$49,999	11.4%	13.9%	15.9%
Income \$ 50,000 - \$74,999	9.2%	14.0%	16.7%
Income \$ 75,000 - \$99,999	3.9%	6.7%	8.0%
Income \$100,000 - \$124,999	2.3%	3.6%	3.8%
Income \$125,000 - \$149,999	0.9%	2.0%	2.0%
Income \$150,000 +	3.0%	4.9%	3.7%
Average Household Income	\$29,759	\$42,406	\$41,075
Median Household Income	\$20,218	\$30,878	\$35,170
Per Capita Income	\$16,305	\$19,363	\$18,477



Demographics (Continued)

	1 Miles:	3 Miles:	5 Miles:
Vehicles Available:			
0 Vehicles Available	28.7%	16.8%	12.5%
1 Vehicle Available	46.0%	43.5%	42.9%
2+ Vehicles Available	25.3%	39.7%	44.6%
Average Vehicles Per Household	1.00	1.40	1.50
Total Vehicles Available	8,006	74,308	190,835
Business and Employment:			
Number of Employees	58,450	197,194	316,994
Number of Establishments	2,467	9,618	16,342



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