

NORTHPOINTE TOWNHOMES

2373 BELCHER DR | COLUMBUS, OH 43224



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PROPERTY OVERVIEW



PROPERTY DETAILS

Street Address 2373 Belcher Dr

City, State, Zip Code Columbus, OH 43224

County Franklin County

Number of Units 25

Building Size ±25,210 SF

Avg Unit Size ±1,008 SF



INVESTMENT OVERVIEW

25-UNIT TOWNHOME COMMUNITY

Northpointe Townhomes comprises 25 residential units, offering a manageable scale for both private and institutional investors seeking stable, income producing multifamily assets.

SPACIOUS TWO-STORY LAYOUTS

With townhome-style configurations, each unit likely benefits from private entryways, dedicated outdoor space, and minimal shared walls.

APPROXIMATELY 25,210 SF OF RENTABLE AREA

The property features a total gross leasable area of approximately 25,210 square feet, translating to an average unit size of roughly 1,008 square feet positioning the units well above the market average in terms of livable space.

STRATEGIC LOCATION

Located approximately seven miles north of downtown Columbus, the Maize Morse area offers residents convenient access to a variety of amenities, including schools, parks, community centers, grocery stores, and restaurants.

ACCESS TO EDUCATION

This property is located in an area that is served by several public schools, including Kipp Columbus School and Mifflin High School, providing educational options for families residing in the area.

TRANSPORTATION CONNECTIVITY

The property's location offers easy access to major highway I-270, facilitating commutes to various parts of Columbus and surrounding regions for families residing in the area.



FINANCIAL OVERVIEW



RENT ROLL

UNIT MIX	UNIT COUNT	UNIT MIX %	CURRENT AVG. RENT	MARKET AVG. RENT	CURRENT MONTHLY RENT	MARKET MONTHLY RENT
Studio	1	4%	\$799	\$800	\$799	\$800
1+1	1	4%	\$900	\$900	\$900	\$900
2+1	22	88%	\$979	\$1,100	\$19,577	\$24,200
3+1	1	4%	\$1,250	\$1,300	\$1,250	\$1,300
Total	25	100%	\$22,526	\$27,200	\$22,526	\$27,200





GLOBAL MALL



**SUBJECT
PROPERTY**

EASTON MARKET

EASTON TOWN CENTER



MIFFLIN HIGH SCHOOL
749 STUDENTS

KIPP COLUMBUS SCHOOL
2,000 STUDENTS



DOWN TOWN COLUMBUS
±7 MILES



±19,300 VPD

±189,000 VPD



MARKET OVERVIEW

DEMOGRAPHIC HIGHLIGHTS WITHIN FIVE MILES OF THE PRIMARY TRADE AREA



318,105

TOTAL POPULATION



\$83K

AVG HH INCOME



66,523

RENTER OCCUPIED HH



126,436

HOUSEHOLDS



6,186,390

WORKDAY POPULATION



48,092+

BACHELOR'S DEGREES



36

MEDIAN AGE



\$7.3B

CONSUMER SPENDING

COLUMBUS, OH

Columbus, Ohio is the state capital and largest city, located in central Ohio about 100 miles southwest of Cleveland. With a population of around 900,000, it is the core of Franklin County and home to The Ohio State University, a major public research institution. Columbus has a dynamic history shaped by innovation, education, and government, which remain key to its identity. The local housing market is steadily growing, with the median home price reaching \$290,000 in early 2024, reflecting consistent appreciation. The city's economy is diverse, driven by education, government, healthcare, tech, and finance, with Ohio State as a major employer. Arts, green initiatives, and neighborhood-driven projects are strong aspects of the city's culture. While not a traditional manufacturing hub, Columbus thrives on robust infrastructure and strategic positioning within Ohio's growing economic corridor.

ECONOMY

Columbus has a diverse and expanding economy driven by its role as the state capital and a major education and innovation hub. Anchored by The Ohio State University, a top-tier research institution and the city's largest employer, Columbus thrives on a blend of higher education, government, healthcare, and technology.

The city nurtures a business-friendly climate with strong support for startups, sustainable development, and cultural enterprise. While not heavily industrialized, Columbus enjoys strategic access to regional and national markets via major interstates, logistics hubs, and a growing tech corridor.

Ohio State University is central to the city's economic landscape, fueling research, medical innovation, and urban planning efforts. Its emphasis on sustainability and public service has led to investment in smart city technology, clean energy projects, and community health initiatives, attracting forward-thinking companies and professionals.

Emerging sectors in fintech, biotech, and creative services continue to broaden the local economy. Ongoing revitalization of neighborhoods and public spaces, coupled with inclusive development efforts, supports small businesses and equitable growth. With its vibrant urban core, collaborative spirit, and institutional strength, Columbus offers a resilient economy with wide-ranging potential and strong civic infrastructure.





306
PROFESSIONAL
PROGRAMS



66,901
TOTAL ENROLLMENT



\$13,244
AVG IN-STATE COST



36
SPORTS TEAMS

The Ohio State University, established in 1870 and located in Columbus, Ohio, is a premier public research university renowned for its academic breadth, Big Ten spirit, and commitment to innovation. With an enrollment of over 60,000 students, Ohio State offers an expansive array of undergraduate, graduate, and professional programs across disciplines, including the arts, sciences, engineering, medicine, law, and business. The university is nationally recognized for its scholarly excellence, pioneering research, and leadership in public service and global engagement.

Ohio State is defined by its mission of inclusion, discovery, and impact, consistently advancing access to education while driving social and technological progress. As one of the nation's largest universities, it plays a foundational role in shaping Columbus's cultural and economic identity, acting as a major employer and a catalyst for statewide innovation and development.

Ohio State's campus blends historic charm with cutting-edge facilities, from the iconic Oval and Thompson Library to modern research centers and innovation labs. The university's location in the heart of Columbus provides students with access to a vibrant city rich in culture, opportunity, and industry partnerships. This synergy between campus and community enhances academic experiences and supports career readiness across diverse fields.

Campus life thrives on a dynamic mix of academic rigor and extracurricular opportunity. Students participate in hundreds of organizations, from service clubs to entrepreneurial ventures and performing arts groups. The Ohio State Buckeyes compete in the Big Ten Conference, fostering a deep tradition of athletic excellence and community pride. Sustainability is also a core value, with major efforts in carbon reduction, green infrastructure, and environmental research. With a global alumni network and a history of transformative leadership, The Ohio State University continues to shape the future through knowledge, inclusion, and public impact.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2373 Belcher Dr Columbus, OH 43224** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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