

OFFERING SUMMARY  
GROVEPORT, OHIO



# Winchester Park APARTMENTS

The Winchester Park Apartment complex is located in southeast Columbus at the intersection of State Route 33 and Hamilton Road (State Route 317) and is situated in the Groveport Madison School District. The site is located in an emerging, strong suburban apartment market and has excellent visibility along State Route 33, a heavily traveled growth corridor.

A Giant Eagle grocery store and other retail stores are adjacent to the property. There are also ample amenities in the immediate vicinity including a large regional shopping mall, restaurants, services, a county Metro Park and Columbus Metropolitan Library branch. There is also a strong employment base with roughly 47,549,076 square feet of office, warehouse, and distribution space within five miles, which includes the dynamic expansion of Rickenbacker International Airport.

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**DRK**  
DONALD R. KENNEY  
AND COMPANY

# Winchester Park

## APARTMENTS

### PRICE SUMMARY

#### Price per Unit - Breezeway/Vistas

One Bedroom/One Bath	\$56,000/60,000 (P)
Two Bedroom/One Bath	\$60,000
Two Bedroom/One Bath (P)	\$65,000
Two Bedroom/Two Bath	\$65,000/67,000
Two Bedroom/Two Bath (P)	\$66,500/67,500 (P)

Note: (P) indicates Premier units with patio or balcony

### PROPERTY SUMMARY

#### Winchester Park Apartments

Franklin County  
4080 Waderidge Trail, Groveport, Ohio 43125

#### Site Description

Number of Units	344
Number of Buildings	17
Number of Stories	Two & Three Story Buildings
Year Built	2008-2009

#### Construction

Foundation	Monolithic Footer w/Slab on Grade
Framing	Wood Stud
Exterior	Brick and Vinyl Siding
Roof	Asphalt Shingles
Parking Surface	Asphalt & Concrete

#### Unit Description

All-electric units have living room, kitchen, walk-in closet, washer/dryer connection, and mini-blinds. Kitchen appliances: refrigerator, range, dishwasher, disposal.

#### Utilities

Water	Paid by Occupant Columbus & Central Ohio Systems
Electric	Paid by Occupant American Power & Light
Phone	AT&T

#### Mechanical

HVAC	Independent Forced Air Units
Fire Protection	Fully, Sprinkler System/Smoke Detectors

#### Schools

School District	Groveport Madison Schools
Elementary	Asbury Elementary
Middle School	Groveport Madison Junior High
High School	Groveport Madison High School

### TAX SUMMARY

The subject is located within Franklin County in the city of Groveport. Real Property in Franklin County and all of Ohio is assessed at 35% of fair market value. The assessed figure is multiplied by the prevailing millage rate, currently \$56.4121 per \$1,000 of value, to arrive at the total tax amount due. Taxes are payable semi-annually, six months in arrears. For example, taxes for the second semi-annual of 2009 are due and payable in June of 2010. According to the Franklin County Auditor's office, the parcel is currently assessed at \$1,335,700 based on a market value of \$21,626,000 with a total tax amount due of \$467,500.

### LOCATION HIGHLIGHTS

- City of Columbus was named the "9th Most Affordable City Where You Can Live Well" by Forbes Magazine.
- Close proximity to city & metro parks ; Minutes to Easton Town Center, premier shopping & entertainment destination; 20 minutes to The Ohio State University & to the branches of Ohio University
- Minutes from major employers including: The Limited, Ohio State University, State of Ohio, Nationwide Insurance, Franklin County offices, Defense Construction Supply Center
- Adjacent to Giant Eagle grocery store retail center
- Across from Columbus Metropolitan Library
- Easy access to State Route 33 ; 5 minutes to I-270
- 18 minutes to Rickenbacker Airport; 20 minutes to Port Columbus Airport
- 20 minutes to Downtown Columbus

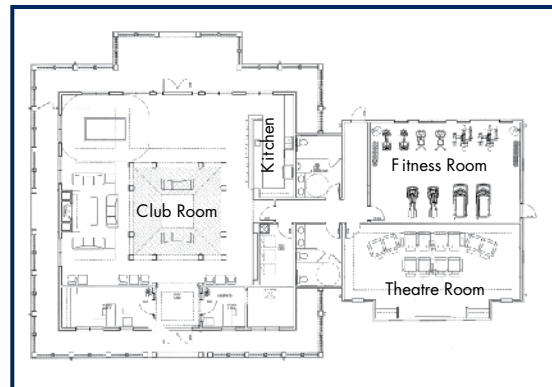
### DEMOGRAPHIC REPORT

#### Population

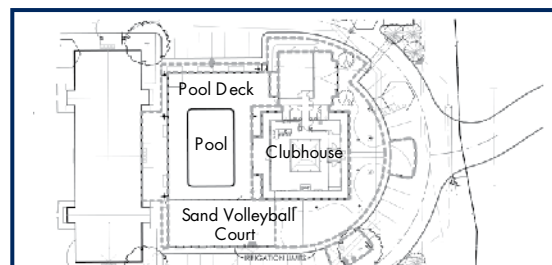
2007 Estimated Population	415,210
2012 Projected Population	422,547
Population Growth - Since 2000	3.28%
Population Growth - 2007-2012	1.77%
2007 Estimated Households	169,544
2012 Projected Households	173,322
Median Age	32.7
Median Household Income - 2007	\$57,814
Median Housing Value - 2007	\$150,526

### AMENITIES

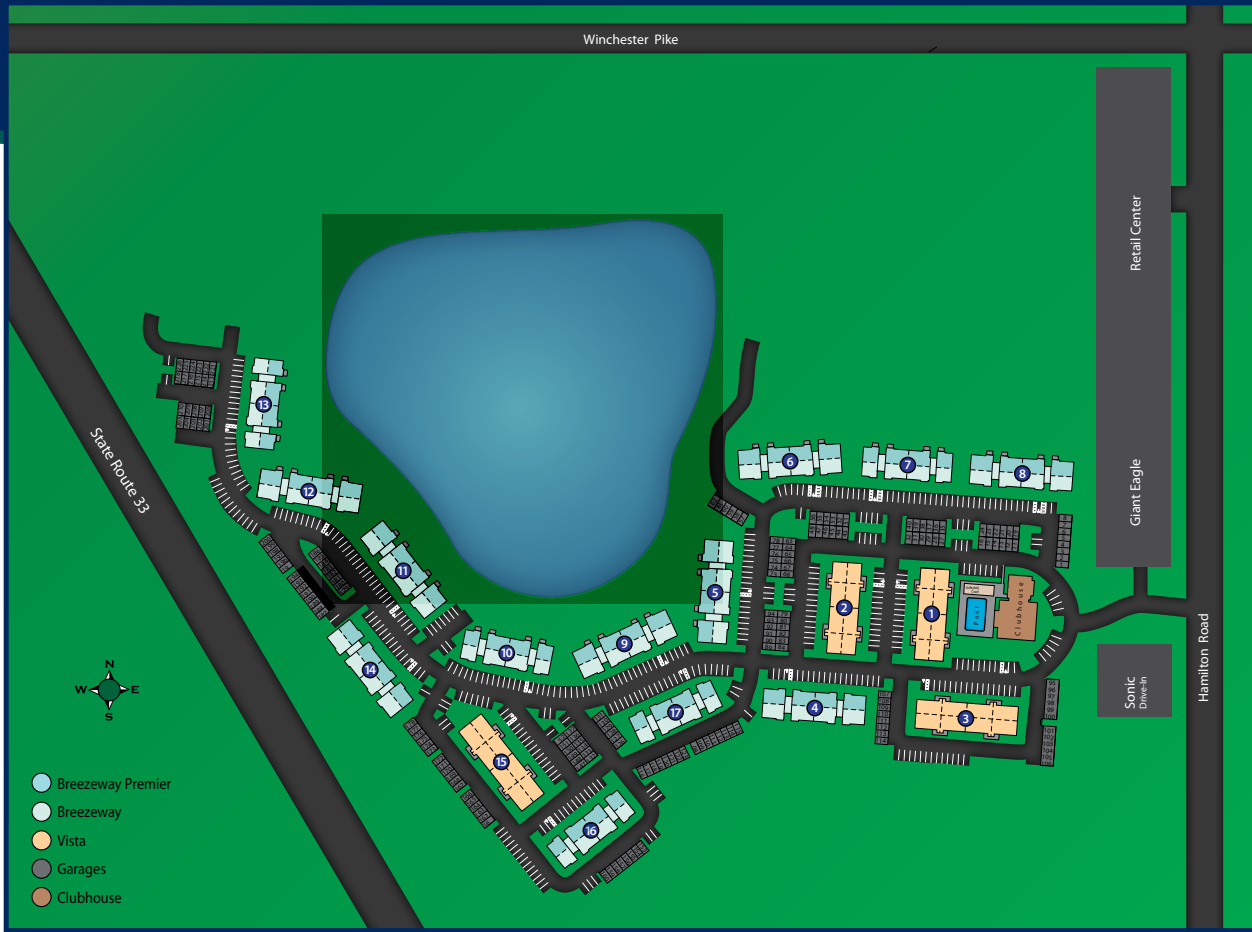
- Spacious clubhouse with kitchen
- State-of-the-art 12-seat theatre room
- Resort-style swimming pool
- 24-hour fitness center
- Volleyball court
- Two large ponds



Clubhouse Floorplan



Clubhouse Site



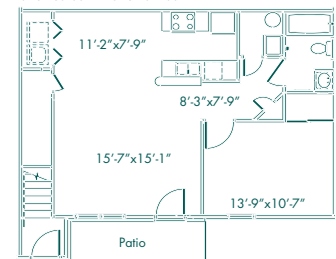
## UNIT MIX

Units	Unit Type	Sq. Ft.	Total Sq. Ft.	Asking Rent/Unit	Asking Rent/Sq. Ft.	Rent Potential
40	Breezeway 1BD/1BA	677	27,080	\$575	\$0.85	\$276,000
24	Breezeway 1BD/1BA (P)	677	16,248	\$600	\$0.89	\$172,800
66	Breezeway 2BD/1BA	933	61,578	\$715	\$0.77	\$566,280
66	Breezeway 2BD/1BA (P)	933	61,578	\$735	\$0.79	\$582,120
50	Breezeway 2BD/2BA	933	46,650	\$715	\$0.77	\$429,000
18	Breezeway 2BD/2BA (P)	933	16,794	\$735	\$0.79	\$158,760
16	Vista 1BD/1BA (P)	794	12,704	\$645	\$0.81	\$123,840
16	Vista 2BD/2BA	1,046	16,736	\$765	\$0.73	\$146,880
48	Vista 2BD/2BA (P)	1,046	50,208	\$785	\$0.75	\$452,160
<b>Total 344</b>		<b>Average 900</b>	<b>Total 309,576</b>	<b>Average \$704</b>	<b>Average \$0.78</b>	<b>Total \$2,907,840</b>
186	Detached Garages			\$50		\$111,600

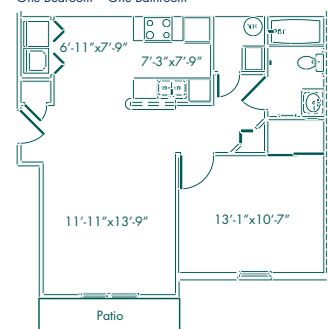
**Yearly Gross Potential Income**

**\$3,019,440**

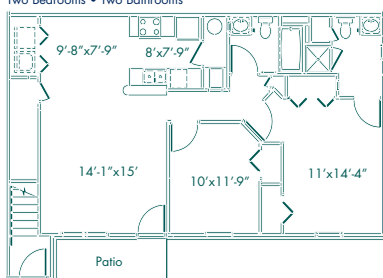
**VISTA A** 794 Sq. Ft.  
One Bedroom • One Bathroom



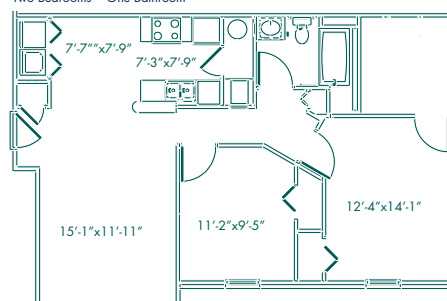
**BREEZEWAY A** 677 Sq. Ft.  
One Bedroom • One Bathroom



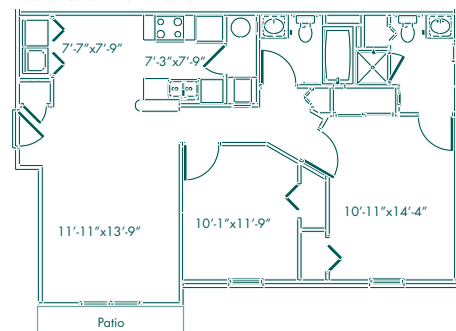
**VISTA B** 1,046 Sq. Ft.  
Two Bedrooms • Two Bathrooms



**BREEZEWAY B** 933 Sq. Ft.  
Two Bedrooms • One Bathroom

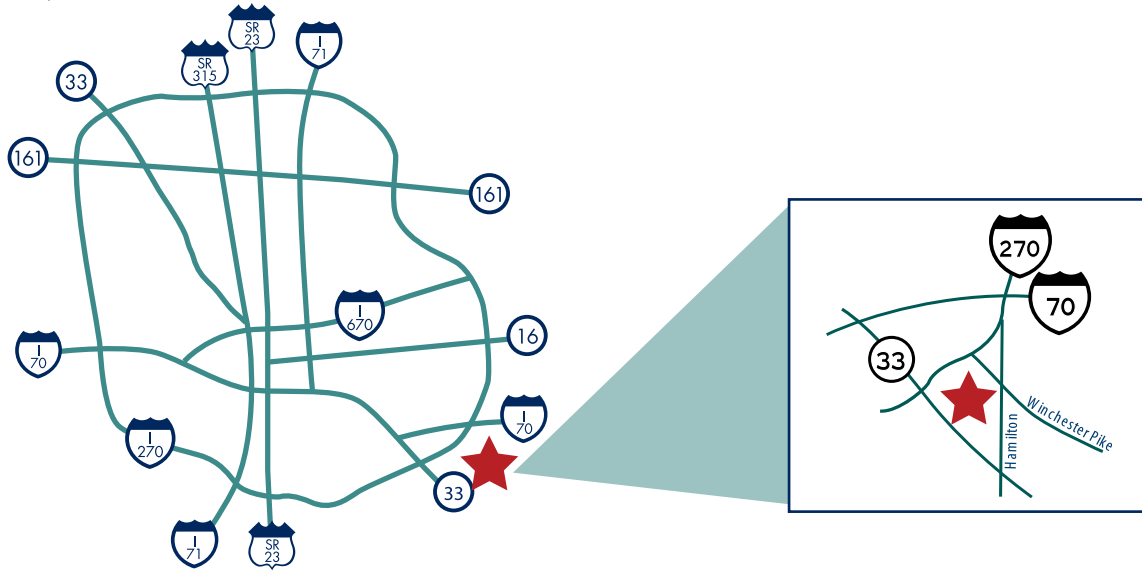


**BREEZEWAY C** 933 Sq. Ft.  
Two Bedrooms • Two Bathrooms



## AREA MAP

Columbus, Ohio



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