

PROPOSAL

Mansfield House Portfolio

129, 135, AND 143 FAIRLAWN AVE

Mansfield, OH 44903

PRESENTED BY:

SETH ASMAN

O: 614.747.2052

seth.asman@svn.com



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

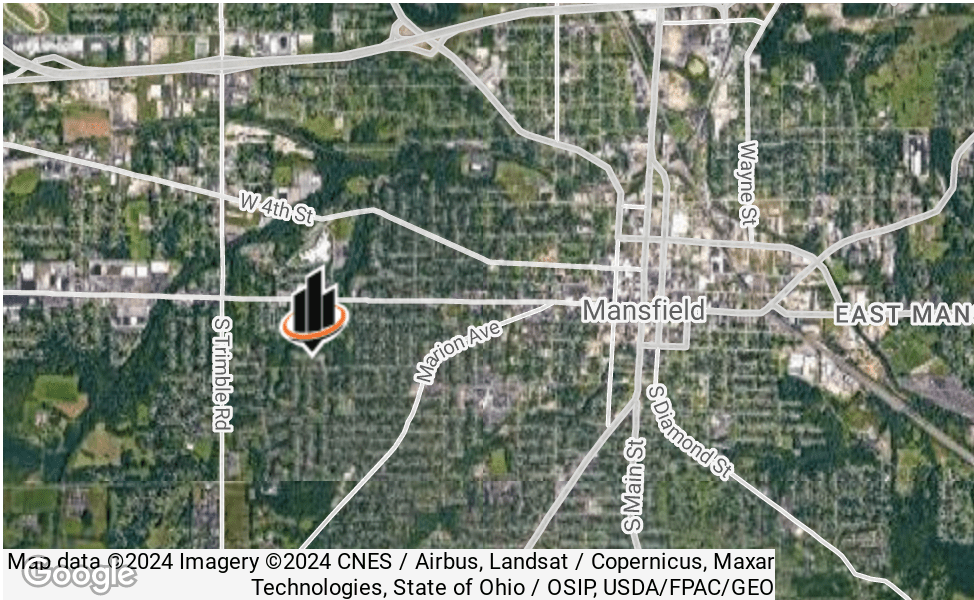
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$315,000
BUILDING SIZE:	2,475 SF
LOT SIZE:	0.408 Acres
PRICE / SF:	\$127.27
CAP RATE:	9.34%
NOI:	\$29,409
APN:	0270207906000, 0270207908000, 0270207909000

PROPERTY OVERVIEW

SVN Wilson Commercial Group is pleased to present this portfolio of three Single Family Residential rentals in Mansfield, Ohio. These properties are not only a solid investment, but they also offer the potential for significant returns. Current SFR market rents are upwards of \$1175/mo, providing significant rent upside. One of the properties, 145 Fairlawn Ave, is currently rented. Properties have been recently updated and renovated. Off street parking, and easy access to local amenities, jobs and freeways. Seller will review all offers.

*Curb offers only and properties cannot be sold separately.

PROPERTY HIGHLIGHTS

- Three contiguous SFR houses
- Recently Updated
- Turnkey and ready for new ownership
- Two houses rented at \$900/mo
- One house occupied at \$1175/mo

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Mansfield is a city in and the county seat of Richland County, Ohio, United States. Located midway between Columbus and Cleveland via Interstate 71, it is part of Northeast Ohio region in the western foothills of the Allegheny Plateau. The city lies approximately 65 miles southwest of Cleveland and 65 miles northeast of Columbus. The city was founded in 1808 and became a manufacturing center owing to its location with numerous railroad lines. After the decline of heavy manufacturing, the city's economy has since rebounded and diversified into a service economy, including retailing, education, and healthcare sectors. The 2010 Census showed that the city had a total population of 47,821, making it Ohio's nineteenth largest city. The city anchors the Mansfield Metropolitan Statistical Area and has a population of 124,475 residents.

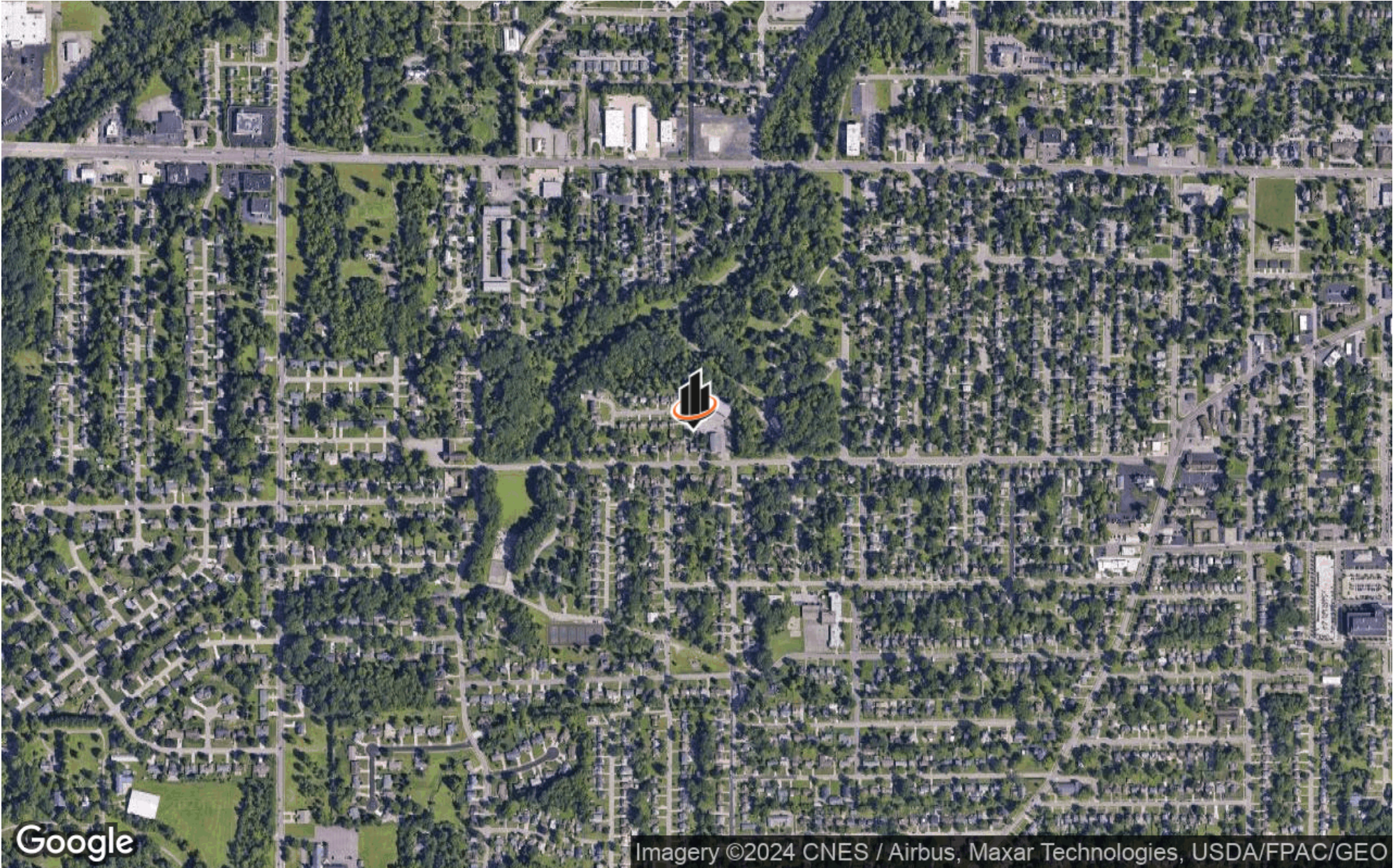
ADDITIONAL PHOTOS



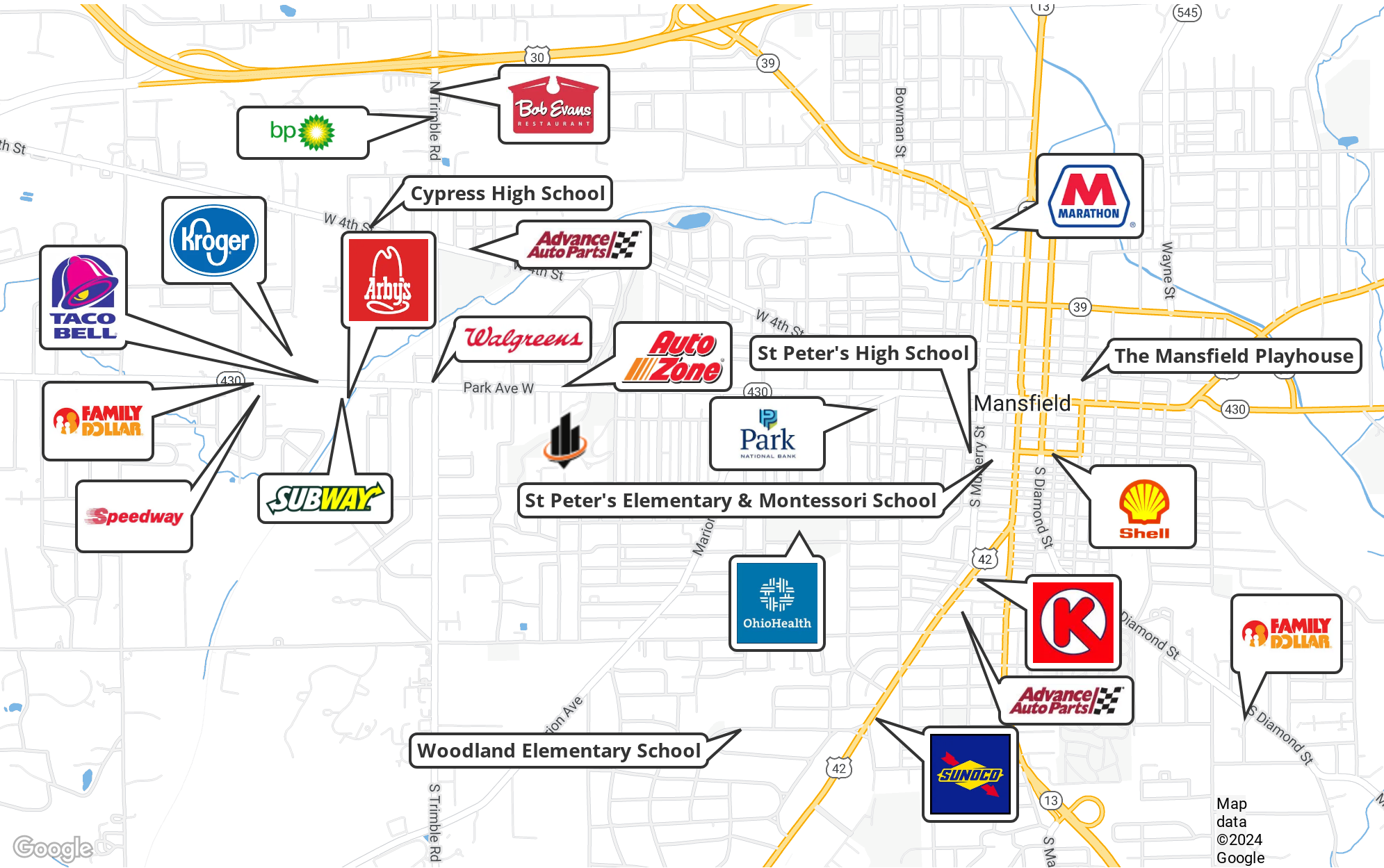


SECTION 2
Location
Information

AERIAL MAP



RETAILER MAP





SECTION 3
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$315,000
PRICE PER SF	\$127
PRICE PER UNIT	\$105,000
GRM	8.9
CAP RATE	9.34%
CASH-ON-CASH RETURN (YR 1)	9.34%
TOTAL RETURN (YR 1)	\$29,410

OPERATING DATA

GROSS SCHEDULED INCOME	\$35,400
TOTAL SCHEDULED INCOME	\$35,400
GROSS INCOME	\$35,400
OPERATING EXPENSES	\$5,990
NET OPERATING INCOME	\$29,410
PRE-TAX CASH FLOW	\$29,410

FINANCING DATA

DOWN PAYMENT	\$315,000
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2024 OPERATING STATEMENT PRO-FORMA

2024 OPERATING STATEMENT PRO-FORMA

2024 OPERATING STATEMENT PRO-FORMA

INCOME & EXPENSES

INCOME SUMMARY

2024 OPERATING STATEMENT PRO-FORMA

TOTAL INCOME	\$35,400
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EXPENSE SUMMARY

2024 OPERATING STATEMENT PRO-FORMA

PROPERTY TAXES	\$3,190
INSURANCE	\$1,800
REPAIRS AND MAINTENANCE	\$1,000
GROSS EXPENSES	\$5,990
NET OPERATING INCOME	\$29,409

WELCOME
TO MANSFIELD



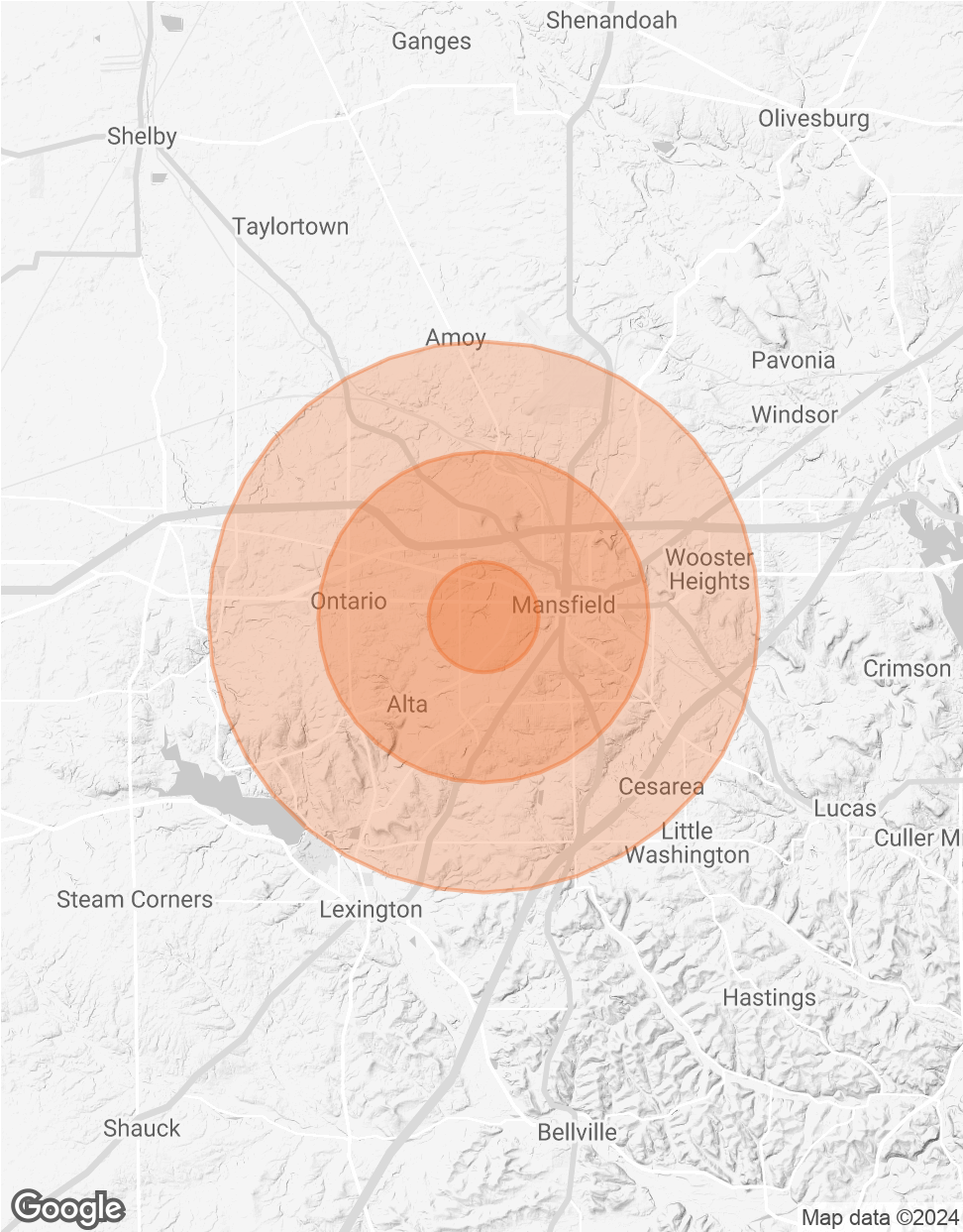
SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,956	44,849	68,548
AVERAGE AGE	39.0	39.3	40.6
AVERAGE AGE (MALE)	34.0	37.1	39.1
AVERAGE AGE (FEMALE)	42.6	39.6	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,559	21,777	31,416
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$44,869	\$43,905	\$48,620
AVERAGE HOUSE VALUE	\$70,718	\$81,763	\$92,034

2020 American Community Survey (ACS)





SECTION 5 Advisor Bios

ADVISOR BIO 1



SETH ASMAN

Senior Advisor

seth.asman@svn.com

Direct: 614.747.2052 | Cell: 614.747.2052

PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and is ranked in the top 25% of over 200 national SVN Franchise Offices. He is a 2021 Partners Circle recipient, and in 2022 Mr. Asman was named as one of 5 Top Commercial Producers by the Columbus Board of Realtors.

With 20+ Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, Storage, SFRP/BFR, Office Investment, Manufacturing/Industrial, and Retail. Mr. Asman has been recognized with the SVN Achiever’s Award, and most recently received Partner’s Circle recognition, SVN’s highest honor for its advisors.

Current projects for Mr. Asman include multifamily, land, and development. His team also has several ongoing assignments in Retail, Storage and Office.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.
Business Management

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
614.944.5140