



# THE THERESA BUILDING

821-827 E LONG ST  
COLUMBUS, OH 43203

---

**Seth Asman**  
Senior Advisor  
O: 614.747.2052  
[seth.asman@svn.com](mailto:seth.asman@svn.com)



## PROPERTY INFORMATION

1

- Property Summary
- Property Description
- Interior Photos
- Floor Plan

## LOCATION INFORMATION

2

- Neighborhood Development
- Nearby Highlights
- Location Maps
- Aerial Map

## FINANCIAL ANALYSIS

3

- Rental-P\_L-2017.pdf

## DEMOGRAPHICS

4

- Demographics Report
- Demographics Map

## ADVISOR BIOS

5

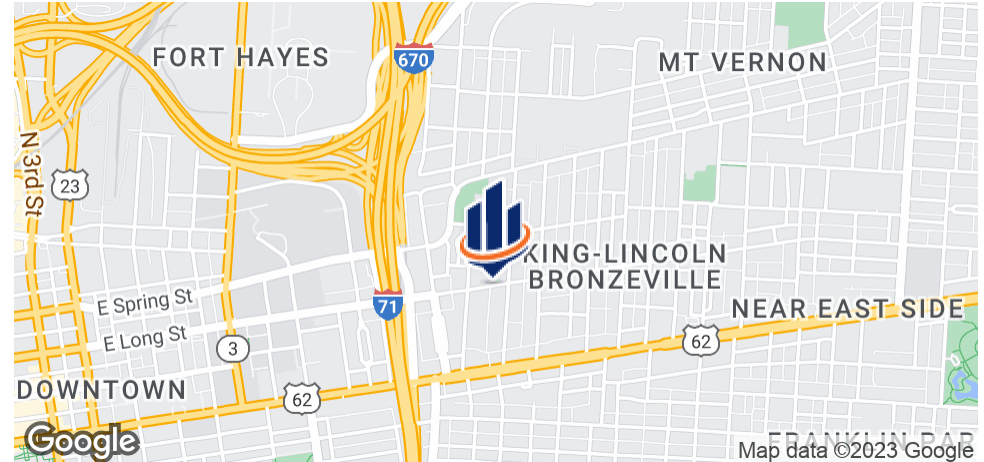
- Advisor Bio & Contact 1
- Advisor Bio & Contact 2

# 1 PROPERTY INFORMATION

821-827 E Long St  
Columbus, OH 43203



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	1.09 Acres
Year Built:	1930
Building Size:	7,410 SF
Renovated:	2016
Zoning:	Commercial
Market:	Downtown
Submarket:	King Lincoln
Price / SF:	\$80.30

## PROPERTY OVERVIEW

Purchase the Historic Theresa Building in the heart of the King Lincoln District, downtown Columbus' next "Short North" region just East of Downtown Columbus. The Theresa Building is 7400 SF, boasting of 4,000 SF fully renovated equisite, and modern offices with old-world charm, and 3400 sf of 4 retail spaces. The building has been completely renovated by the Michael Woods Development Company. There is an additional \$109,000 available in grant improvement credits. Modern office furniture included in the sale.

## PROPERTY HIGHLIGHTS

- 7410 SF Historic Building, fully renovated
- \$109,000 Grant Improvement Credits Available
- Modern office furniture included in the sale.
- In the heart of King Lincoln redevelopment district, including new and anticipated Office, Residential and Retail projects.
- One block from the Lincoln Theater
- On the National Historic Registry, read more at [www.TheTheresaBuilding.com](http://www.TheTheresaBuilding.com)

# Property Description



## PROPERTY OVERVIEW

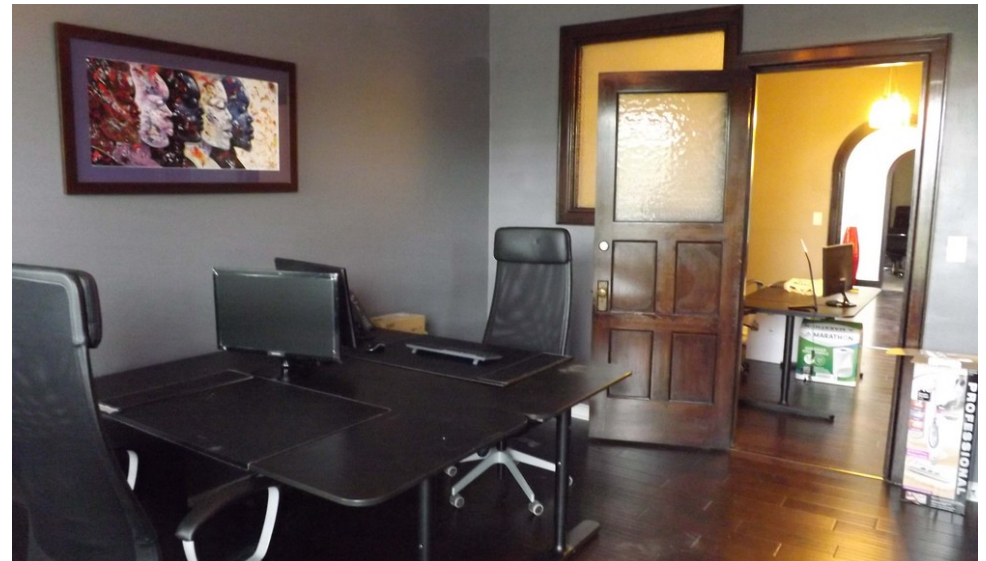
Purchase the Historic Theresa Building in the heart of the King Lincoln District, downtown Columbus' next "Short North" region just East of Downtown Columbus. The Theresa Building is 7400 SF, boasting of 4,000 SF fully renovated exquisite, and modern offices with old-world charm, and 3400 sf of 4 retail spaces. The building has been completely renovated by the Michael Woods Development Company. There is an additional \$109,000 available in grant improvement credits. Modern office furniture included in the sale.

## LOCATION OVERVIEW

The Theresa Building is in the King Lincoln District of Downtown Columbus, 1 block from the Lincoln Theater. The property is on the National Historic Registry and has been beautifully restored by the Michael Woods Development Company.



# Interior Photos



# Floor Plan



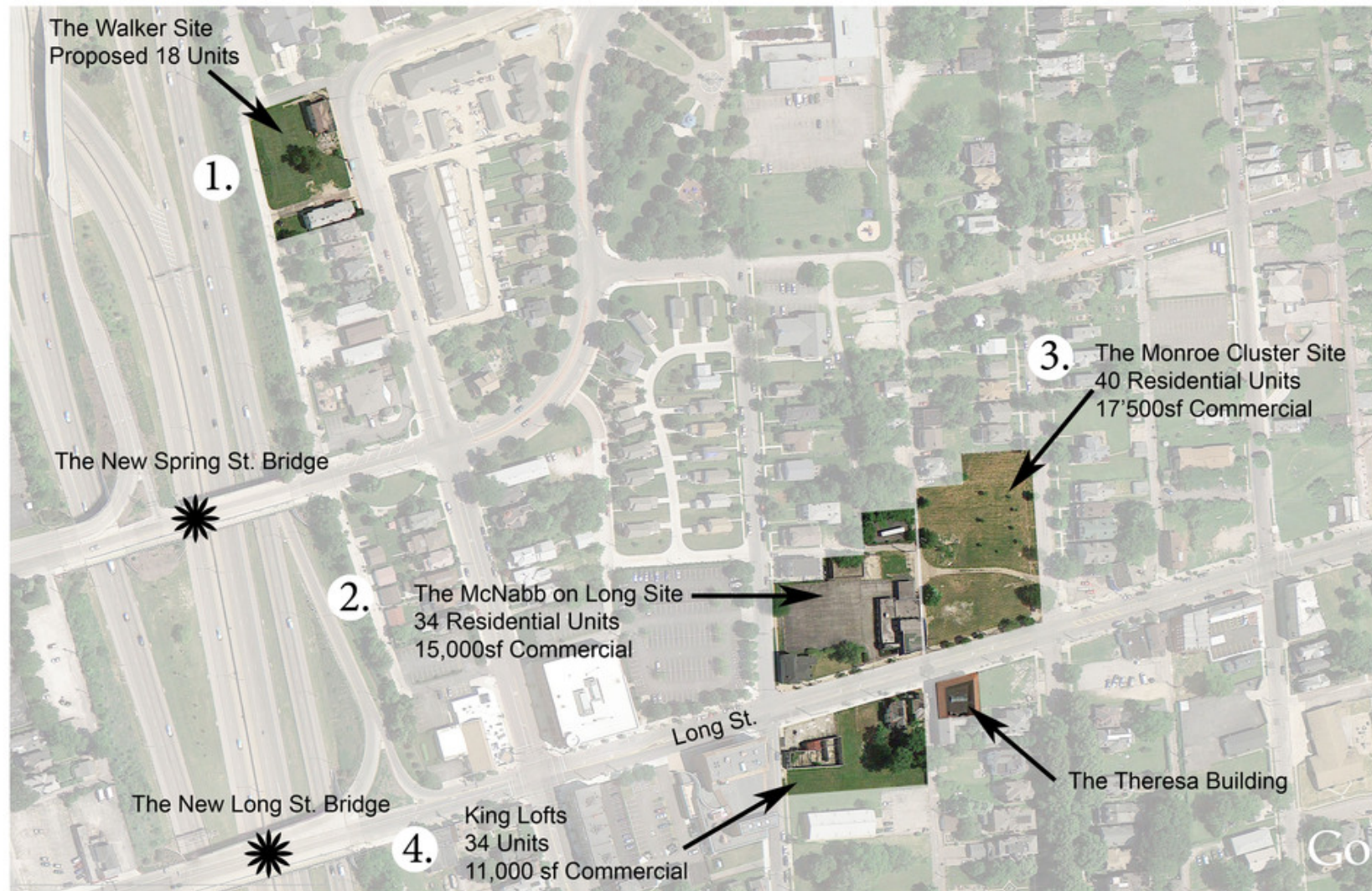


## 2 LOCATION INFORMATION

821-827 E Long St  
Columbus, OH 43203

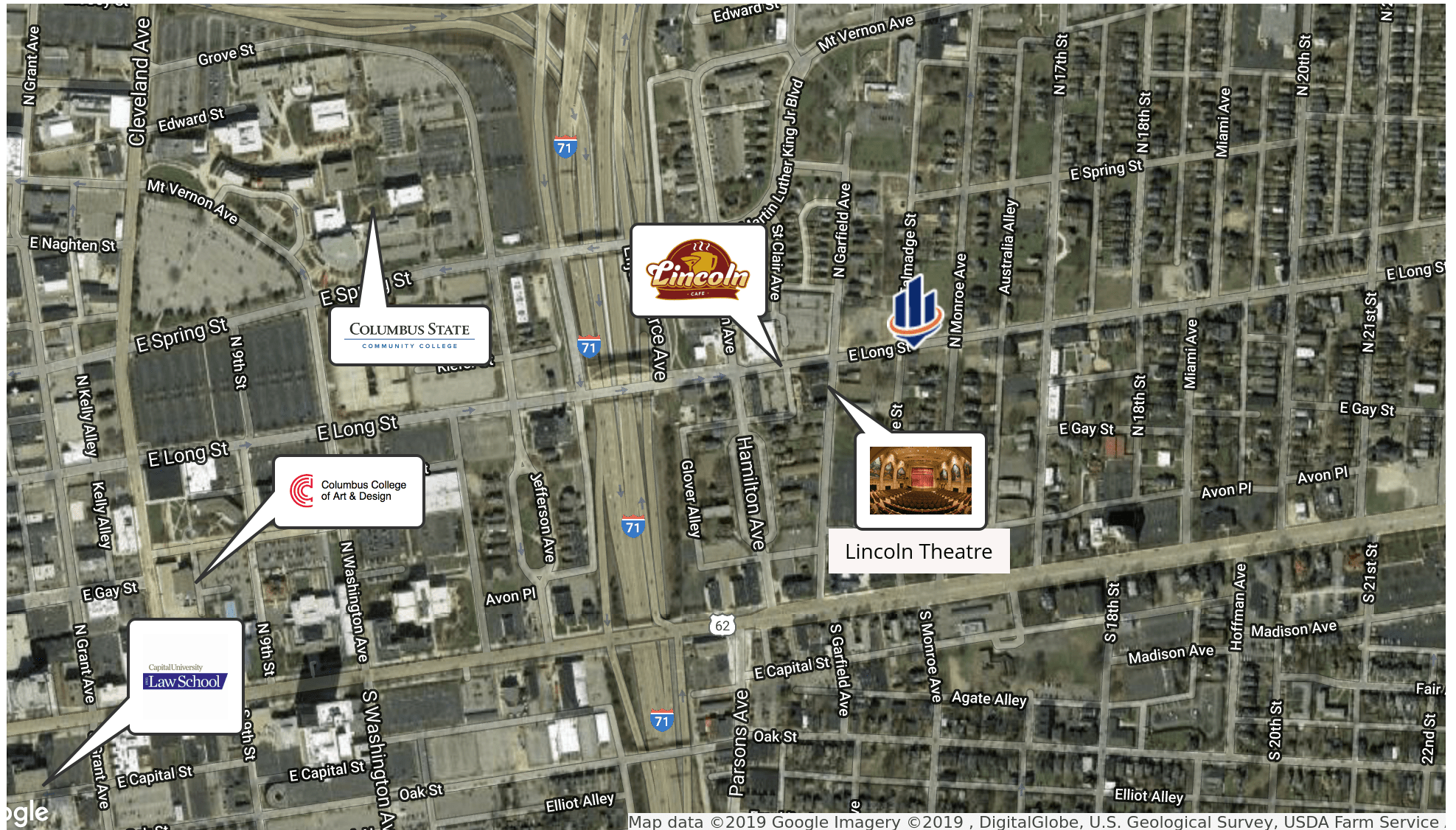


# Neighborhood Development





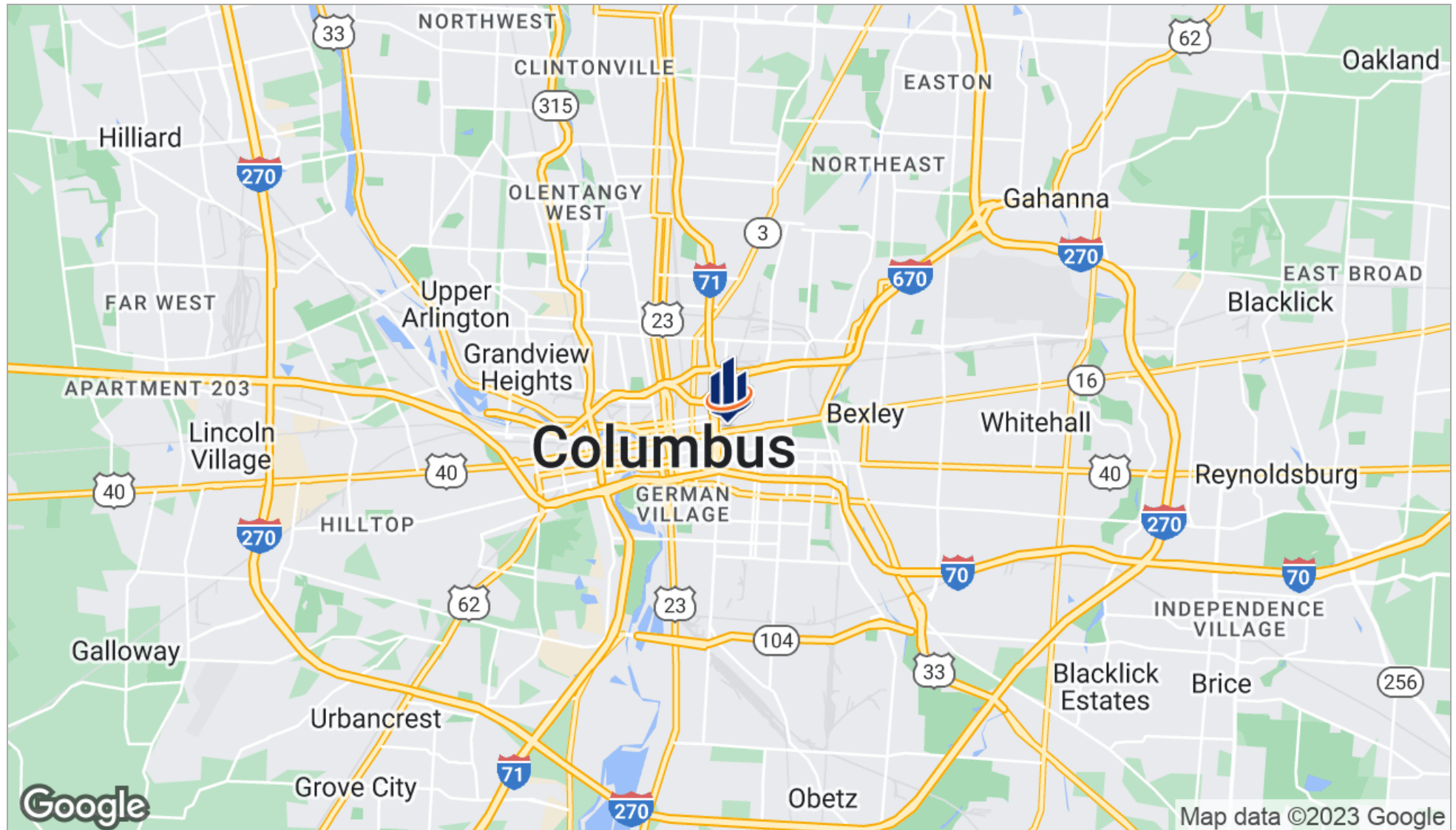
# Nearby Highlights





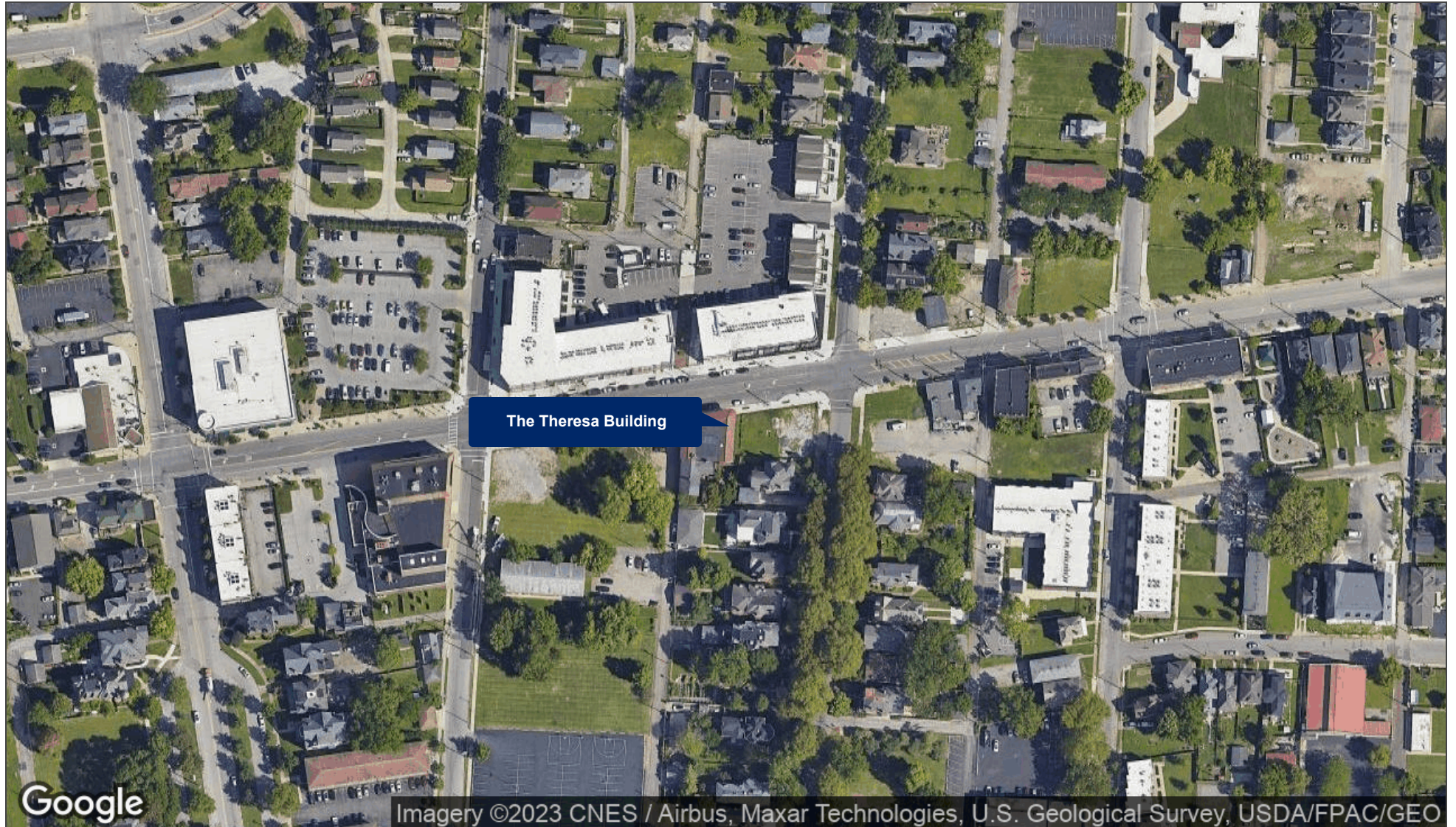


# Location Maps





# Aerial Map





# 3 PROFIT & LOSS STATEMENT

821-827 E Long St  
Columbus, OH 43203

**The Theresa Building LLC Rental Property Statement**

**Tax Year:** 2017  
**Physical Address (Street, City, State, Zip):** 821-827 E. Long St  
**Property Type:** 4 Commercial

	Totals	January	February	March	April	May	June	July	August	September	October	November	December
<b>Income</b>	<b>\$42,400.00</b>	\$3,450.00	\$3,450.00	\$3,700.00	\$3,450.00	\$3,450.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,525.00	\$3,525.00	\$3,525.00	\$3,525.00
<b>Expenses</b>													
Advertising (Website)	\$700.00	\$250.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$0.00	\$0.00
Auto and Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cleaning and Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Commissions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	\$2,400.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Legal and Other Professional Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$1,382.00	\$59.00	\$50.00	\$56.00	\$50.00	\$105.00	\$145.00	\$100.00	\$152.00	\$215.00	\$150.00	\$150.00	\$150.00
Taxes	\$2,869.44	\$717.36	\$0.00	\$0.00	\$717.36	\$0.00	\$0.00	\$717.36	\$0.00	\$0.00	\$717.36	\$0.00	\$0.00
Utilities	\$16,586.71	\$1,152.00	\$1,582.41	\$1,456.41	\$1,345.00	\$1,164.06	\$1,085.01	\$1,481.36	\$1,963.25	\$1,580.55	\$1,153.10	\$1,278.46	\$1,345.10
Depreciation Expense or Depletion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Expenses</b>	<b>\$23,938.15</b>	\$2,378.36	\$1,882.41	\$1,762.41	\$2,362.36	\$1,519.06	\$1,480.01	\$2,548.72	\$2,365.25	\$2,045.55	\$2,270.46	\$1,628.46	\$1,695.10
<b>Net Income</b>	<b>\$18,461.85</b>	\$1,071.64	\$1,567.59	\$1,937.59	\$1,087.64	\$1,930.94	\$2,119.99	\$1,051.28	\$1,234.75	\$1,479.45	\$1,254.54	\$1,896.54	\$1,829.90



# 4

## DEMOGRAPHICS

821-827 E Long St  
Columbus, OH 43203

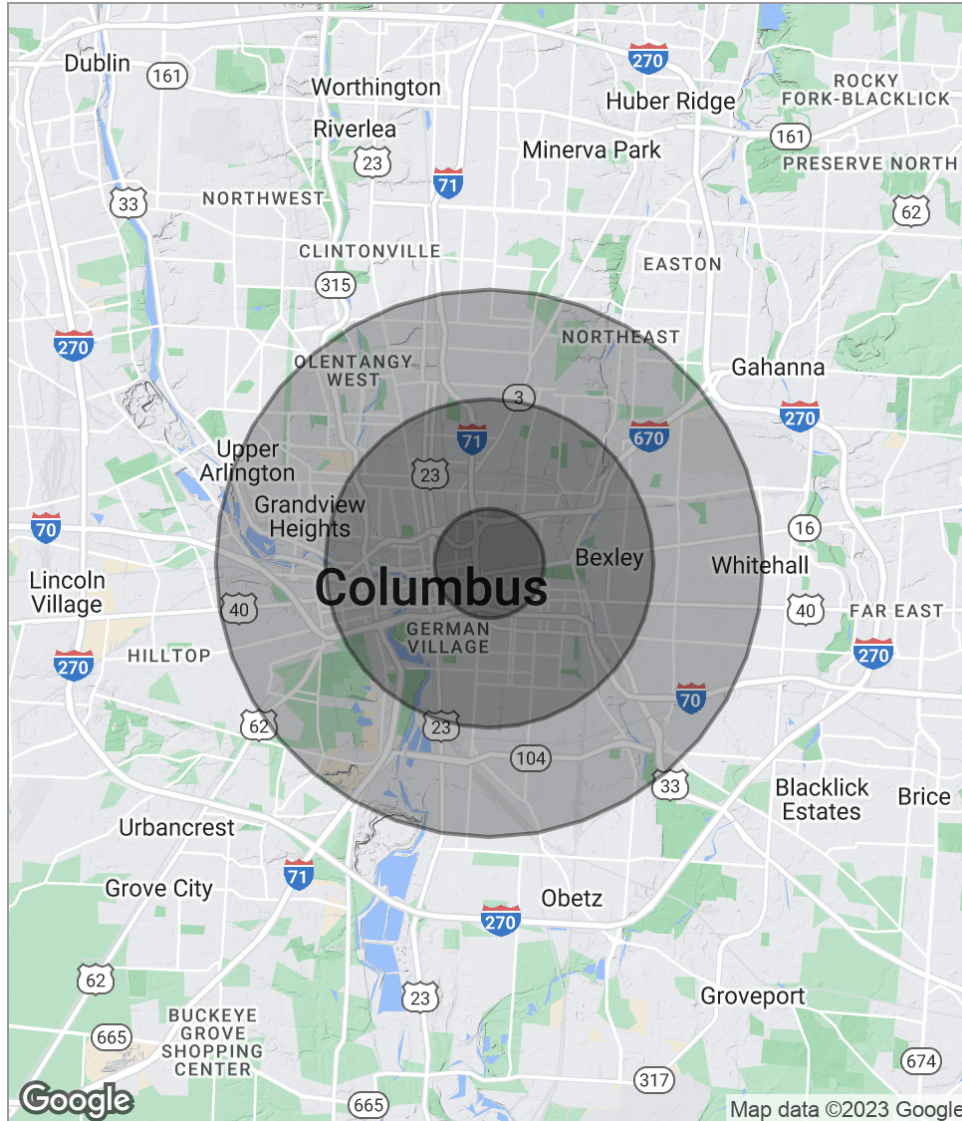
# Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	13,832	130,961	319,219
Median age	32.5	31.7	32.1
Median age (male)	32.3	30.8	31.2
Median age (female)	32.6	32.4	33.0
Total households	6,719	56,682	130,389
Total persons per HH	2.1	2.3	2.4
Average HH income	\$38,195	\$48,211	\$47,306
Average house value	\$184,562	\$165,467	\$154,265

*\* Demographic data derived from 2020 ACS - US Census*



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,832	130,961	319,219
Median age	32.5	31.7	32.1
Median age [Male]	32.3	30.8	31.2
Median age [Female]	32.6	32.4	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,719	56,682	130,389
# of persons per HH	2.1	2.3	2.4
Average HH income	\$38,195	\$48,211	\$47,306
Average house value	\$184,562	\$165,467	\$154,265

*\* Demographic data derived from 2020 ACS - US Census*

## 5 ADVISOR BIOS

821-827 E Long St  
Columbus, OH 43203



# Advisor Bio & Contact 1

## SETH ASMAN

Senior Advisor



Easton Town Center, 4200 Regent Street, Suite 200  
Columbus , OH 43219  
T 614.747.2052  
C 614.747.2052  
seth.asman@svn.com

## 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

## MEMBERSHIPS & AFFILIATIONS

NAR, OAR, Columbus Realtors

# Advisor Bio & Contact 2

---

T





Easton Town Center, 4200 Regent Street, Suite 200  
Columbus , OH 43219  
614.747.2052  
[www.svnwilson.com](http://www.svnwilson.com)