



120 S Napoleon Avenue

Columbus, Ohio 43213

Property Features

- **Investment Opportunity**
- Fully Occupied Church
- ±21,190 SF Building
- Situated on ±4 Acres
- Renovated in 2015
- Zoned Residential (R-4)
- Situated Next to Napoleon Park

Sale Price: \$1,995,000

CAP Rate: 7.9%



For more information:

Mike Semon

614 629 5217 • msemon@ohioequities.com

Dan Sheeran, Jr.

614 629 5228 • djsheeran@ohioequities.com

Dan Sheeran

614 629 5216 • dsheeran@ohioequities.com



120 South Napoleon Ave.
Columbus, Ohio 43213
Occupancy: 100%

Date Prepared: 07/21/26

Rent Roll

Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
Universal Church	6,720	\$ 4,750.00	\$ 57,000	7/1/2021	8/1/2024	Front
** Step Up	14,470	\$ 9,200.00	\$ 110,404	10/1/21	11/1/2028	Rear

Totals	21,190	\$ 13,950.00	\$ 167,404.00
--------	--------	--------------	---------------

Income & Expense Summary

Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 7.07	\$ 167,404.00	Total Income	\$ 7.07	\$ 167,404.00
Additional Rent Reimbursement	\$ -	\$ -	Total Expenses	\$ -	\$ 10,100.00
Total Income	\$ 7.07	\$ 167,404.00	Net Operating Income	\$ 7.07	\$ 157,304.00

Expenses (Prior 12 Months)	PSF	Total	Assumptions
* Taxes	N/A		
* Insurance	\$ 0.08	\$ 1,600.00	
Maintenance	\$ 0.40	\$ 8,500.00	
Total Expenses		\$ 10,100.00	\$ 157,304.00

Valuation	CAP%	PSF	Total
Our Valuation	7.9%	\$80.00	\$1,995,000

- ** Step Up rent increases 2% annually. This is the average rent over 7 years.
- * Step Up contributes 68% towards insurance expense. They reimburse owner \$1,088.00 annually.
- ** Lessor has right to terminate 'Step Up' with 60 day notice.
- * There are no property taxes currently, since it is "exempt" as a religious organization.









