

Columbus, Ohio Portfolio

Save big with this unique opportunity to invest in multiple Doorvest homes.

Doorvest - Advancing financial security for all.

Portfolio Overview

\$484,400

Recommended for all Investors



709 Cordelia Dr Galloway, OH 43119

View Home Profile



1531 Aven Dr Columbus OH 43227

View Home Profile

This portfolio consists of two strong properties in the Columbus, Ohio MSA (Metropolitan Statistical Area). 709 Cordelia Dr consists of 3 beds, 1 baths, and 1392 sqft and 1531 Aven Dr consists of 4 beds, 2 baths, and 1369 sqft. Both homes have undergone extensive renovations and are ready to purchase as a bundle.

Recent Market Highlights

- Intel broke ground on two new leading-edge chip factories in Ohio, investing an estimated \$20 billion dollars into the local economy. [Read More >](#)
- Columbus is within a one-day drive or one-hour flight to 41% of the U.S. population, 80% of the corporate headquarters in the U.S., 43% of U.S. manufacturing, and 29% of the Canadian population. [Read More >](#)
- Realtor.com continously ranks Columbus, Ohio within the top hottest housing markets, as the battle for affordability, quality of life, and opportunity intersect in midwest markets. [Read More >](#)

Renovation Highlights

709 Cordelia Dr

1531 Aven Dr

\$40,000

General Maintenance

No Deficiencies

Existing

Existing

Brand New

Brand New

Renovation Cost

\$68,000

Roof

Brand New

Foundation

No Deficiencies

Water Heater

Brand New

HVAC

Brand New

Appliances

Brand New

Flooring

Brand New

Quick Financials

709 Cordelia Dr

1531 Aven Dr

5.54%

\$1,920

\$7,499

7.48%

Cash on Cash Return

4.97%

Year 1 Rent

\$1,735

Appreciation

\$7,034

Cap Rate

7.33%

Combined

Cash on Cash

Year 1 Rent

Cashflow

Appreciation

Cap Rate

5.25%

\$3,655/mo

\$573/mo

\$14,533

7.40%

Bundled Savings

Purchased in Bundle

Purchased Separately

\$1,500

Property Reservation Fee

\$3,000

(+\$1,500)

\$249,950

Purchase Price

\$254,900

(+\$4,950)

\$234,450

Purchase Price

\$240,000

(+\$5,550)

\$485,900

Total

\$497,900

\$12,000

Immediate Savings

\$0

Detailed Financials

709 Cordelia Dr Galloway, OH 43119

1531 Aven Dr Columbus OH 43227

Financials

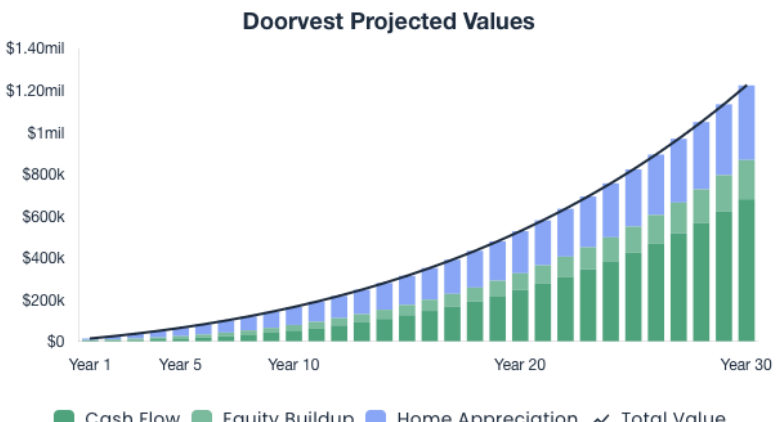
Includes Promotion Savings

Estimated Profits

	Year 1	Year 5	Year 10	Year 20
Cash Flow	\$3,735	\$13,517	\$51,261	\$244,773
Appreciation	\$7,499	\$39,811	\$85,962	\$201,488
Equity Accumulation ⓘ	\$1,904	\$11,001	\$26,596	\$80,045
Total	\$13,138	\$64,328	\$163,819	\$526,305

Estimated Summary

	Year 1	Year 5	Year 10	Year 20
Annual Cash Flow ⓘ	\$3,735	\$3,977	\$10,137	\$28,246
Closing Costs ⓘ	\$4,999	\$0	\$0	\$0
Cash Outlay ⓘ	\$67,487	\$0	\$0	\$0
Cap Rate ⓘ	7.48 %	7.79 %	10.26 %	17.53 %
Annual COC ⓘ	5.54 %	5.89 %	15.02 %	41.85 %
Gross Yield ⓘ	9.22 %	11.20 %	14.30 %	23.29 %
NOI Margin ⓘ	81.17 %	73.88 %	76.29 %	80.01 %



Estimated Monthly Income

	Year 1	Year 5	Year 10	Year 20
Monthly Income	\$1,920	\$2,334	\$2,979	\$4,852
Vacancy ⓘ	\$0	-\$117	-\$149	-\$243
Credit Loss ⓘ	\$0	-\$22	-\$28	-\$46
Total	\$1,920	\$2,195	\$2,801	\$4,563

Estimated Monthly Expenses

	Year 1	Year 5	Year 10	Year 20
Mortgage @ 7.00% ⓘ	\$1,247	\$1,247	\$1,247	\$1,247
Property Tax @ 1.18% ⓘ	\$209	\$226	\$250	\$304
Insurance ⓘ	\$95	\$97	\$99	\$104
HOA ⓘ	\$0	\$0	\$0	\$0
Servicing Fee @ 10% ⓘ	\$192	\$233	\$298	\$485
Promotion Savings	-\$134	\$0	\$0	\$0
Turnover ⓘ	\$0	\$17	\$17	\$18
Repairs & Maintenance ⓘ	\$0	\$43	\$45	\$50
Total	\$1,609	\$1,821	\$1,911	\$2,159

Estimated Monthly Cash Flow

	Year 1	Year 5	Year 10	Year 20
Total Monthly Income	\$1,920	\$2,195	\$2,801	\$4,563
Total Monthly Expenses	\$1,609	\$1,821	\$1,911	\$2,159
Total	\$311	\$331	\$845	\$2,354



Recommended Monthly Reserve

We recommend you save the below amount for future Capital Expenditures. Reserves are not included in cash flow, cash on cash, nor CAP rate numbers.

CapEx ⓘ

\$208.29

Financials

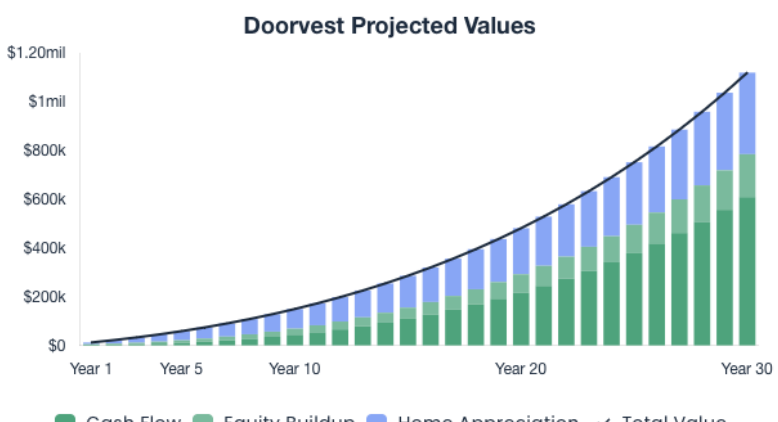
Includes Promotion Savings

Estimated Profits

	Year 1	Year 5	Year 10	Year 20
Cash Flow	\$3,143	\$10,853	\$43,716	\$216,726
Appreciation	\$7,034	\$37,342	\$80,631	\$188,993
Equity Accumulation ⓘ	\$1,786	\$10,319	\$24,947	\$75,082
Total	\$11,963	\$58,513	\$149,294	\$480,801

Estimated Summary

	Year 1	Year 5	Year 10	Year 20
Annual Cash Flow ⓘ	\$3,143	\$3,322	\$8,927	\$25,381
Closing Costs ⓘ	\$4,689	\$0	\$0	\$0
Cash Outlay ⓘ	\$63,302	\$0	\$0	\$0
Cap Rate ⓘ	7.33 %	7.62 %	10.03 %	17.07 %
Annual COC ⓘ	4.97 %	5.25 %	14.10 %	40.10 %
Gross Yield ⓘ	8.88 %	10.79 %	13.78 %	22.44 %
NOI Margin ⓘ	82.52 %	75.11 %	77.38 %	80.87 %



Estimated Monthly Income

	Year 1	Year 5	Year 10	Year 20
Monthly Income	\$1,735	\$2,109	\$2,692	\$4,384
Vacancy ⓘ	\$0	-\$105	-\$135	-\$219
Credit Loss ⓘ	\$0	-\$20	-\$26	-\$42
Total	\$1,735	\$1,983	\$2,531	\$4,123

Estimated Monthly Expenses

	Year 1	Year 5	Year 10	Year 20
Mortgage @ 7.00% ⓘ	\$1,170	\$1,170	\$1,170	\$1,170
Property Tax @ 0.94% ⓘ	\$156	\$169	\$187	\$228
Insurance ⓘ	\$95	\$97	\$99	\$104
HOA ⓘ	\$0	\$0	\$0	\$0
Servicing Fee @ 10% ⓘ	\$174	\$211	\$269	\$438
Promotion Savings	-\$121	\$0	\$0	\$0
Turnover ⓘ	\$0	\$17	\$17	\$18
Repairs & Maintenance ⓘ	\$0	\$43	\$45	\$50
Total	\$1,473	\$1,664	\$1,742	\$1,958

Estimated Monthly Cash Flow

	Year 1	Year 5	Year 10	Year 20
Total Monthly Income	\$1,735	\$1,983	\$2,531	\$4,123
Total Monthly Expenses	\$1,473	\$1,664	\$1,742	\$1,958
Total	\$262	\$277	\$744	\$2,115



Recommended Monthly Reserve

We recommend you save the below amount for future Capital Expenditures. Reserves are not included in cash flow, cash on cash, nor CAP rate numbers.

CapEx ⓘ

\$195.38

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