

Columbus, Ohio Portfolio

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

Doorvest - Advancing financial security for all.

Portfolio Overview

\$548,000

Recommended for all investors



59 Campbell St Delaware OH 43015

View Individual Home Profile



709 Cordelia Dr Galloway OH 43119

View Individual Home Profile

This portfolio consists of two strong properties in the Columbus, Ohio MSA (Metropolitan Statistical Area). 59 Campbell St consists of 4 beds, 2 baths, and 1620 sqft and 709 Cordelia Dr consists of 3 beds, 1 baths, and 1392 sqft. **Collectively, this portfolio has had over \$102,000 in extensive renovations completed and these homes are ready to purchase with immediate savings as a bundle!**

Renovation Highlights

59 Campbell St

709 Cordelia Dr

\$62,500

Renovation Cost

\$40,000

General Maintenance

Roof

General Maintenance

No Deficiencies

Foundation

No Deficiencies

Existing

Water Heater

Existing

New

HVAC

Existing

New

Appliances

New

New

Flooring

New

Quick Financials

59 Campbell St

709 Cordelia Dr

8.99%

Cash on Cash Return

10.86%

\$2,230

Rent

\$1,920

\$8,940

Appreciation

\$7,500

8.41%

Cap Rate

8.92%

Year 1 Combined

CoC

Rent

Cash Flow

Appreciation

Cap Rate

9.84%

\$4,150/mo

\$1,214/mo

\$16,440

7.20%

Bundled Savings

Purchased in Bundle

Purchased Separately

\$1,500

Property Reservation Fee

\$3,000
(+\$1,500)

\$298,000

Purchase Price
59 Campbell St

\$305,915
(+\$7,915)

\$250,000

Purchase Price
709 Cordelia Dr

\$254,900
(+\$4,900)

\$549,500

Total

\$563,815

\$14,315

Immediate Savings

\$0

Detailed Financials

59 Campbell St Delaware OH 43015

Home Financial Perks



DV Boost

\$300/mo in Cashflow

Add an extra \$300 per month to your monthly cash flow for the first year and \$150 per month in the second year!



Reduced Service Fee

Save \$1,873.20 in Year 1

This home's property management costs have been reduced from 10% down to 3.0% for year 1.



Year 1 Rent

\$2,230

Rent Range: \$2,030 — \$2,230

Doorvest will aim to get a lease signed in the above rental range. Doorvest guarantees your rent in the case of vacancy and non-payment for the first 3 months.

In the case that your home is leased for less than the guaranteed amount of \$2,230, Doorvest will cover the difference for 12 months as long as your rent is received.

709 Cordelia Dr Galloway OH 43119

Home Financial Perks



DV Boost

\$300/mo in Cashflow

Add an extra \$300 per month to your monthly cash flow for the first year and \$150 per month in the second year!



Reduced Service Fee

Save \$1,612.80 in Year 1

This home's property management costs have been reduced from 10% down to 3.0% for year 1.

Year 1 Rent

\$1,920

Rent Range: \$1,720 — \$1,920

Doorvest will aim to get a lease signed in the above rental range. Doorvest guarantees your rent in the case of vacancy and non-payment for the first 3 months.

In the case that your home is leased for less than the guaranteed amount of \$1,920, Doorvest will cover the difference for 12 months as long as your rent is received.

Estimated Returns

DV Boost Applied

	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow	\$7,230	\$9,547	\$11,165	\$13,941	\$17,936
Appreciation	\$8,940	\$18,148	\$27,633	\$37,402	\$47,464
Equity Accumulation	\$2,270	\$4,705	\$7,315	\$10,114	\$13,116
Total	\$18,441	\$32,400	\$46,113	\$61,457	\$78,516

Summary Financials

	Year 1	Year 2	Year 3	Year 4	Year 5
Annual Cash Flow	\$7,230	\$2,317	\$1,618	\$2,776	\$3,995
Closing Costs	\$5,960	\$0	\$0	\$0	\$0
Cash Outlay	\$80,460	\$0	\$0	\$0	\$0
Cap Rate	8.41 %	6.93 %	6.70 %	7.09 %	7.50 %
Annual COC	8.99 %	2.88 %	2.01 %	3.45 %	4.97 %
Gross Yield	8.98 %	9.43 %	9.90 %	10.40 %	10.92 %
NOI Margin	82.59 %	73.20 %	71.96 %	72.52 %	73.07 %

Monthly Income

DV Boost Applied

	Year 1	Year 2	Year 3	Year 4	Year 5
Monthly Income	\$2,230	\$2,342	\$2,459	\$2,582	\$2,711
DV Boost Income	\$300	\$150	\$0	\$0	\$0
Vacancy	\$0	-\$117	-\$123	-\$129	-\$136
Credit Loss	\$0	-\$22	-\$23	-\$25	-\$26
Total	\$2,530	\$2,352	\$2,312	\$2,428	\$2,549

Monthly Expenses

Reduced Service Fee Applied

	Year 1	Year 2	Year 3	Year 4	Year 5
Mortgage @ 7.00%	\$1,487	\$1,487	\$1,487	\$1,487	\$1,487
Property Tax @ 1.32%	\$279	\$284	\$290	\$296	\$302
Est. Insurance	\$95	\$95	\$96	\$96	\$97
HOA	\$0	\$0	\$0	\$0	\$0
Servicing Fee @ 10%	\$223	\$234	\$246	\$258	\$271
Reduced Service Fee	-\$156	\$0	\$0	\$0	\$0
Turnover	\$0	\$17	\$17	\$17	\$17
Repairs & Maintenance	\$0	\$42	\$42	\$43	\$43
Total	\$1,927	\$2,117	\$2,135	\$2,154	\$2,173

Monthly Cash Flow By Year

	Year 1	Year 2	Year 3	Year 4	Year 5
Total Monthly Income	\$2,530	\$2,352	\$2,312	\$2,428	\$2,549
Total Monthly Expenses	\$1,927	\$2,117	\$2,135	\$2,154	\$2,173
Total	\$603	\$193	\$135	\$231	\$333

Estimated Returns

DV Boost Applied

	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow	\$7,332	\$10,093	\$12,007	\$14,925	\$18,899
Appreciation	\$7,500	\$15,225	\$23,182	\$31,377	\$39,819
Equity Accumulation	\$1,905	\$3,947	\$6,137	\$8,485	\$11,003
Total	\$16,737	\$29,265	\$41,326	\$54,788	\$69,721

Summary Financials

	Year 1	Year 2	Year 3	Year 4	Year 5
Annual Cash Flow	\$7,332	\$2,761	\$1,914	\$2,918	\$3,974
Closing Costs	\$5,000	\$0	\$0	\$0	\$0
Cash Outlay	\$67,500	\$0	\$0	\$0	\$0
Cap Rate	8.92 %	7.29 %	6.96 %	7.36 %	7.78 %
Annual COC	10.86 %	4.09 %	2.84 %	4.32 %	5.89 %
Gross Yield	9.22 %	9.68 %	10.16 %	10.67 %	11.20 %
NOI Margin	83.71 %	74.25 %	72.79 %	73.34 %	73.88 %

Monthly Income

DV Boost Applied

	Year 1	Year 2	Year 3	Year 4	Year 5
Monthly Income	\$1,920	\$2,016	\$2,117	\$2,223	\$2,334
DV Boost Income	\$300	\$150	\$0	\$0	\$0
Vacancy	\$0	-\$101	-\$106	-\$111	-\$117
Credit Loss	\$0	-\$19	-\$20	-\$21	-\$22
Total	\$2,220	\$2,046	\$1,991	\$2,090	\$2,195

Monthly Expenses

Reduced Service Fee Applied

	Year 1	Year 2	Year 3	Year 4	Year 5
Mortgage @ 7.00%	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247
Property Tax @ 1.18%	\$209	\$213	\$217	\$222	\$226
Est. Insurance	\$95	\$95	\$96	\$96	\$97
HOA	\$0	\$0	\$0	\$0	\$0
Servicing Fee @ 10%	\$192	\$202	\$212	\$222	\$233
Reduced Service Fee	-\$134	\$0	\$0	\$0	\$0
Turnover	\$0	\$17	\$17	\$17	\$17
Repairs & Maintenance	\$0	\$42	\$42	\$43	\$43
Total	\$1,609	\$1,774	\$1,789	\$1,805	\$1,821

Monthly Cash Flow By Year

	Year 1	Year 2	Year 3	Year 4	Year 5
Total Monthly Income	\$2,220	\$2,046	\$1,991	\$2,090	\$2,195
Total Monthly Expenses	\$1,609	\$1,774	\$1,789	\$1,805	\$1,821
Total	\$611	\$230	\$160	\$243	\$331

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