



WesBanco Bank Branch Columbus, Ohio

ABSOLUTE NNN INVESTMENT



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SECTION 1

Investment Overview



Investment Summary

Exceptional opportunity to acquire a top-performing, NNN-leased bank branch backed by a strong regional financial institution with over 20 years of operating history at this location. The tenant's recent branch remodel and early lease renewal underscore their long-term commitment to this high-performing site. The lease features 2% annual rent increases, providing consistent income growth and appreciation over time.

This is a true triple-net (NNN) lease with no landlord responsibilities, offering investors a stable, passive income stream. Additionally, the tenant holds no purchase options or rights of first refusal, preserving full flexibility and control for the property owner.

Investment Highlights

- WesBanco Nasdaq: WSBC (Russell 2000) \$18.7 Billion Assets. 200 Branches. 155 Years of History.
- Top Performing Branch in Columbus, Ohio for WesBanco and one of top branches in their 200-branch portfolio.
- 3,408 SF Free Standing Building built in 2006 remodeled 2024 with 4 Drive Thru Lanes.
- WesBanco recently spent over \$300,000 (2024) in new improvements to the branch.
- 20 Year Initial Term with four (4) Renewal Options of five (5) years each with 2% annual rent increases.
- Just renewed lease early for another 5 years.
- Lease Executed 12/21/2021



Financial Highlights

| | |
|----------------|----------------------|
| Sale Price | \$3,900,000 (7% CAP) |
| 2026 NOI | \$271,208 (7% CAP) |
| 2027 NOI | \$276,632 (7.1% CAP) |
| Rent Increases | 2% Annual |
| Building Size | 3,408 SF |
| Lot Size | 1.367 AC |



SECTION 2

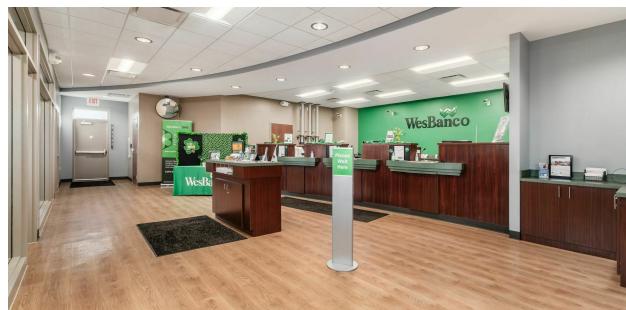
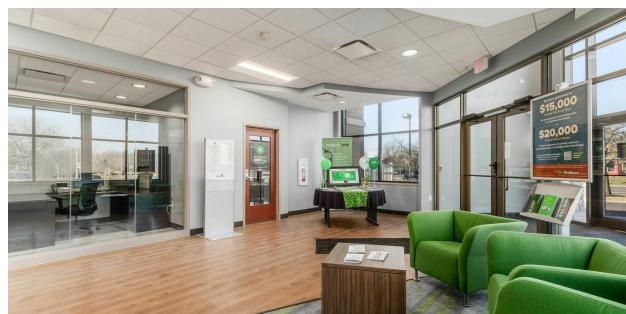
Tenant Overview



About The Tenant - WesBanco

- \$18.7 billion in total assets, \$14.1 billion in total deposits, \$12.7 billion in total loans, over 200 branches.
- 9.1% annual growth since 2021.
- WesBanco was one of just 300 public companies being named to Forbes' inaugural list of the *Most Trusted Companies in America*.
- Newsweek again named WesBanco Bank one of *America's Best Regional Banks*, based on soundness, profitability, and positively impacting their communities.
- Newsweek named WesBanco one of *America's Greatest Workplaces*, based on an employee survey covering topics like compensation and benefits, training and career progression, work-life balance, and company culture.
- For the 14th time since the rankings inception in 2010, WesBanco Bank was again named one of the *Best Banks in America* by Forbes based on soundness, capital, credit quality, and profitability.
- For the third consecutive year, WesBanco was named one of the best performing 100 largest banks by S&P Global Market Place Intelligence.
- *Bauer Financial* again awarded WesBanco Bank their highest rating as a "five-star" bank - for the 41st consecutive quarter.
- WesBanco Bank received the *America Saves Designation of Savings Excellence for Banks*, a designation from America Saves, for the 9th consecutive year and one of only nine banks.

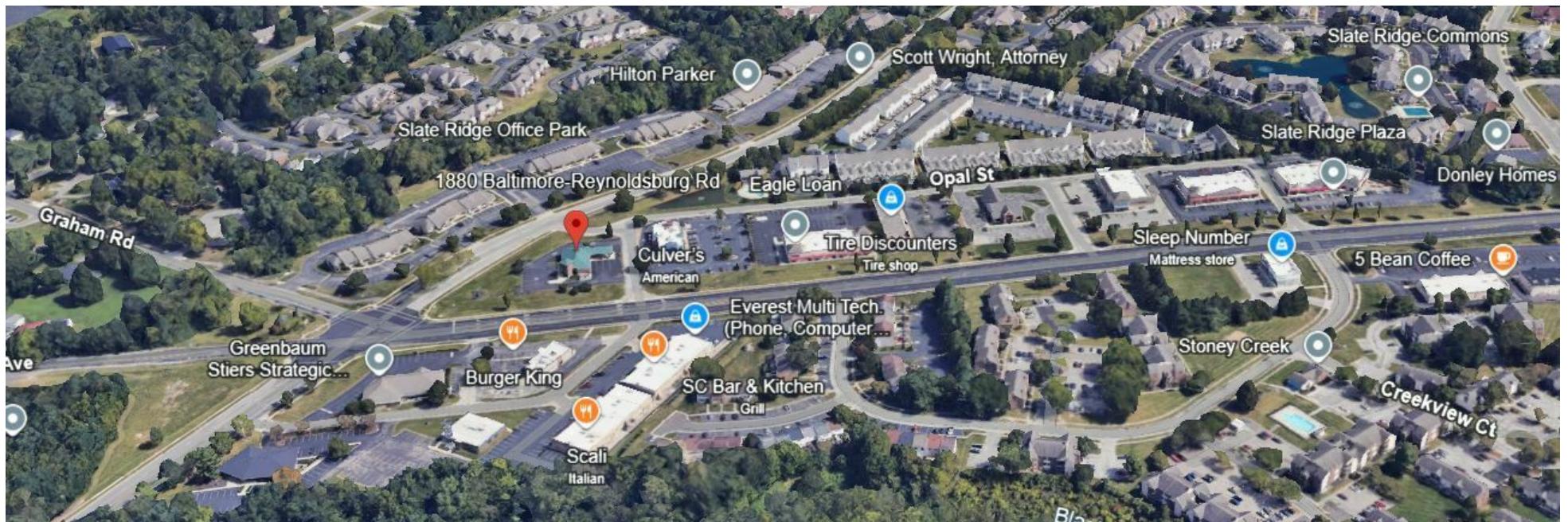






SECTION 3

Location Overview



Location Overview - Reynoldsburg

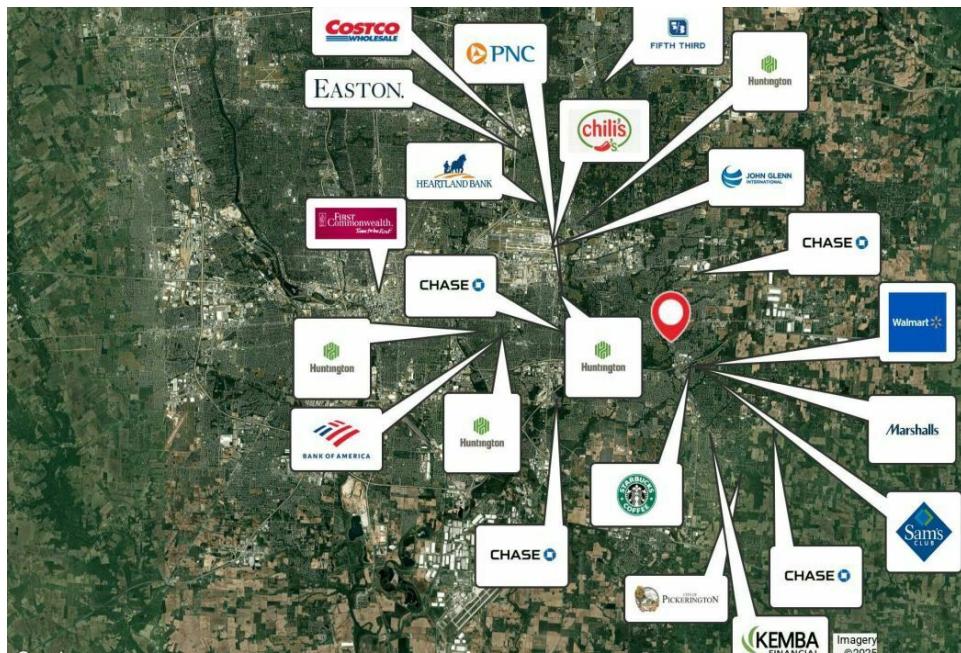
Reynoldsburg, Ohio, and neighboring Pickerington are thriving suburbs of Columbus—one of the fastest-growing cities in the United States. This property is ideally located just 22 minutes from the new Intel Semiconductor Plant in Central Ohio, positioning it to benefit from the region's significant economic expansion.

Columbus is widely recognized as the "Silicon Valley of the Midwest" due to its surging technology sector, supported by major employers such as Amazon, Google, Microsoft, and Meta. As the State Capital of Ohio, Columbus also boasts a highly diversified economy anchored by strong banking, insurance, logistics, manufacturing, and education industries, creating one of the most stable and resilient markets in the Midwest.

The presence of The Ohio State University—along with numerous other colleges and technical institutions serving nearly 150,000 students—ensures a consistent and skilled labor pipeline to support continued regional growth.

Location Highlights

This property occupies a prime retail location adjacent to Culver's, and near Best Buy, Target, Walmart, and many other national retailers. Situated in the heart of a thriving commercial corridor, the site offers excellent visibility, easy access to major highways, and is surrounded by a growing residential community, making it an exceptional location for long-term investment stability.

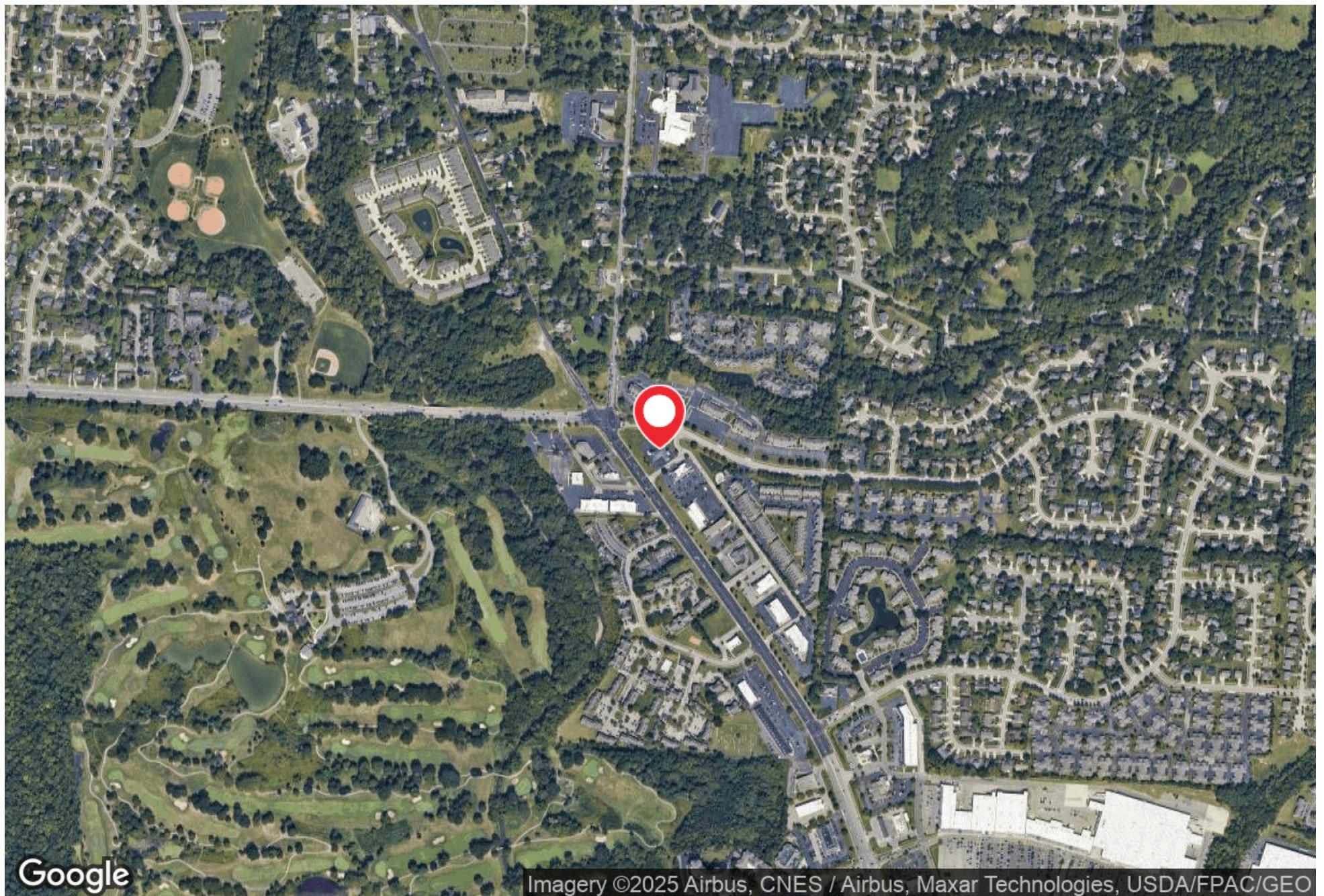


Demographics

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 9,407 | 95,688 | 210,081 |
| Average Age | 41 | 39 | 38 |
| Average Age (Male) | 39 | 37 | 36 |
| Average Age (Female) | 43 | 40 | 39 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 3,927 | 36,836 | 80,557 |
| # Of Person Per HH | 2.4 | 2.6 | 2.6 |
| Average HH Income | \$78,056 | \$92,612 | \$91,568 |
| Average House Value | \$247,494 | \$253,724 | \$262,572 |

*Demographics Data Derived From AlphaMap





Google

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SECTION 4

Lease Overview



Lease Overview

- **Absolute NNN Lease – No Landlord Responsibilities** This is a true absolute triple-net (NNN) lease, meaning the tenant is responsible for all expenses associated with the property, including real estate taxes, insurance, maintenance, and repairs. The landlord has zero management obligations, providing investors with a completely passive and predictable income stream.
- **Long-Term Lease Commitment – 20-Year Initial Term** The lease was originally structured with a 20-year initial term, reflecting the tenant's long-term commitment to this location. This extended term ensures income stability and reduces turnover risk for investors.
- **Early Renewal – WesBanco recently exercised its first renewal option early, well before the expiration of the initial term (current expiration: December 31, 2031).** This proactive renewal underscores the tenant's strong performance at this location and their confidence in continued operations here.
- **Four (4) Additional Five-Year Renewal Options –** The lease includes four (4) additional five-year renewal options, providing up to 20 additional years of potential tenancy beyond the current term. These options give investors long-term income security and strong continuity from a well-established banking tenant.
- **2% Annual Rent Increases –** The lease includes annual rent escalations of 2%, offering built-in income growth and inflation protection throughout both the base and renewal terms. This steady appreciation enhances the property's long-term value and return profile.

Tenant Improvements

- As of 2024, WesBanco recently spent over \$300,000 in new improvements to this branch.
- New signage
- Interior furniture
- Teller lines
- Drive-thru equipment

Rent Summary

| | CAP | Year | Monthly NOI | Annual NOI |
|--------------------------------|-------|------|-------------|--------------|
| | | 2025 | \$22,157.48 | \$265,889.76 |
| First Term 20 Years | 7.0% | 2026 | \$22,600.63 | \$271,207.56 |
| First Renewal (Executed Early) | 7.1% | 2027 | \$23,052.64 | \$276,631.71 |
| | 7.2% | 2028 | \$23,513.70 | \$282,164.35 |
| | 7.4% | 2029 | \$23,983.97 | \$287,807.63 |
| | 7.5% | 2030 | \$24,463.65 | \$293,563.78 |
| | 7.7% | 2031 | \$24,952.92 | \$299,435.06 |
| 2nd Renewal | 7.8% | 2032 | \$25,451.98 | \$305,423.76 |
| | 8.0% | 2033 | \$25,961.02 | \$311,532.24 |
| | 8.2% | 2034 | \$26,480.24 | \$317,762.88 |
| | 8.3% | 2035 | \$27,009.84 | \$324,118.14 |
| | 8.5% | 2036 | \$27,550.04 | \$330,600.50 |
| 3rd Renewal | 8.7% | 2037 | \$28,101.04 | \$337,212.51 |
| | 8.8% | 2038 | \$28,663.06 | \$343,956.76 |
| | 9.0% | 2039 | \$29,236.32 | \$350,835.90 |
| | 9.2% | 2040 | \$29,821.05 | \$357,852.62 |
| | 9.4% | 2041 | \$30,417.47 | \$365,009.67 |
| 4th Renewal | 9.6% | 2042 | \$31,025.82 | \$372,309.86 |
| | 9.7% | 2043 | \$31,646.34 | \$379,756.06 |
| | 9.9% | 2044 | \$32,279.26 | \$387,351.18 |
| | 10.1% | 2045 | \$32,924.85 | \$395,098.20 |



SECTION 5

Financial Analysis


Investment Analysis

Wesbanco
1880 Baltimore - Reynoldsburg Rd
Reynoldsburg, Ohio

| | Lease Expiration | Size (SF) | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | | | | | | |
|---------------------------------|---------------------|------------------|------------------|------------------|------------------|---------------------|---------------------------|--------------------|------------------|--------------------|-------------|--------------------|-------------|--------------------|-------------|
| Wesbanco | 12/31/2031 | 3,408 | \$271,208 | \$276,632 | \$282,165 | \$287,808 | \$293,564 | \$299,436 | \$305,424 | | | | | | |
| Gross Rental Revenue | | | \$271,208 | \$276,632 | \$282,165 | \$287,808 | \$293,564 | \$299,436 | \$305,424 | | | | | | |
| Expense Reimbursement Revenue | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | | | | |
| EFFECTIVE GROSS REVENUE | | | \$271,208 | \$276,632 | \$282,165 | \$287,808 | \$293,564 | \$299,436 | \$305,424 | | | | | | |
| OPERATING EXPENSES | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | | | | |
| NET OPERATING INCOME | | | \$271,208 | \$276,632 | \$282,165 | \$287,808 | \$293,564 | \$299,436 | \$305,424 | | | | | | |
| Interest Rate | | | 6.25% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | | | | | | |
| TOTAL DEBT SERVICE | Interest Only Yr 1 | | (\$170,625) | (\$175,863) | (\$175,863) | (\$175,863) | (\$175,863) | (\$175,863) | (\$175,863) | | | | | | |
| NET CASH FLOW | | | \$100,583 | \$100,769 | \$106,302 | \$111,945 | \$117,701 | \$123,573 | \$129,561 | | | | | | |
| Return From Cash Flow | | \$100,583 | 9% | \$100,769 | 9% | \$106,302 | 9% | \$111,945 | 10% | \$117,701 | 10% | \$123,573 | 11% | \$129,561 | 11% |
| Return from Debt Reduction | | \$0 | 0% | \$42,338 | 4% | \$44,504 | 4% | \$46,781 | 4% | \$49,175 | 4% | \$51,690 | 4% | \$54,335 | 5% |
| Return from Tax Deductions | | \$88,878 | 8% | \$88,878 | 8% | \$88,878 | 7% | \$88,878 | 7% | \$88,878 | 7% | \$88,878 | 7% | \$88,878 | 7% |
| Return from Annual Appreciation | | \$78,000 | 7% | \$78,000 | 7% | \$78,000 | 7% | \$78,000 | 7% | \$78,000 | 7% | \$78,000 | 7% | \$78,000 | 7% |
| Total Annual Return | | \$267,461 | 23% | \$309,986 | 26% | \$317,685 | 27% | \$325,605 | 28% | \$333,754 | 28% | \$342,141 | 29% | \$350,775 | 30% |
| Total Cumulative Return | | \$267,461 | 23% | \$577,447 | 49% | \$895,132 | 76% | \$1,220,736 | 104% | \$1,554,491 | 132% | \$1,896,632 | 161% | \$2,247,407 | 191% |
| Purchase Price | | \$3,900,000 | | | | 5.00% Interest Rate | | | | | | | | | |
| Initial Investment | | \$1,170,000 | | 30% Down Payment | | | 30 Year Loan Amortization | | | | | | | | |
| Cap Rate | | 7.0% | | 7.1% | | 7.23% | | 7.38% | | 7.53% | | 7.68% | | 7.83% | |

Disclaimer: All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors and omissions. Buyer is responsible to verify the information contained herein and Alterra Real Estate Advisors, LLC shall have no responsibility as to the accuracy hereof.



SECTION 6

Sales Comparable

1 196 Dussel

Maumee, OH 43537 (Lucas County) - South/Southwest Submarket

| | | | |
|-----------------|-----------------|------------------|---------------------------|
| Sold | 4/24/2023 | Sale Price | \$2,150,538 (\$597.37/SF) |
| GLA (% Leased) | 3,600 SF (100%) | Price Status | Full Value |
| Built | 2022 | Land Area | 1.20 AC/52,272 SF |
| Actual Cap Rate | 4.00% | Sale Comp Status | Research Complete |
| Sale Comp ID | 6391456 | Parcel Numbers | 36-00570 |



Retail

**2 12181 Lebanon Rd**

Cincinnati, OH 45241 (Hamilton County) - Tri-County I-275 Submarket

| | | | |
|-----------------|------------------------------|------------------|---------------------------|
| Sold | 12/29/2023 | Sale Price | \$1,873,662 (\$562.15/SF) |
| GLA (% Leased) | 3,333 SF (100%) | Price Status | Confirmed |
| Built | 2023 | Land Area | 1.28 AC/55,757 SF |
| Actual Cap Rate | 4.67% | Sale Comp Status | Research Complete |
| Sale Comp ID | 6607813 | Parcel Numbers | 608-0027-0328 |
| Sale Conditions | Ground Lease (Leased Fee) +1 | | |



Retail

**3 14921 Thatcher Ln - Huntington Bank**

Carmel, IN 46032 (Hamilton County) - Carmel Submarket

| | | | |
|------------------|--------------------------|-----------------|-----------------------|
| Sold | 3/28/2024 | Sale Price | Not Disclosed |
| GLA | 3,239 SF | Built | 2016 |
| Land Area | 1.42 AC/61,855 SF | Actual Cap Rate | 5.75% |
| Sale Comp Status | Research Complete | Sale Comp ID | 6688410 |
| Parcel Numbers | 29-10-18-000-015.132-015 | Sale Conditions | Investment Triple Net |



Retail

**4 4030 S East St - PNC Bank**

Indianapolis, IN 46227 (Marion County) - Edgewood/South County Submarket

| | | | |
|------------------|--------------------------|--------------------|---------------------------|
| Sold | 5/24/2023 | Sale Price | \$1,982,000 (\$401.62/SF) |
| GLA | 4,935 SF | Price Status | Confirmed |
| Built | 2003 | Land Area | 1.66 AC/72,310 SF |
| Actual Cap Rate | 5.75% | Pro Forma Cap Rate | 5.87% |
| Sale Comp Status | Research Complete | Sale Comp ID | 6402847 |
| Parcel Numbers | 49-11-36-104-009.000-570 | Sale Conditions | Investment Triple Net |



Retail



5 **9494 Wedgewood Blvd**
Powell, OH 43065 (Delaware County) - Outlying Delaware County Submarket

★★★★★
Retail

| | | | |
|-----------------|-----------------|------------------|---------------------------|
| Sold | 9/13/2023 | Sale Price | \$2,615,200 (\$419.10/SF) |
| GLA (% Leased) | 6,240 SF (100%) | Price Status | Confirmed |
| Built | 1996 | Land Area | 1.24 AC/54,102 SF |
| Actual Cap Rate | 4.88% | Sale Comp Status | Research Complete |
| Sale Comp ID | 6528496 | Parcel Numbers | 319-341-01-006-000 |



6 **101-117 E Main St**
Kent, OH 44240 (Portage County) - Portage County Submarket

★★★★★
Retail

| | | | |
|------------------|-------------------|-----------------|---------------|
| Sold | 6/4/2024 | Sale Price | Not Disclosed |
| GLA | 19,045 SF | Built | 1900 |
| Land Area | 0.28 AC/12,197 SF | Actual Cap Rate | 5.72% |
| Sale Comp Status | Public Record | Sale Comp ID | 6744851 |



7 **10533 Perry Hwy**
Wexford, PA 15090 (Allegheny County) - North Pittsburgh/Rte 19 Submarket

★★★★★
Retail

| | | | |
|------------------|----------------------|-----------------|---------------------------|
| Sold | 7/31/2024 | Sale Price | \$1,600,000 (\$895.86/SF) |
| GLA | 1,786 SF | Price Status | Confirmed |
| Land Area | 0.76 AC/32,888 SF | Actual Cap Rate | 6.20% |
| Sale Comp Status | Research Complete | Sale Comp ID | 6990956 |
| Parcel Numbers | 1348-S-00395-0000-00 | Sale Conditions | Investment Triple Net |



8 **6859 E US Highway 36**
Avon, IN 46123 (Hendricks County) - Hendricks County Submarket

★★★★★
Retail

| | | | |
|-----------------|---------------------------|------------------|---------------------------|
| Sold | 8/19/2024 | Sale Price | \$2,550,000 (\$607.14/SF) |
| GLA | 4,200 SF | Price Status | Confirmed |
| Built | 2024 | Land Area | 1.07 AC/46,609 SF |
| Actual Cap Rate | 4.90% | Sale Comp Status | Research Complete |
| Sale Comp ID | 6918652 | Parcel Numbers | 32-10-10-200-004.000-031 |
| Sale Conditions | Ground Lease (Leased Fee) | | |



9 **11610 Olio Rd - Chase Bank**
Fishers, IN 46037 (Hamilton County) - Fishers/Geist Submarket

★★★★★
Retail

| | | | |
|-----------------|-----------------------|------------------|---------------------------|
| Sold | 8/22/2024 | Sale Price | \$3,390,723 (\$812.54/SF) |
| GLA (% Leased) | 4,173 SF (100%) | Price Status | Confirmed |
| Built | 2016 | Land Area | 0.88 AC/38,333 SF |
| Actual Cap Rate | 5.40% | Sale Comp Status | Research Complete |
| Sale Comp ID | 6842338 | Parcel Numbers | 29-11-35-013-002.001-020 |
| Sale Conditions | Investment Triple Net | | |





SECTION 7

Advisor Bios

**Bradford Kitchen, SIOR**

President, SIOR

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Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

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**Richard Conie**

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Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

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