

VUTECH | RUFF

MOVING TO CENTRAL OHIO

Welcome to the Columbus Area

Leading REAL ESTATE
COMPANIES
IN THE WORLD



LUXURY
PORTFOLIO
INTERNATIONAL



About Vutech | Ruff

Marilyn Vutech and Jeff Ruff created the Vutech | Ruff team in 1993 with the goal of providing each and every client with personalized, expert service throughout the home Buying and Selling process. Today, the team structure allows all fourteen licensed agents the time and flexibility to work directly with clients while a full-time administrative staff consisting of a Listing Coordinator, Marketing Coordinator, Closing Coordinator and Logistics Coordinator is focused on every detail of the transaction to ensure a successful closing. Each team member is experienced and educated in their field of specialty, providing outstanding service to Buyers, Sellers, and Investors while maintaining the highest level of professionalism, service, and client satisfaction. This unique team structure also allows Buyers early access to team inventory and Sellers early access to a larger Buyer pool. The Vutech | Ruff team is consistently one of the highest producing teams in volume sold throughout Central Ohio.

THE VUTECH | RUFF TEAM 2022 BY THE NUMBERS

- 267 Units Sold
- 136 Listing Transactions
- 131 Buyer Transactions
- \$155+ Million in Sales Volume





Welcome To Central Ohio & The Columbus Area

Whether you're interested in big city living, small town charm, or anything in between, Ohio has you covered. And while Ohio offers all the exciting entertainment and recreation of the coasts, your cost of living is low enough to get out there and enjoy it all.

Whoever you are, wherever you're coming from, whatever you're looking for—you can find it in Ohio. A microcosm of the U.S. in a single state, Ohio represents the best of what our country has to offer: an amazing mix of affordability, quality of life, diverse industry, diverse communities, natural beauty, and a dynamic hub for innovation, culture, sports, education, and economic growth.

A place where you can have balance. Live. Work. Invest. Live your own version of the American Dream. In Ohio, you don't have to make the false choice of success in your business endeavors or professional endeavors at the expense of success in your family, personal, or community endeavors. You can do all of those things here. That's why people from all walks and stages of life are reassessing, reprioritizing, and relocating to Ohio – the heart of America's Heartland – to realize their best work and their best self.

Ohio is more than 40,000 square miles of busy cities, charming small towns, sparkling rivers, sprawling hills, and beautiful farmland. The people who have called Ohio home have left their mark on history and Ohio continues to be at the center of cutting-edge innovation. Some of the world's biggest historical moments started in Ohio: the invention of the airplane, both the first man to orbit the moon and to set foot on the moon, and eight U.S. presidents all started here. With one of the world's biggest economies, plentiful resources, technology, and world-class education, it's clear why Ohio has left its mark on history.

- **14th** Largest City in the Country
- **#1** Fastest-Growing Midwest City for GDP, Job Growth & Population
- **#1** Top City for Rising Tech Start Ups - Forbes
- Named one of the **"30** Most Fun Places to Live in the U.S." by U.S. News & World Report
- Home to **53** Colleges & Universities - One Columbus



Why Choose Ohio?

CENTRAL. AFFORDABLE. SUCCESSFUL.

With its centralized location, access to transportation routes, and history of success, Ohio is a hub for business and commerce. World-famous companies, midmarket, and small businesses all choose Ohio as their headquarters, including:

- The Ohio State University
- Cardinal Health
- Worthington Industries
- Grange Insurance
- Plaskolite
- Kimball Midwest
- Abbott
- American Electric Power
- Big Lots
- Abercrombie & Fitch

Columbus is a short drive to other Midwestern metropolitan hubs and destinations like Cincinnati, Cleveland, Chicago, Indianapolis and Louisville and close to many charming small towns that make up the rest of Ohio. You also won't be breaking the bank as Ohio is ranked number one in affordability.

Acclimating

HOW TO MAKE OHIO HOME

Whether you're moving from another state or another country, Ohio has a lot to offer. Here are some important details to help you get acclimated to life in Ohio:

- 1 **TIME ZONE:** Eastern Standard Time (EST) – Daylight Saving Time observed
- 2 **CLIMATE:** Continental, with warm, humid summers and cold, dry winters. A typical Columbus winter brings an average snowfall of 28.2 inches, with January and February being the snowiest months.
- 3 **REGION:** Midwest

HOW TO GET AROUND

Bigger cities in Ohio offer robust public transportation options in the city core, however, a vehicle is highly recommended. Transportation anywhere in Columbus is less than 30 minutes with a car because of the extensive freeway system(s).

Cost Of Living

OHIO IS GOOD FOR BUSINESS

While there are many factors contributing to business owners' decisions to relocate, the lower cost of doing business and lower cost of living in Ohio over the coasts are proving too good to pass up. Since 2016, over 40 new companies, nearly 10,000 jobs, and \$625M in payroll have come to Ohio from the coasts.

OHIO'S AFFORDABILITY

In Ohio, every dollar goes further without sacrificing quality. Ohio is the No. 1 most affordable state, according to the 2020 U.S. News rankings. The cost of living in Ohio's significant cities is 42-70% lower than San Francisco and New York City. Ohio Ranks No. 3 in Moody's Housing Affordability Index, which measures the combination of higher median income and lower housing price, providing a good quality of life (2020, Q3).

ENTERTAINMENT & EXCITEMENT

A lower cost of living is a benefit on its own but knowing that in Ohio, you and your employees can still enjoy a vibrant lifestyle with festivals, live events, museums, cuisine, arts, and more is icing on the cake.

ADDITIONAL RESOURCES:

Ohio School Report Cards | reportcard.education.ohio.gov

Property Tax Information/Franklin County | www.franklincountyauditor.com

Zip Code Map for Demographics | www.city-data.com/city/Ohio.html

Ohio Hospitals Are Among the Best in the Nation



MOUNT CARMEL HEALTH SYSTEM

6001 E Broad St, Columbus, Ohio

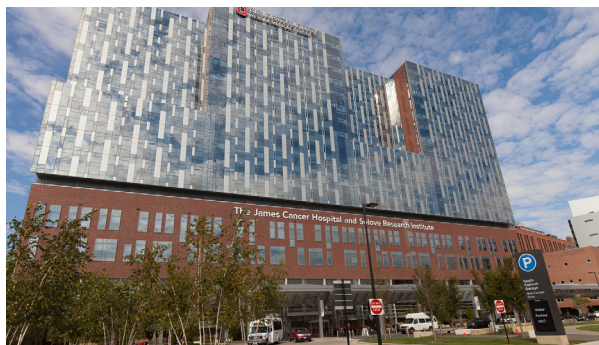
This healthcare system includes several hospitals and medical centers throughout Central Ohio, including Mount Carmel East Downtown, Mount Carmel West in Franklinton, Mount Carmel St. Ann's in Westerville, and Mount Carmel New Albany Surgical Hospital.



NATIONWIDE CHILDREN'S HOSPITAL

700 Children's Dr, Columbus, Ohio

This pediatric hospital in Columbus is one of the largest and most well-respected children's hospitals in the country, with a wide range of medical and surgical specialties. Its large campus is located in Downtown Columbus near German Village.



THE OHIO STATE UNIVERSITY WEXNER MEDICAL CENTER

410 W. 10th Avenue, Columbus Ohio

Located in Columbus, this academic medical center is known for its advanced research programs, comprehensive clinical services, and Level I trauma center.



OHIOHEALTH

3535 Olentangy River Road, Columbus Ohio

This healthcare system includes several hospitals and medical centers throughout Central Ohio, including OhioHealth Riverside Methodist Hospital, OhioHealth Grant Medical Center Downtown, and the OhioHealth Dublin Methodist Hospital.

Annual Festivals

SPRING

- African American Heritage Festival - February 24th- March 4
- Arnold Sports Festival - March 2nd - 5th
- Columbus Brew Festival - March 11th
- Blooms & Butterflies at The Franklin Park Conservatory - February 25th - May 29th

SUMMER

- COSI Science Festival - May 3-6th
- Buckeye Country Superfest - May 27th
- Memorial Golf Tournament - May 29th - June 4th
- Columbus Arts Festival - June 9-11th
- Stonewall Columbus Pride Parade - June 16-17th
- Creekside Blues & Jazz Festival - June 16-18th
- German Village Haus Und Garten Tour - June 25th
- Red, White & BOOM - July 3rd
- Jazz & Rib Fest - July 21st-23rd
- Dublin Irish Festival - August 4th - 6th
- Pelotonia - August 4-6th
- Columbus Greek Festival - Summer 2023
- ComFest - Summer 2023

FALL

- Columbus Oktoberfest - September 8-10th
- Columbus Coffee Festival - Fall 2023
- Harvest Blooms, Franklin Park Conservatory - Fall 2023
- All-American Quarter Horse Congress - Fall 2023
- Columbus Italian Festival - Fall 2023
- Fashion Week - Fall 2023
- Circleville Pumpkin Show - Fall 2023
- HighBall Halloween - Fall 2023

WINTER

- Wildlights at the Columbus Zoo & Aquarium - November 18th - January 1st
- Conservatory Aglow, Franklin Park Conservatory - November 18th - January 8th
- Short North Holiday Hop - December 3rd
- Village Lights in German Village - December 3rd

Noteworthy Restaurants

SHORT NORTH

- The Guild House
- The Pearl
- Jeni's Splendid Ice Creams
- DelMar SoCal Kitchen

GERMAN VILLAGE

- Schmidt's Sausage Haus
- Katzinger's Deli
- Brown Bag Deli
- Pistachia Vera*
- Fox In The Snow Cafe
- Lindey's
- Chapman's Eat Market*
- Comune (Vegetarian)
- Barcelona

EASTON

- Cameron Mitchell's Ocean Club
- Pho Social
- Restoration Hardware Rooftop Dining
- True Food Kitchen
- Cooper's Hawk Winery

AMERICAN

- Kitchen Social
- Cap City Fine Diner
- Third & Hollywood
- The Keep

ITALIAN

- BASI Italian
- La Tavola

STEAKHOUSES

- The Top
- McCormick & Schmidt's
- Hyde Park Prime Steakhouse
- Jeff Ruby's Steakhouse

BREAKFAST/BRUNCH

- Katalina's
- Hang Over Easy
- Skillet
- BBQ
- Ray Ray's Hog Pit BBQ*
- Smoked on High

INTERNATIONAL

- Momo Ghar
- Ampersand Asian Supper Club
- Refectory Restaurant & Bistro
- Aab Indian
- Hoyo's Kitchen
- Nile Vegan

BREWERIES & BREWPUBS

- Watershed Kitchen & Bar
- Forbidden Root
- Wolf's Ridge Brewing
- Seventh Son
- Nocterra Brewing Company
- Land-Grant Brewing

*James Beard Award Recipient, Finalist or Nominee

Columbus Has No Offseason

Throughout the year, the thrill of pro sports pulses in downtown's Arena District. Columbus is home to professional sports, nationally recognized collegiate athletic programs and elite annual events, including the PGA Tour's Memorial Tournament presented by Nationwide.



NATIONAL HOCKEY LEAGUE

200 W. Nationwide Arena, Columbus, Ohio

Columbus Blue Jackets play at Nationwide Arena and offer everything from nightly tickets to season packages.



MAJOR LEAGUE SOCCER

96 Columbus Crew Way, Columbus, Ohio

The Columbus Crew SC play at the brand-new Lower.com stadium with a 20,000 seat capacity and local food and beverage vendors.



MINOR LEAGUE BASEBALL

330 Huntington Park Lane, Columbus, Ohio

The Columbus Clippers play in Huntington Ball Park, close to the Lower.com soccer stadium. Come for themed family friendly nights and dime a dog nights.



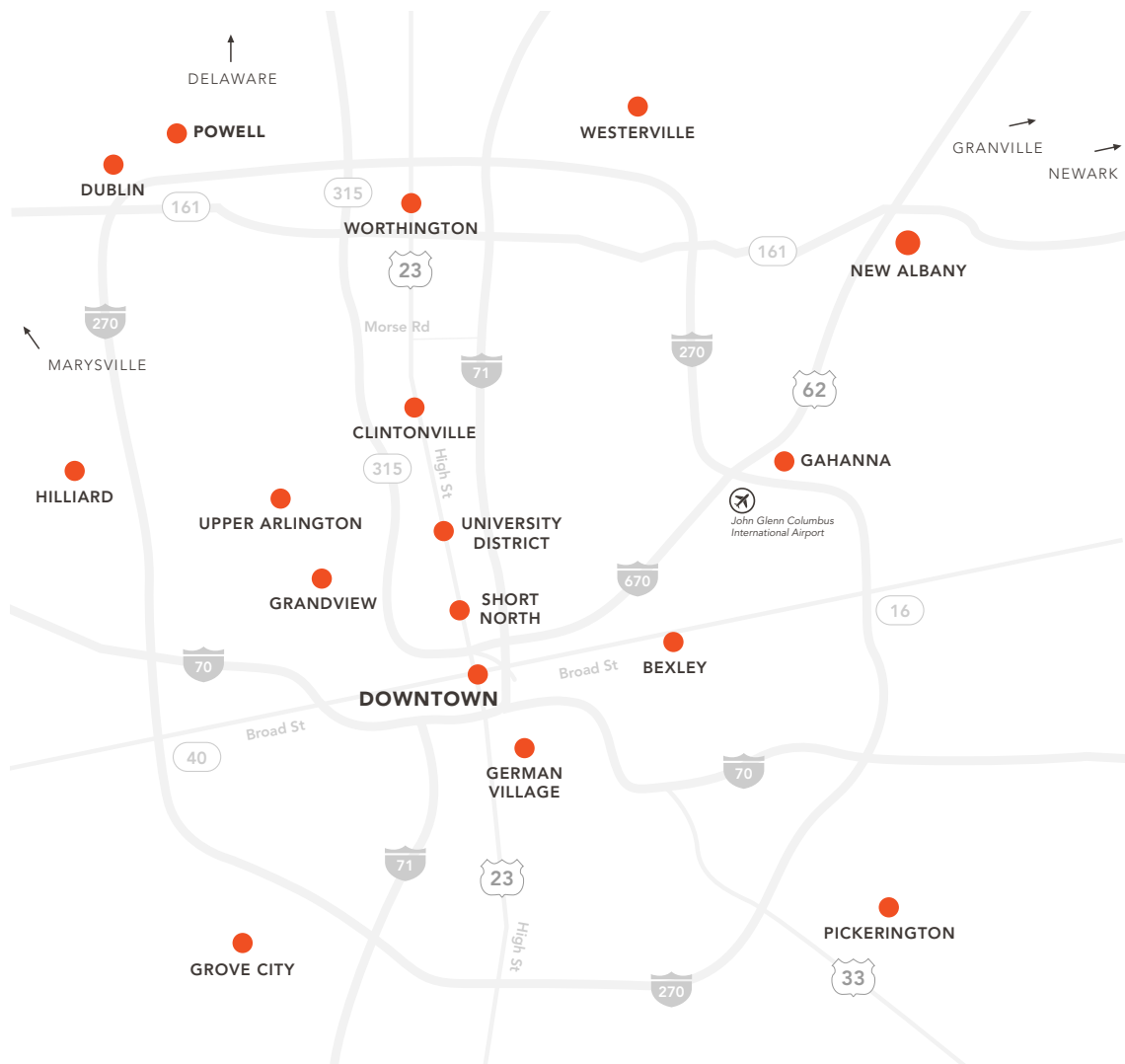
COLLEGIATE SPORTS

411 Woody Hayes Drive, Columbus, Ohio

The Ohio State University has a plethora of sports teams, including a nationally recognized football team, The Ohio State Buckeyes. The Buckeyes play in Ohio Stadium, also known as "The Shoe," one of Columbus' most recognizable landmarks.

Your Columbus Experts

BUYING AND SELLING HOMES THROUGHOUT CENTRAL OHIO



FIRST

*Columbus #1 in small tech
talent markets in U.S. and
Canada*

SEVENTEENTH

*The Ohio State University
17th overall public university*

EIGHTH

*Nationwide Children's
Hospital is ranked #8 best in
Children's Hospitals*

TENTH

*Columbus is #10 Most
Concentrated Millennial
market in U.S. and Canada*





Central Region

DOWNTOWN/SURROUNDING COMMUNITIES

The geographic center of Ohio is also its economic center. With over 2 million residents and 11 counties, Columbus is home to some of the world's most recognizable brands, research hubs, and academic institutions. Rated as the #1 Opportunity City in the country by Forbes, Columbus is the perfect place for both a career and an enjoyable lifestyle. Columbus is home to over 50 colleges and universities and 16 Fortune 500 companies. Plus, with professional sports teams and a long list of museums and restaurants, you'll never run out of things to do in Columbus.

Downtown Neighborhoods

THERE'S NO BETTER PLACE TO WORK & PLAY

SHORT NORTH ARTS DISTRICT

Experience Columbus names this the “art and soul” of Columbus with some of the city’s best boutique shopping, art galleries and trendy nightlife.

- **VICTORIAN VILLAGE:** Victorian Village, located to the West of High Street, is known for its Victorian houses, tree-lined streets and vibrant community atmosphere. The neighborhood is bike and commuter friendly, with many amenities located within a short distance.
- **ITALIAN VILLAGE:** Italian Village, located to the East of High Street, is known for its eclectic mix of historic and modern architecture. The neighborhood has experienced a recent revitalization and is home to a diverse community including artists, young professionals and families.

ARENA DISTRICT

Home to the city’s professional sports teams, including Nationwide Arena, Lower.com Crew Soccer Stadium, Huntington Park and the Columbus Convention Center.

OLDE TOWNE EAST

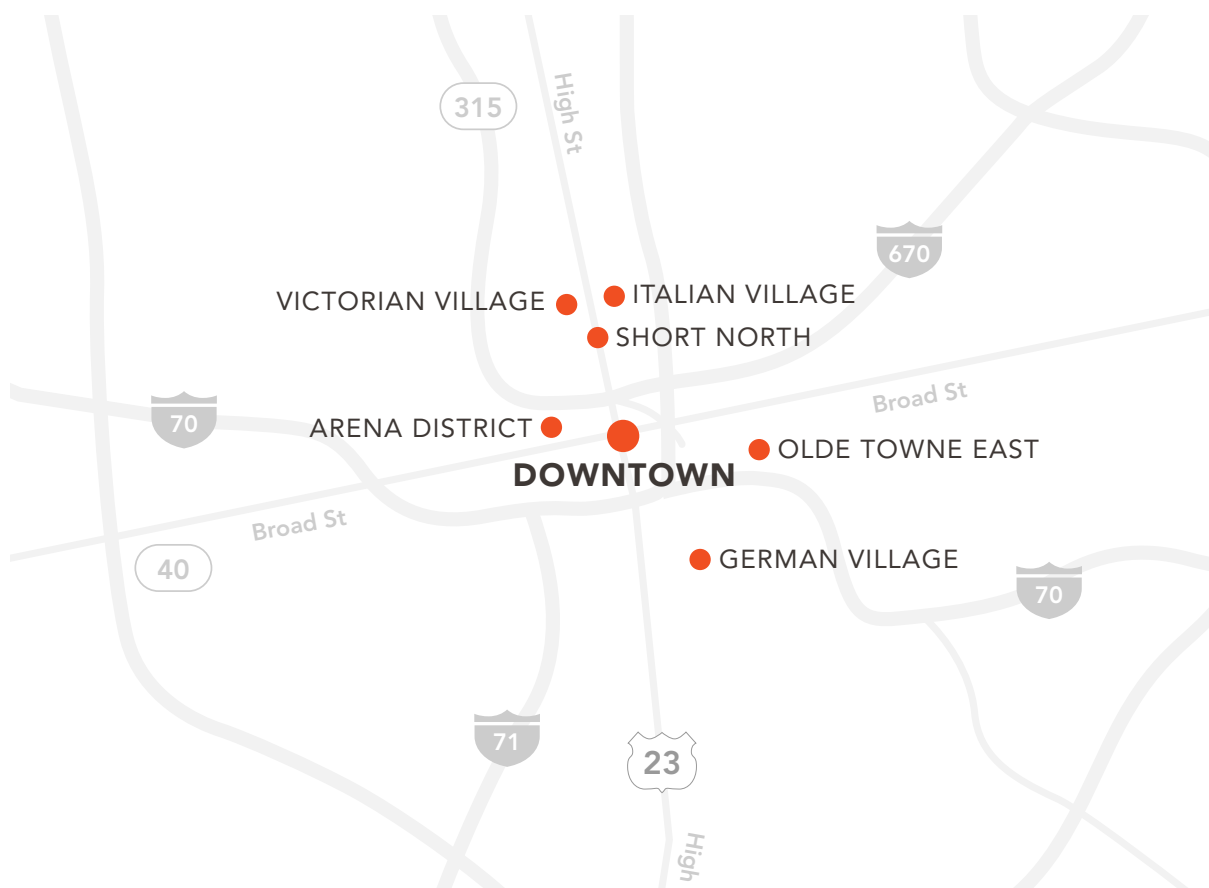
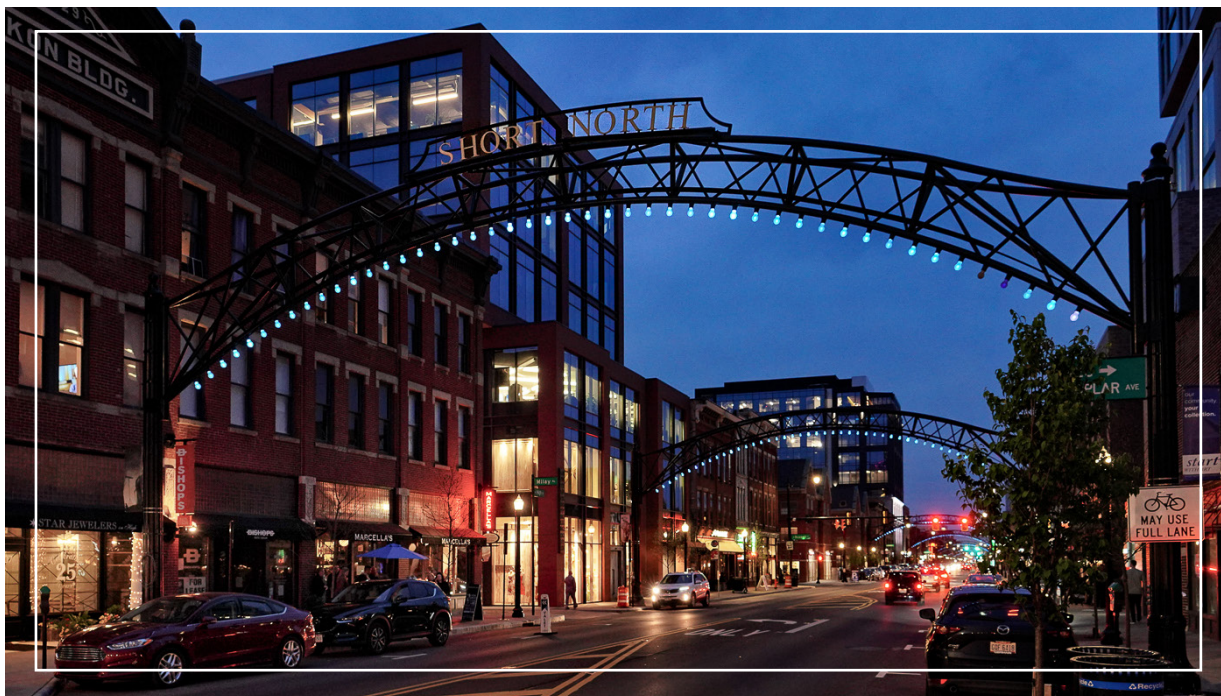
Olde Towne East, located just East of Downtown Columbus, is known for historic homes that have recently been lovingly restored and repurposed into shops, restaurants and community spaces. The neighborhood has experienced a recent revitalization with a growing selection of shops and eateries and is close to top attractions including the Franklin Park Conservatory and the Columbus Museum of Art.

DOWNTOWN

Home to some of the city’s most iconic urban loft buildings, the Statehouse, hotels, historic theaters and Columbus Commons, an expansive green space home to Picnic with the Pops, Yoga in the Park and various concerts and family friendly events.

GERMAN VILLAGE

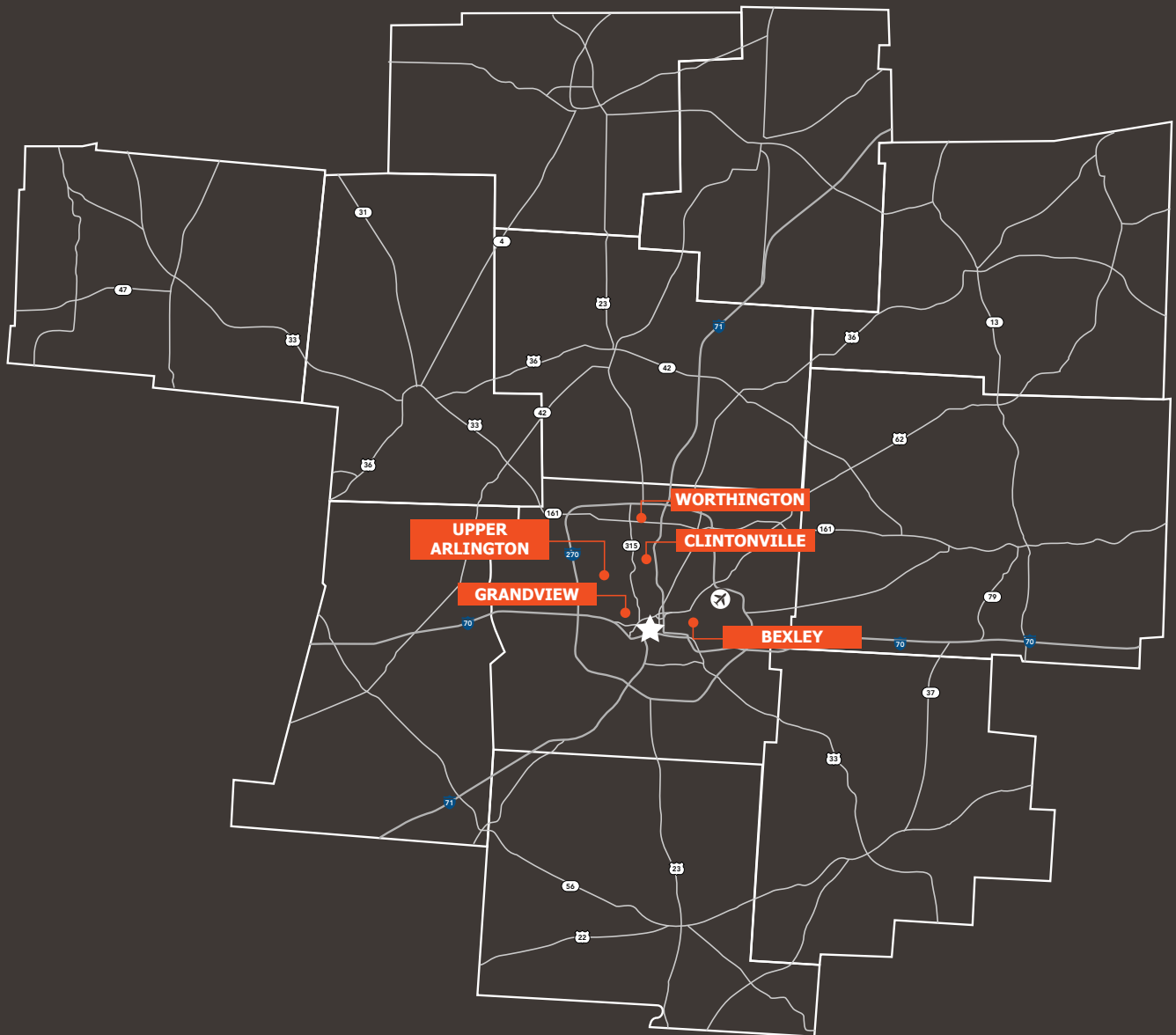
Historic German Village is known for the brick lined streets, charming homes, unique shops and cozy restaurants. Stop by the German Village Meeting Haus, Schiller Park, the Book Loft, Schmidt’s Sausage Haus and Hausfrau Haven, just to name a few.



CENTRAL NEIGHBORHOODS

Notable neighborhoods around Central Columbus

Inside the 270 Outerbelt





Grandview

Grandview is a charming and bustling neighborhood located in the heart of Central Ohio and less than a 10-minute drive from Downtown Columbus. Known for its beautiful tree-lined streets, friendly community and lively entertainment scene, Grandview offers a unique mix of urban amenities and small-town charm.



SCHOOLS Grandview Heights Schools (#2 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$400,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$89,415*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Wyman Woods Park, McKinley Field, Pierce Field, Grandview Heights Public Pool



Upper Arlington

Upper Arlington is a picturesque neighborhood situated in central Ohio, about a 12-minute drive northwest of Columbus. Known for its well-manicured lawns, stunning parks, and excellent schools, Upper Arlington is a highly sought-after community that offers a perfect blend of suburban tranquility and city conveniences.



SCHOOLS Upper Arlington Schools (#9 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$426,250*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$132,783*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Thompson Park, Fancyburg Park, Northam Park, The Ohio State University Golf Course



Worthington

Worthington is a historic neighborhood located in central Ohio, approximately a 16-minute drive north of Columbus. Known for its charming downtown district, quaint shops and restaurants, and strong sense of community, Worthington is a popular destination for families and visitors seeking a small-town atmosphere with easy access to big-city amenities.



SCHOOLS Worthington City Schools (#22 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$405,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$113,559*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Downtown Worthington Historic Center, Olentangy Park, Olentangy Trail, Antrim Lake Park



Clintonville

Clintonville is a vibrant and eclectic neighborhood located in central Ohio, about a 13-minute drive north of Downtown Columbus. Known for its unique shops, locally owned restaurants, and beautiful parks, Clintonville is a popular destination for young professionals, families, and artists seeking a close-knit community with a bohemian flair.



SCHOOLS Columbus City School District, Clintonville Academy (Private), Wellington School (Private)



MEDIAN HOME SALE PRICE \$350,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$94,850*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Glen Echo Park, Columbus Park of Roses, Whetstone Park, Beechwold Park, Overbrook Ravine



Bexley

Bexley is an upscale and affluent neighborhood located in central Ohio, just east of downtown Columbus. Known for its grand homes, tree-lined streets, and prestigious private college, Bexley offers a luxurious and sophisticated living experience less than 10 minutes from Columbus.



SCHOOLS Bexley City School District (#1 in Columbus Metro Area High Schools)*
Also home to Columbus School for Girls (private), St. Charles Preparatory School (private) and Wellington (private) *According to the 2022 U.S. News & World Report Rankings



MEDIAN HOME SALE PRICE \$581,250*
*As of January 2023



AVERAGE HOUSEHOLD INCOME \$121,182*
*2021 U.S. Census Bureau

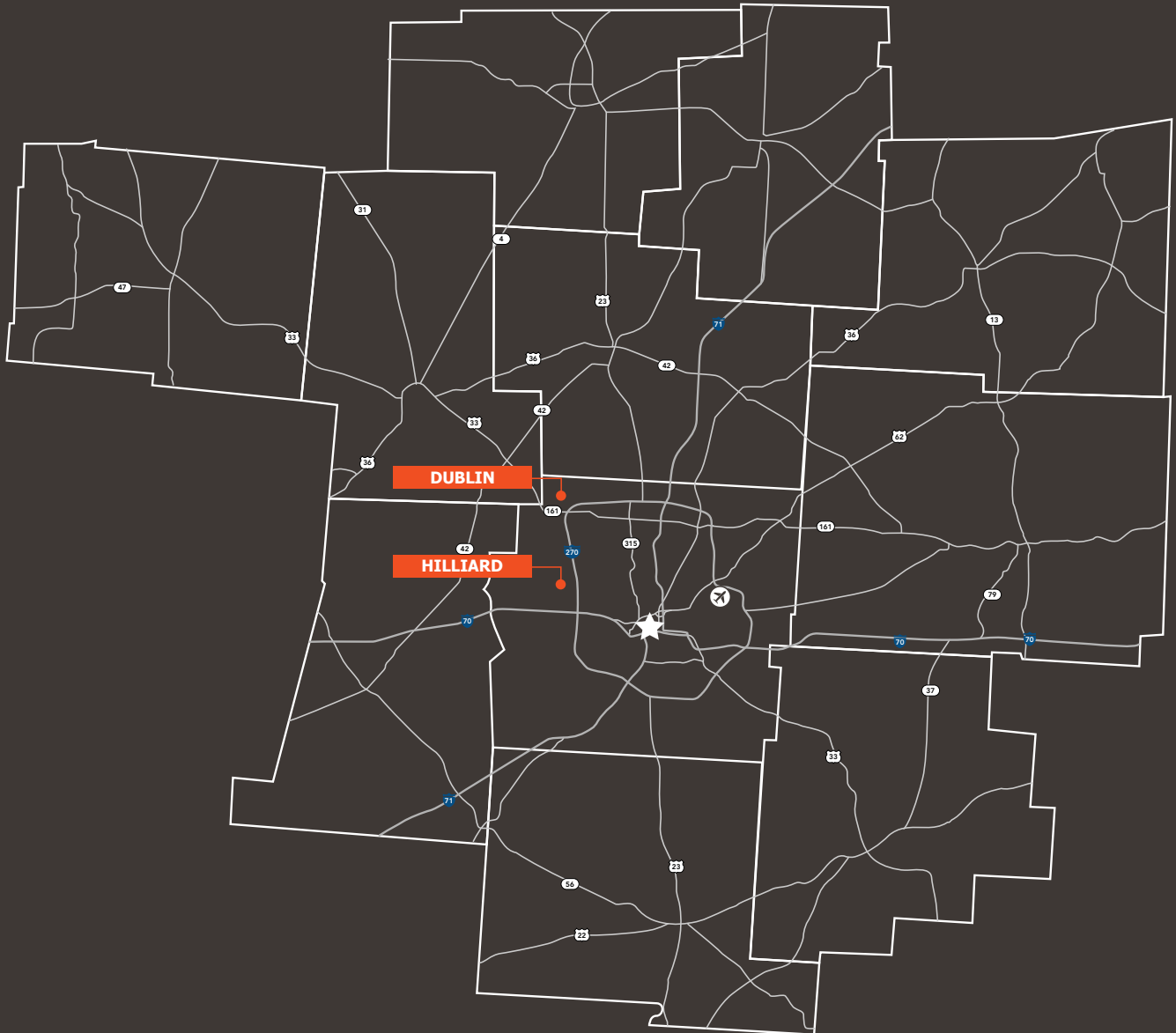


NOTABLE PARKS & RECREATION CENTERS Commonwealth Park, Jeffery Mansion & Park, Havenwood Park, Capitol University, Drexel Theatre

WEST NEIGHBORHOODS

Close to the West Jefferson Office

Outside the 270 Outerbelt





Hilliard

Hilliard is a rapidly growing suburb located in central Ohio, just 20 minutes west of Columbus. Known for its excellent schools, diverse range of housing options, and easy access to major highways, Hilliard is a popular destination for families and professionals seeking a suburban lifestyle with all the conveniences of a big city.



SCHOOLS Hilliard Schools (#15 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$349,500*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$106,269*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Station Park, Darby Glen Park, Prairie Oaks Metro Park, Tuttle Mall



Dublin

Dublin is a bustling and affluent suburb located in central Ohio, just over 20 minutes northwest of Columbus along the Scioto River. Known for its beautiful parks, excellent schools, and thriving business community (including the recently built mixed-use Bridge Park development), Dublin is a highly desirable destination for families, professionals, entrepreneurs and empty nesters seeking a vibrant and dynamic living experience.



SCHOOLS Dublin City Schools (#3 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$495,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$145,828*

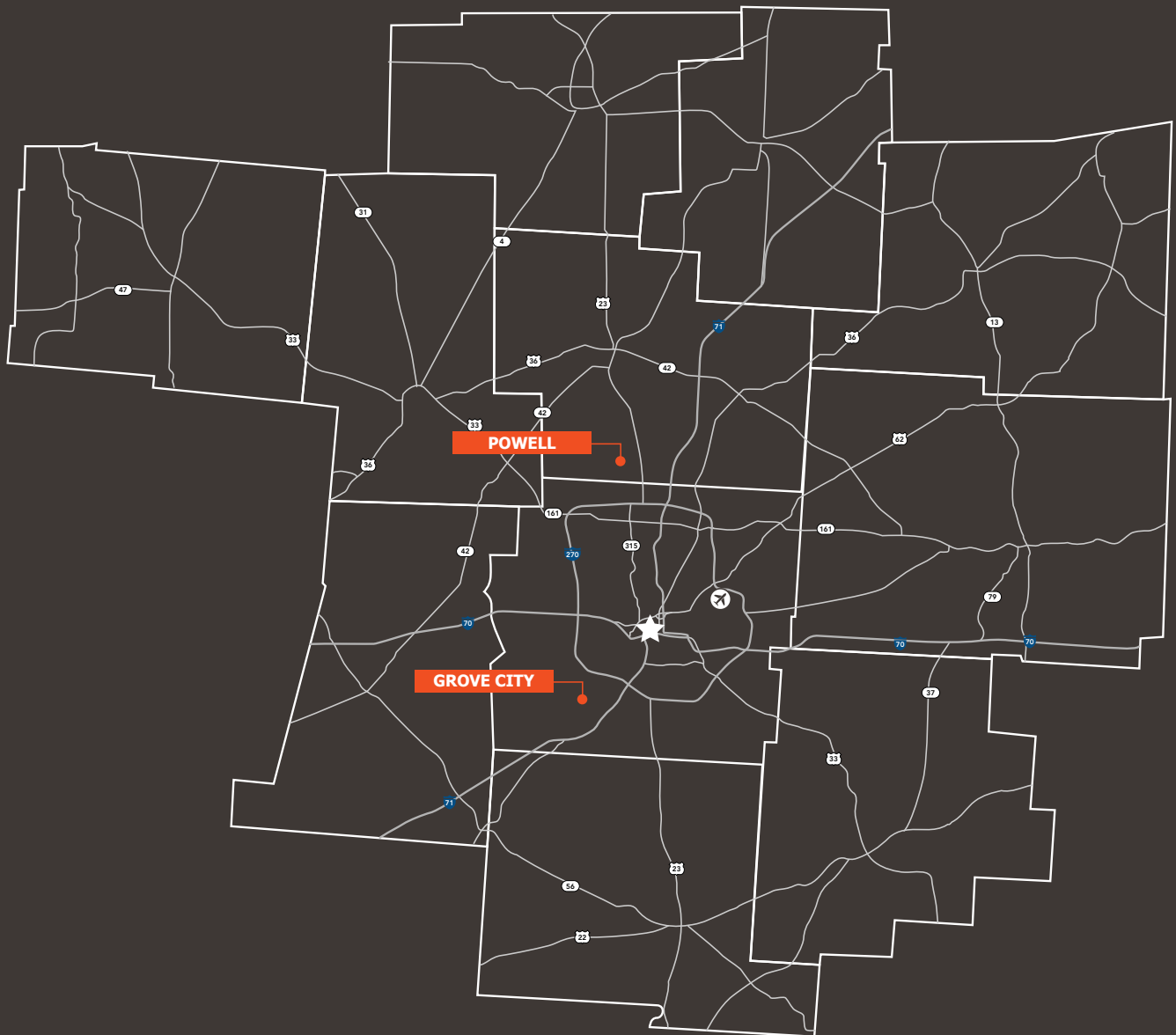
**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Bridge Park Development, Coffman Park, Ballantrae Community Park, Muirfield Golf Club, Club at Tartan Fields

NORTH & SOUTH NEIGHBORHOODS

Notable neighborhoods just North and South of Downtown Columbus





Powell

Powell is a charming and family-friendly suburb located in central Ohio, about a 25-minute drive north of Columbus. Known for its excellent schools, scenic parks, and quaint downtown district, Powell offers a perfect blend of small-town charm and big-city amenities, making it a popular destination for families and young professionals seeking a high quality of life.



SCHOOLS Olentangy Local Schools (#4 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$490,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$168,046*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Highbanks Metro Park, Village Green Park, Liberty Park, Columbus Zoo & Aquarium, Zoombezi Bay, Wedgewood Golf & Country Club, Safari Golf Club



Grove City

Grove City is a rapidly growing suburb located in central Ohio, just an 18-minute drive southwest of Columbus. Known for its affordable housing, strong sense of community, and thriving downtown district, Grove City offers a suburban lifestyle with easy access to the city's amenities, making it a popular destination for families and professionals alike.



SCHOOLS Grove City Schools (#38 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$312,450*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$82,224*

**2021 U.S. Census Bureau*

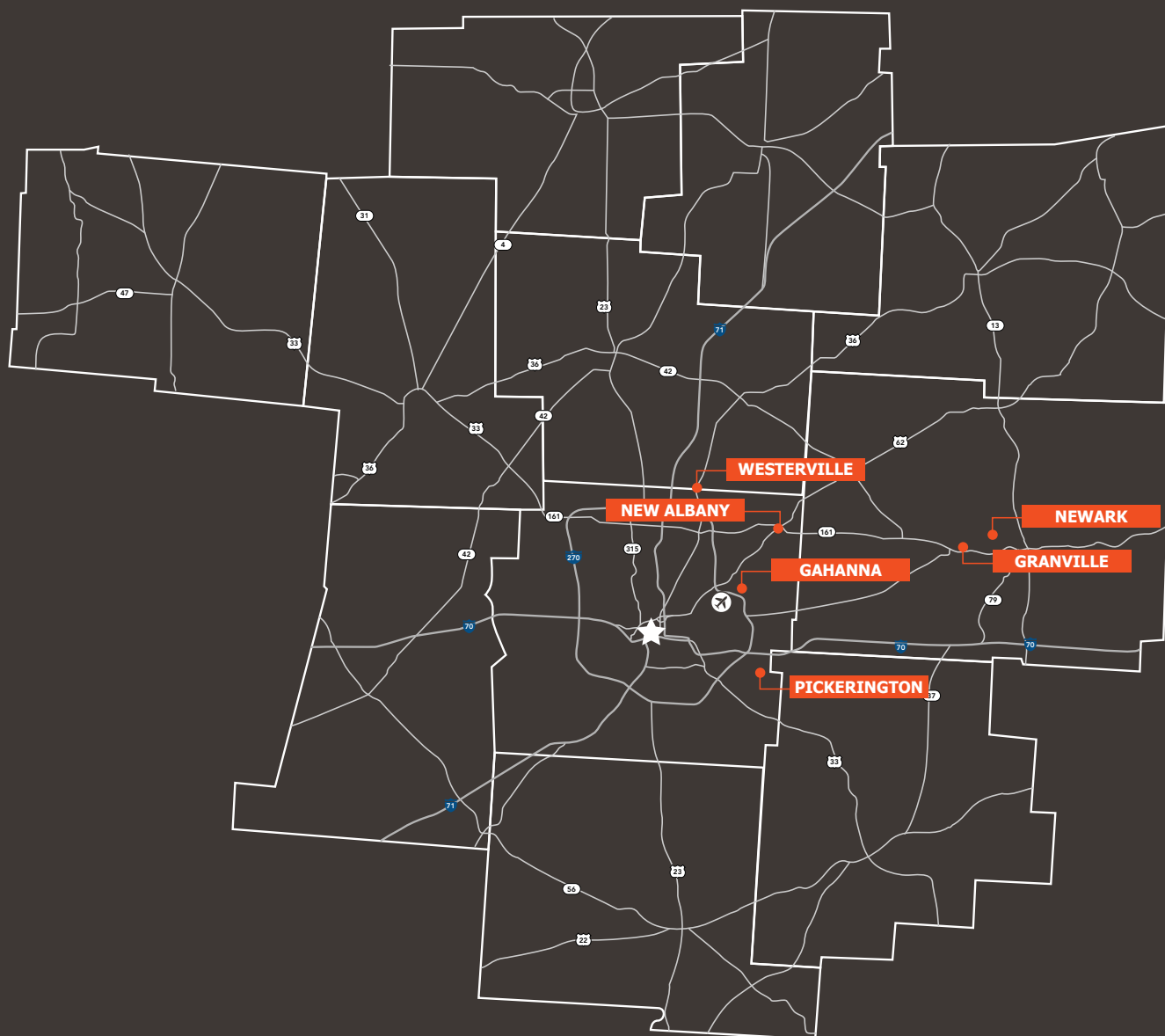


NOTABLE PARKS & RECREATION CENTERS Scioto Grove Metro Park, Stoneridge Park, Gardens at Grantz Farm, Fryer Park

EAST NEIGHBORHOODS

Notable neighborhoods East of Columbus

Close to the Intel Project & New Office





Westerville

Westerville is a suburban city located about 22 minutes northeast of Columbus, known for its picturesque historic district, vibrant downtown, and strong sense of community through events, festivals, and outdoor activities.



SCHOOLS Westerville City Schools (#13 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$370,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$96,279*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Hanby Park, Alum Creek Park, Hoff Woods Park, Sharon Woods, Blendon Ravines, Westerville Golf Center, Hoover Reservoir



New Albany

New Albany is an affluent suburban city just 25 minutes east of Columbus, known for its master-planned community with beautiful homes, prestigious schools, and upscale retail and commercial developments. It is also home to the new Intel Project, a state-of-the-art chip fabrication facility, that promises to bring exciting technological advancements and job opportunities to the area.



SCHOOLS New Albany School District (#10 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$505,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$206,130*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Bevelhymer Park, Thompson Park, Wexner Community Park, Rocky Fork Metro Park, New Albany Country Club, New Albany Links Golf Club



Pickerington

Pickerington is a charming suburb about a 23-minute drive southeast of Columbus. Known for its strong community, excellent schools, and beautiful parks, Pickerington is a popular destination for families and individuals looking for a comfortable and welcoming place to call home.



SCHOOLS Pickerington School District (#35 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$345,500*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$104,293*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Victory Park, Ponds Metro Park, Preston Trails Park, Sycamore Creek Park



Granville

Granville is a quaint village located about 35 minutes east of Columbus. Home to the prestigious Denison University, the village is known for its beautiful tree-lined streets, historic architecture, and vibrant cultural scene. Granville is a popular destination for tourists and residents alike, offering a unique blend of small-town charm and sophisticated amenities.



SCHOOLS Granville City Schools (#5 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$355,000 *

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$135,326*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Wildwood Park, Spring Valley Nature Preserve, Bryn Du Mansion, Historic Downtown Granville, Denison Golf Club, Denison University



Newark

Newark is a city located in Licking County, about a 40-minute drive East of Columbus. Known for its rich history, including the Newark Earthworks, the city offers a mix of cultural and recreational opportunities. With a diverse population, a thriving downtown, and easy access to major highways, Newark is a great place to live, work, and visit.



SCHOOLS Newark City Schools (#42 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$209,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$52,570*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Rotary Park, Flory Park, Wells Park, Riverview Reserve, Newark Earthworks, Dawes Arboretum, Great Circle Museum



Gahanna

Gahanna is a vibrant suburb located about 15 minutes northeast of Columbus. Known for its excellent schools, beautiful parks, and friendly community, Gahanna is a popular destination for families and young professionals. With easy access to downtown Columbus and the John Glenn Columbus International Airport, Gahanna is a convenient and comfortable place to call home.



SCHOOLS Olentangy Local Schools (#20 in Columbus Metro Area High Schools)*

**According to the 2022 U.S. News & World Report Rankings*



MEDIAN HOME SALE PRICE \$320,000*

**As of January 2023*



AVERAGE HOUSEHOLD INCOME \$95,547*

**2021 U.S. Census Bureau*



NOTABLE PARKS & RECREATION CENTERS Woodside Green Park, Friendship Park, Hannah Park, Academy Park, Gahanna Woods Nature Preserve, Creekside Park & Plaza

Experience Matters

LOCAL KNOWLEDGE AND YEARS OF EXPERIENCE WORKING WITH RELOCATION.
SEE THE LIST BELOW OF COMPANIES THAT OUR TEAM HAS WORKED WITH

- The Ohio State University
- Nationwide Children's Hospital
- JP Morgan Chase
- Bath and Body Works
- Abercrombie and Fitch
- Express
- L Brands - Victoria's Secret
- Owens Corning
- The State of Ohio
- Wendy's Company
- Big Lots
- Cardinal Health
- The Scott's Miracle Grow Company
- Abbot Labs
- The Columbus Crew
- Grant Hospital
- Lane Bryant
- Worthington Industries
- Nationwide Insurance
- Ohio Health
- American Electric Power
- DSW
- Cameron Mitchell Restaurants
- Amazon
- Bath and Body
- Plaskolite
- The Edwards Companies
- CASTO
- The Huntington National Bank
- Ohio Wesleyan University
- Capital University Law School
- Columbus Museum of Art (MOMA)
- COSI



Additional Resources

EXPERIENCE COLUMBUS

- 277 W Nationwide Blvd #125, Columbus, OH 43215 | (614) 221-6623

GREATER COLUMBUS CONVENTION CENTER

- 400 N High St, Columbus, OH 43215 | (614) 827-2500

THEATERS

- Palace Theatre - 34 W Broad St, Columbus, OH 43215 | (614) 469-9850
- Ohio Theatre - 39 E State St, Columbus, OH 43215 | (614) 469-0939

SHOPPING

- Polaris Fashion Place - 1500 Polaris Pkwy, Columbus, OH 43240
- Tanger Outlets - 400 S Wilson Rd, Sunbury, OH 43074
- Easton Town Center - 160 Easton Town Ctr, Columbus, OH 43219
- North Market Downtown - 59 Spruce St, Columbus, OH 43215
- Bridge Park - 6741 Longshore Street, Dublin, OH 43017
- East Market Historic Trolley District - 212 Kelton Avenue, Columbus OH 43205
- North Market Downtown - 59 Spruce Street, Columbus OH 43215

NOTABLE MUSEUMS

- COSI - 333 W Broad St, Columbus, OH 43215 | (614) 228-2674
- Columbus Museum of Art - 480 E Broad St, Columbus, OH 43215 | (614) 221-6801
- Ohio History Center - 800 E 17th Ave, Columbus, OH 43211 | (614) 297-2300

ATTRACTIONS

- Columbus Zoo & Aquarium – 4850 Powell Road, Powell OH 43065 | (614) 645-3400
- Zoombezi Bay Water Park - 4850 Powell Road, Powell OH 43065 | (614) 645-3400
- Hocking Hills State Park – Logan, OH | (740) 385-6842
- Franklin Park Conservatory & Botanical Gardens - 1777 E. Broad Street, Columbus OH 43203

NEWSWORTHY WEBSITES

- Experience Columbus - www.experiencecolumbus.com
- Columbus Underground - columbusunderground.com
- Columbus Business First - www.bizjournals.com/columbus
- Columbus Dispatch - www.dispatch.com
- Columbus Navigator - www.columbusnavigator.com

Committed to Building Relationships

SERVICE YOU DESERVE. PEOPLE YOU CAN TRUST.



Vutech & Ruff has a stellar reputation in German Village where I sold my home, and I can see why. Marilyn listed my home for sale on a Friday and on Saturday we had an open house. By the end of that weekend, I had several offers and the house ended up selling for \$33,500 over the list price. Granted, it's a seller's market right now, but I have no doubt if it wasn't for Vutech & Ruff, my house would not have sold so quickly or within the price I range I was ultimately hoping for. Marilyn provided excellent guidance in terms of staging, marketing, and offers. I've sold a couple houses in the past and never has the process been so stress-free.

Furthermore, they referred me to a buyer's agent in Cincinnati (where I was moving) and she is top-notch as well. I made an offer on the perfect house for me at this point in my life and it was accepted. (I was a little apprehensive because the offer was \$20,000 below the list price.) In all respects, working with Vutech & Ruff served me very, very well.



I have had several experiences with Vutech and Ruff team and they have met every expectation with their professional approach and their years of knowledge of the industry and our community. I highly recommend this company.



Marilyn clearly takes real pride in introducing clients to the city of Columbus and finding the right home, in the right neighborhood for their needs. She made buying our home from out of state a smooth and personal process from start to finish. She came highly recommended and I will pass on the same strong recommendation to anyone seeking help finding a home in the Columbus area.



We loved working with Marilyn and really appreciate all the hard work she and the team put into helping us find our perfect home. It was very reassuring and helpful to have Marilyn's expertise in such a difficult buyer's market. I would highly recommend Marilyn to anybody looking to purchase or sell real estate. Thank you!



Marilyn and the Vutech and Ruff team are absolutely amazing -- terrific knowledge of local market, super responsive, the total package. She has great instincts on where the market is, and her team does a great job of staging and marketing the home.



We've now bought and sold a home with Marilyn and her amazing team. They are so great to work with -- super professional, great knowledge and instincts for the market, terrific feedback on staging and marketing, etc.

Are you Ready to Build a Life in Columbus?

