

18 - 26 JASPER STREET

DAYTON, OH 45409
UNIVERSITY OF DAYTON

PIVOT

COMMERCIAL GROUP



BRETT LOWERY

Pivot Commercial Group
937.974.5631
BLowery@pivotrealty.com

PROPERTY HIGHLIGHTS

- 20 beds
- All fully leased for the '26-'27 school year
- 24 and 26 Jasper fully leased for the '27-'28 school year
- Value add with vacant buildable lot



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THE PORTFOLIO



Pivot Realty Group is pleased to present the exclusive opportunity to acquire the Jasper Street Student Housing Portfolio, a four-parcel student housing investment located adjacent to the University of Dayton.

The offering consists of three income-producing student housing properties located at 22, 24, and 26 Jasper Street, together with 18 Jasper Street, a valuable buildable parcel currently utilized as off-street parking. The portfolio is fully leased for the 2026-2027 academic year, with 24 Jasper and 26 Jasper already leased for the 2027-2028 academic year, providing investors with exceptional income visibility and limited near-term leasing risk.

The portfolio offers an attractive combination of stabilized cash flow, recent capital improvements, future lease commitments, and a rare infill development opportunity. Few University of Dayton student housing offerings provide both immediate income and a clear path to future value creation.

UNIVERSITY OF DAYTON MARKET

The University of Dayton is recognized as one of Ohio's premier private universities and continues to generate strong demand for quality off-campus housing.

Properties located within close proximity to campus have historically experienced strong occupancy, stable rental demand, and favorable long-term fundamentals.

The Jasper Street Portfolio is positioned to benefit from these market dynamics while offering future growth potential through the inclusion of the development parcel.

18 - 26 JASPER STREET SURROUNDING AREAS



LOCATION HIGHLIGHTS

- Located within the University of Dayton North Student Neighborhood
- Two blocks from Brown Street Corridor including Dewey's, Starbucks, Chipotle, and more
- Located immediately adjacent to the onMain mixed-use development

18-26 JASPER STREET

NOI

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For full financial breakdown, full NDA will be required

For details, please contact
Brett Lowery
937.974.5631
BLowery@pivotrealty.com



VALUE ADD OPPORTUNITY

18 Jasper represents a rare infill development opportunity within the University of Dayton student housing market. The site offers the potential for an additional purpose-built student housing asset, subject to municipal approvals.

Investors may pursue a new 5- to 6-bedroom student rental residence, duplex, or townhome-style development to further increase rental income and portfolio value.

Because the remainder of the portfolio is already stabilized and cash flowing, investors have the flexibility to pursue future development while benefiting from current income generated by the existing assets.

For potential site plans for this lot, reach out to Greater Dayton Construction Group.

Potential Benefits

- Increase annual rental income
- Expand bed count
- Increase overall portfolio NOI
- Enhance long-term property value
- Create additional exit opportunities
- Maximize the value of a scarce infill parcel

26 JASPER

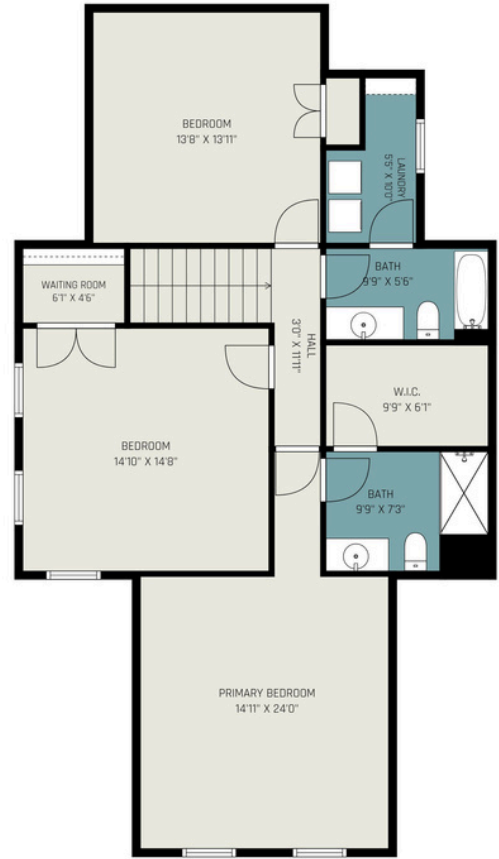


TOTAL: 2141 sq. ft

Basement: 0 sq. ft, 1st floor: 1089 sq. ft, 2nd floor: 1052 sq. ft

INCLUDED AREAS: ROOM: 1063 sq. ft, DECK: 442 sq. ft, PORCH: 82 sq. ft
WALLS: 239 sq. ft

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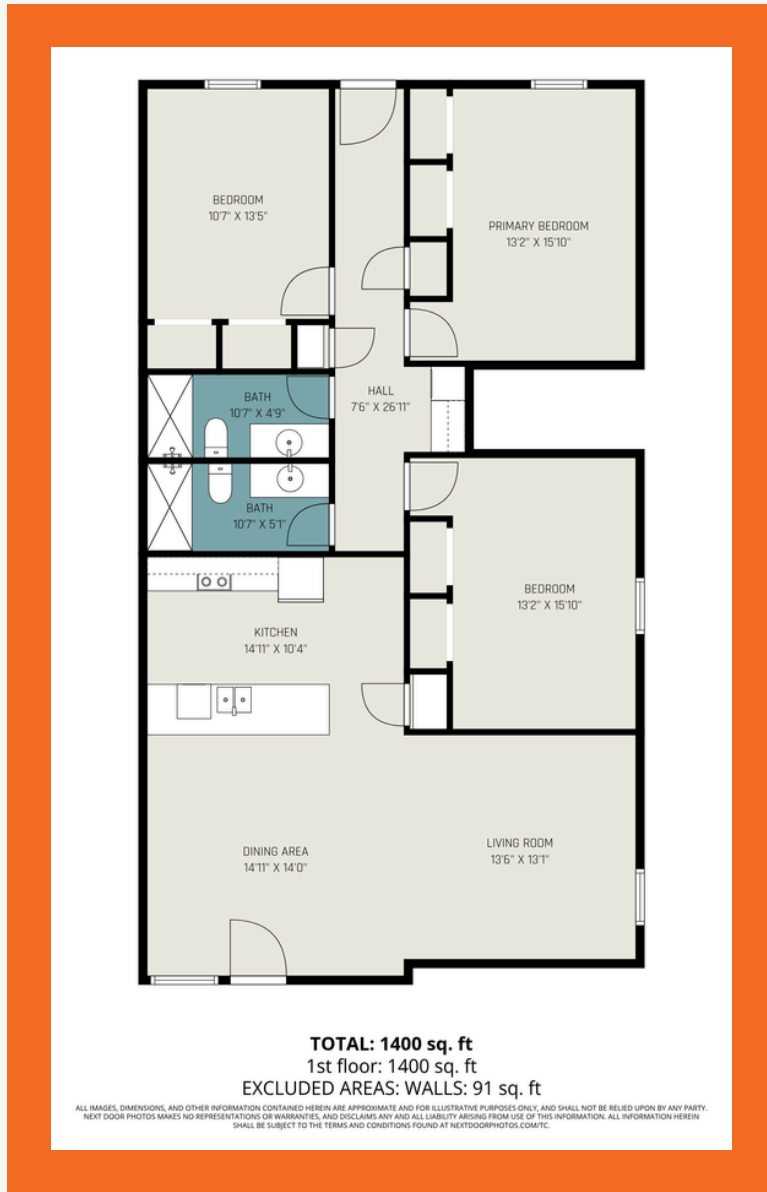
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24 JASPER



22 JASPER



TOTAL: 1354 sq. ft
1st floor: 677 sq. ft, 2nd floor: 677 sq. ft
EXCLUDED AREAS: PORCH: 56 sq. ft, WALLS: 130 sq. ft

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18 - 26 JASPER STREET

MEET THE AGENT



BRETT LOWERY

DIRECTOR OF COMMERCIAL REAL ESTATE

Cincinnati, OH

937.974.5631

BLowery@pivotrealty.com

With over 18 years of experience in the commercial real estate industry, Brett W. Lowery is a seasoned executive known for developing high-impact asset strategies and driving sustained revenue growth. His expertise spans sales, leasing, and marketing across office, retail, industrial, multifamily, and land assets.

Currently with Pivot Realty Group, Brett focuses on retail development, leasing, and land transactions—advising landlords, developers, and tenants on site selection, deal structuring, and value creation. He is known for his proactive approach to sourcing opportunities, creating deal momentum, and executing transactions that align with both market demand and long-term investment strategy.

Previously at Corporex, Brett played a key leadership role in overseeing leasing and sales across a billion-dollar portfolio. He transformed a team of real estate professionals into a high-performing sales organization, consistently exceeding revenue targets. His performance earned recognition including the NAIOP Deal of the Year Award and multiple CoStar Power Broker Awards.

Brett excels at building tenant relationships and aligning stakeholder goals with market opportunities. He brings a strong foundation in contract negotiation, financial analysis, and strategic planning, with experience delivering board-level reporting and managing operating budgets to drive asset performance.

Brett holds a Bachelor of Science in Finance from University of Dayton and is a licensed real estate professional.