



1234 KUMLER AVE. \$225,000

1234 KUMLER AVE, DAYTON, OH 45402

*Building Trust.
Building Relationships.
Building Value.*

presented by:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by West Fork Realty Group LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION

Executive Summary



OFFERING SUMMARY

Sale Price:	\$225,000
Building Size:	5,484 SF
Lot Size:	7,685 SF
Number of Units:	4
Price / SF:	\$41.03
Cap Rate:	9.07%
NOI:	\$20,413
Year Built:	1929
Zoning:	ER-4
Market:	Dayton
Submarket:	University Row

PROPERTY OVERVIEW

Fully occupied, this apartment building consists of four large one bedroom apartments. There is a detached garage for possible tenant storage. Also, a full basement with coin-operated washer/dryer. Tenants pay for heat and electric. All units are rented at \$600 per month.

PROPERTY HIGHLIGHTS

- Four 1 bedroom, 1 bath apartments
- Fully Occupied
- Tenants pay for heat and electric
- Full basement

Additional Photos



Additional Photos



Additional Photos



Additional Photos



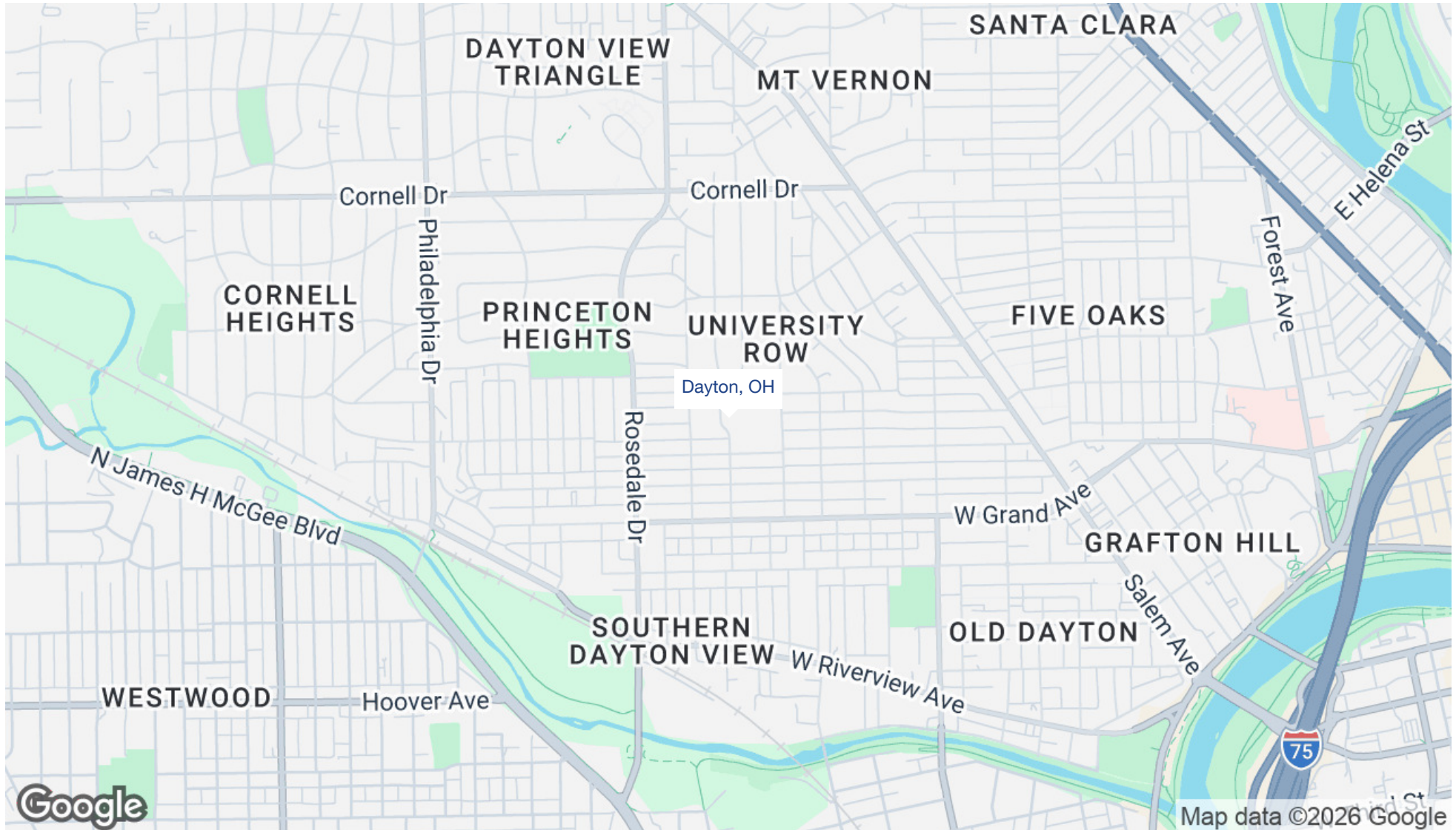
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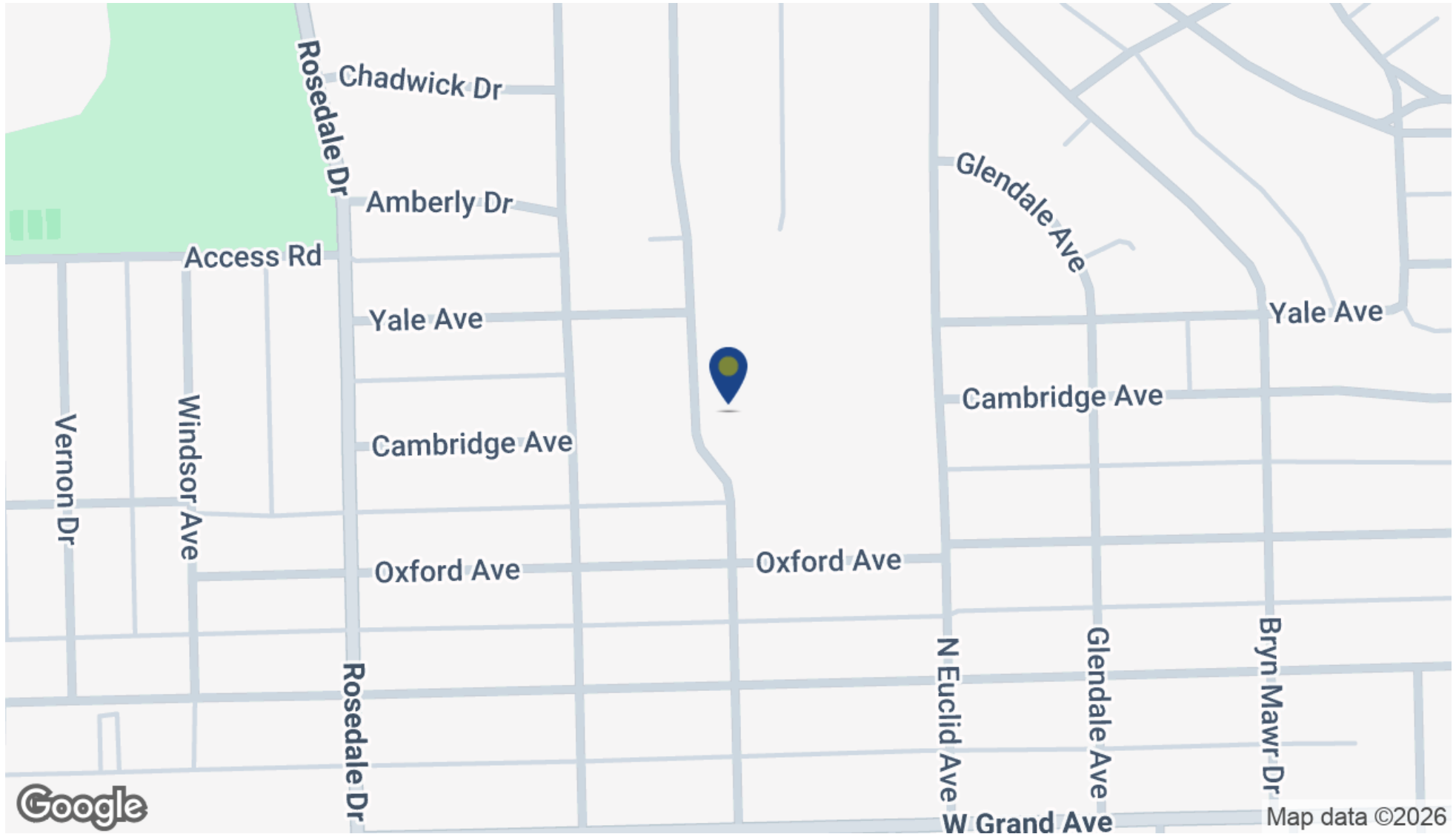
SECTION 2

LOCATION INFORMATION

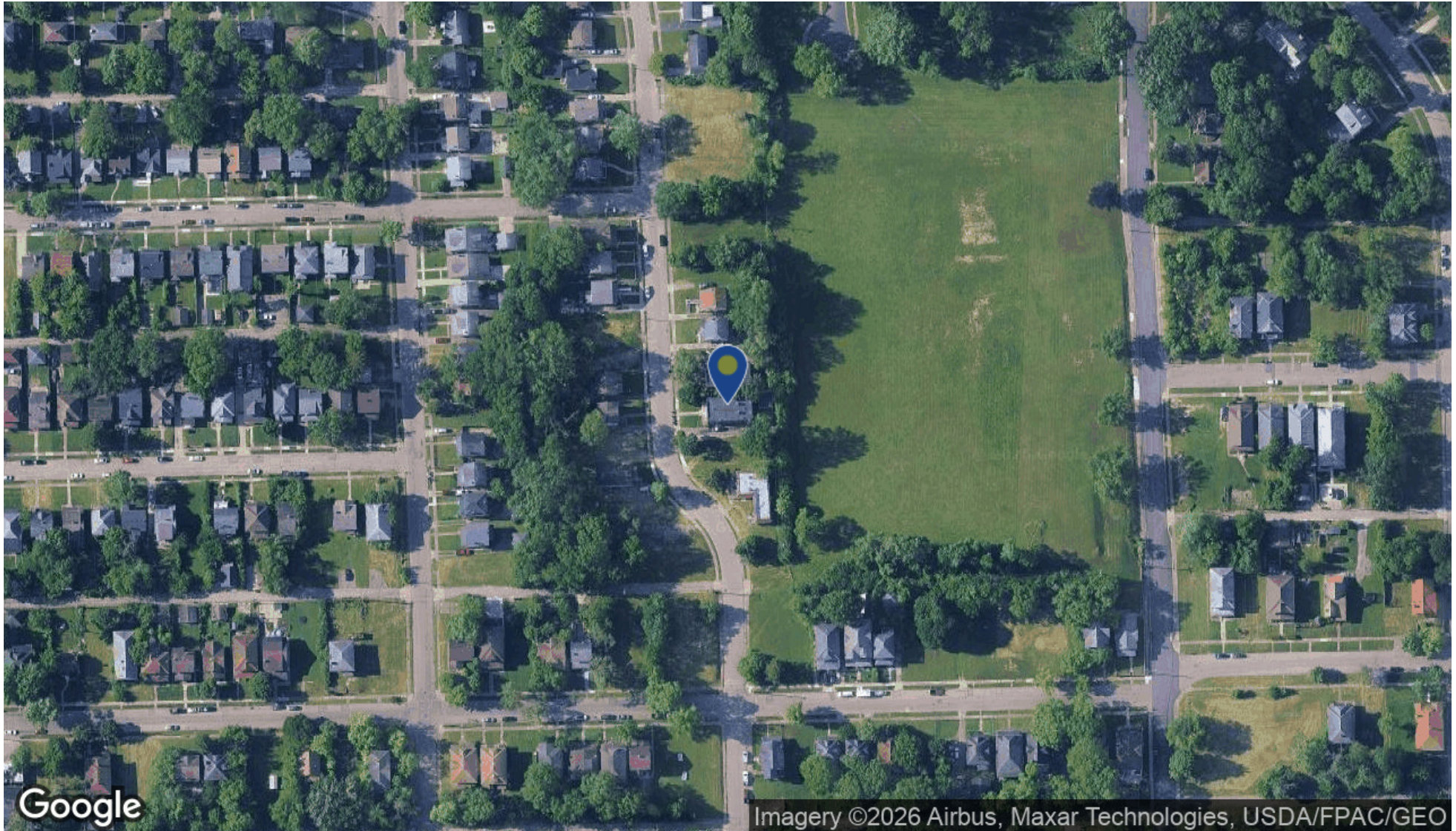
Regional Map



Location Map



Aerial Map



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SECTION 3

FINANCIAL ANALYSIS



Income & Expenses

INCOME SUMMARY

Current Rents	\$28,800
Vacancy Cost	\$0
GROSS INCOME	\$28,800

CURRENT RENTS - MINUS ESTIMATED EXPENSES

EXPENSES SUMMARY

Real Estate Taxes	\$4,007
Insurance	\$1,500
Water & Trash	\$1,680
Repairs & Maintenance	\$1,200
OPERATING EXPENSES	\$8,387

CURRENT RENTS - MINUS ESTIMATED EXPENSES

NET OPERATING INCOME	\$20,413
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Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT
1	1	1	\$600
2	1	1	\$600
3	1	1	\$600
4	1	1	\$600
TOTALS			\$2,400
AVERAGES			\$600

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SECTION 4

SALE COMPARABLES

Sale Comps



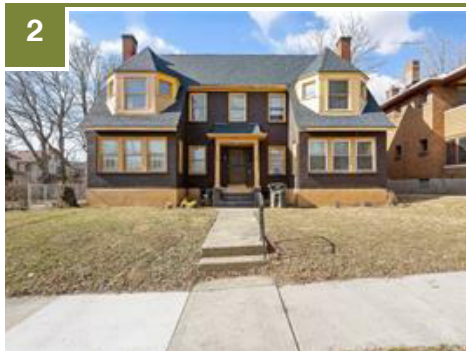
1234 KUMLER AVE
Dayton, OH 45402

Price:	\$225,000	Bldg Size:	5,484 SF
Lot Size:	7,685 SF	No. Units:	4
Cap Rate:	9.07%	Year Built:	1929



14 MAYLAN
Dayton, OH 45405

Price:	\$250,000	Bldg Size:	4,680 SF
Lot Size:	4,792 SF	No. Units:	4
Year Built:	1935		



603 ROCKFORD
Dayton, OH 45405

Price:	\$249,000	Bldg Size:	5,760 SF
Lot Size:	4,356 SF	No. Units:	4
Year Built:	1925		



Sale Comps



1203 W. FAIRVIEW
Dayton, OH 45406

Price: \$300,000 Bldg Size: 4,032 SF
 Lot Size: 7,405 SF No. Units: 5
 Year Built: 1963



225 VICTOR
Dayton, OH 45405

Price: \$268,900 Bldg Size: 4,540 SF
 Lot Size: 7,405 SF No. Units: 4
 Year Built: 1948



56 FERNWOOD
Dayton, OH 45405

Price: \$239,499 Bldg Size: 2,300 SF
 Lot Size: 5,401 SF No. Units: 4
 Year Built: 1960



Sale Comps



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265 VICTOR
Dayton, OH 45405

Price:	\$495,000	Bldg Size:	9,922 SF
Lot Size:	5,663 SF	No. Units:	8
Year Built:	1940		



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113 NIAGARA AVE.
Dayton, OH 45405

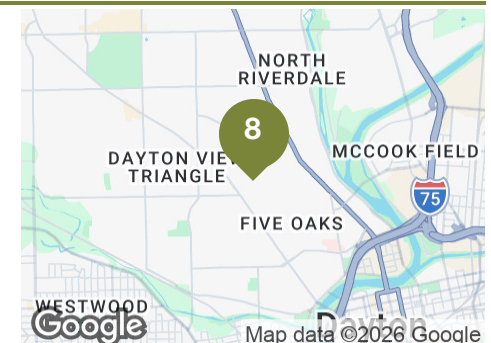
Price:	\$234,900	Bldg Size:	3,888 SF
Lot Size:	6,120 SF	No. Units:	4
Year Built:	1951		



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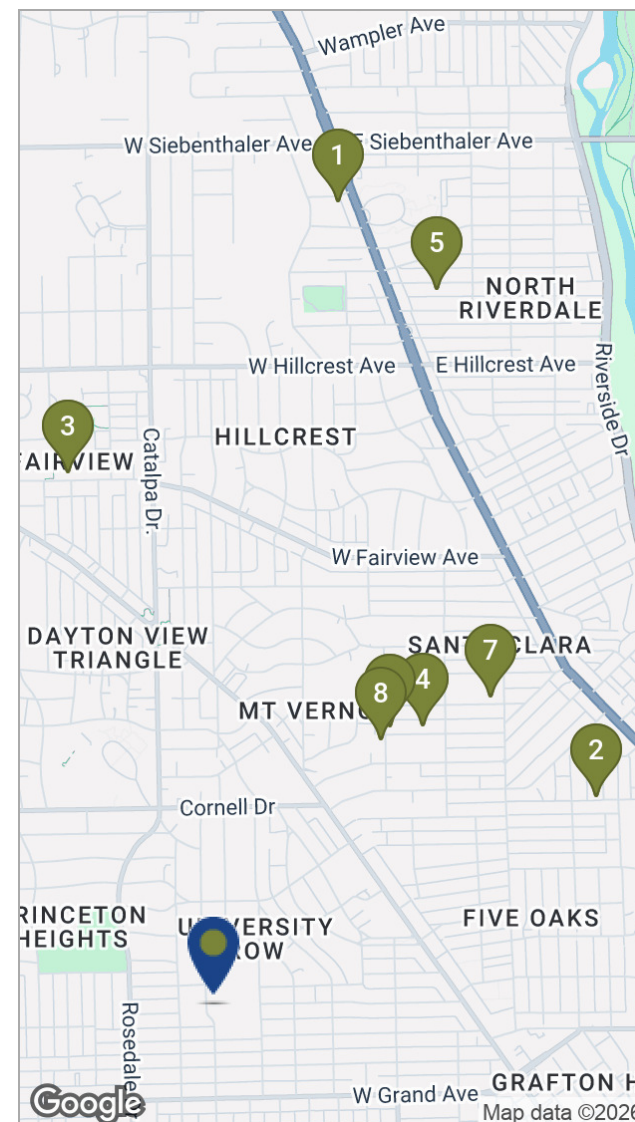
1127-1129 LINDA VISTA AVE.
Dayton, OH 45405

Price:	\$220,000	No. Units:	4
Year Built:	1929		



Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/UNIT	DEAL STATUS
★	1234 Kumler Ave Dayton, OH	\$225,000	5,484 SF	4	\$56,250	Subject Property
1	14 Maylan Dayton, OH	\$250,000	4,680 SF	4	\$62,500	Sold 11/27/2024
2	603 Rockford Dayton, OH	\$249,000	5,760 SF	4	\$62,250	On Market
3	1203 W. Fairview Dayton, OH	\$300,000	4,032 SF	5	\$60,000	Sold 3/17/2025
4	225 Victor Dayton, OH	\$268,900	4,540 SF	4	\$67,225	On Market
5	56 Fernwood Dayton, OH	\$239,499	2,300 SF	4	\$59,875	On Market
6	265 Victor Dayton, OH	\$495,000	9,922 SF	8	\$61,875	On Market
7	113 Niagara Ave. Dayton, OH	\$234,900	3,888 SF	4	\$58,725	On Market
8	1127-1129 Linda Vista Ave. Dayton, OH	\$220,000	-	4	\$55,000	On Market
AVERAGES		\$282,162	5,017 SF	4	\$60,931	



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SECTION 5

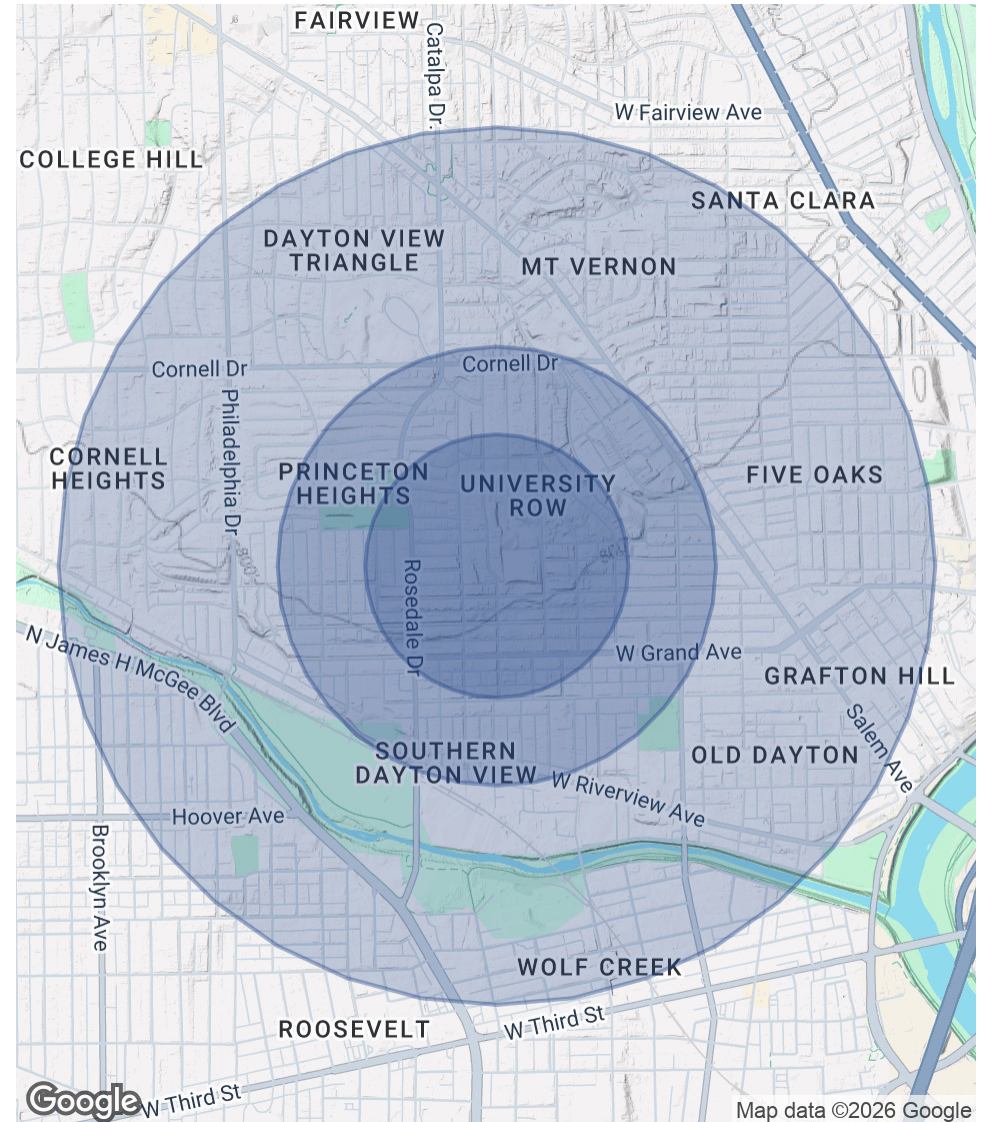
DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	748	2,925	13,483
Average Age	38	39	40
Average Age (Male)	35	37	38
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	1,206	5,731
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$55,109	\$55,329	\$54,207
Average House Value	\$102,457	\$97,070	\$102,505

2020 American Community Survey (ACS)



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SECTION 6

ADVISOR BIOS

Advisor Bio 1



DOUG BROOMHALL

Senior Vice President

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PROFESSIONAL BACKGROUND

Doug Broomhall serves as Senior Vice President with West Fork Realty Group LLC in West Chester, Ohio. He specializes in the sale of multifamily investment properties in the Greater Dayton market. Doug has over 15 years experience in the commercial real estate industry securing over \$20 million in sales and closing hundreds of transactions.

Doug's success is centered on the relationships he has built over the years with his clients, many of which are repeat customers. As a Dayton, Ohio native he is the "local expert" for both out-of-state and local investors.

Prior to joining West Fork Realty Group LLC, Doug was a Senior Vice President with Weprin Realty Inc. for 5 years, and a Senior Investment Advisor with Sperry Van Ness Commercial Real Estate for over 10 years.

West Fork Realty Group LLC
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