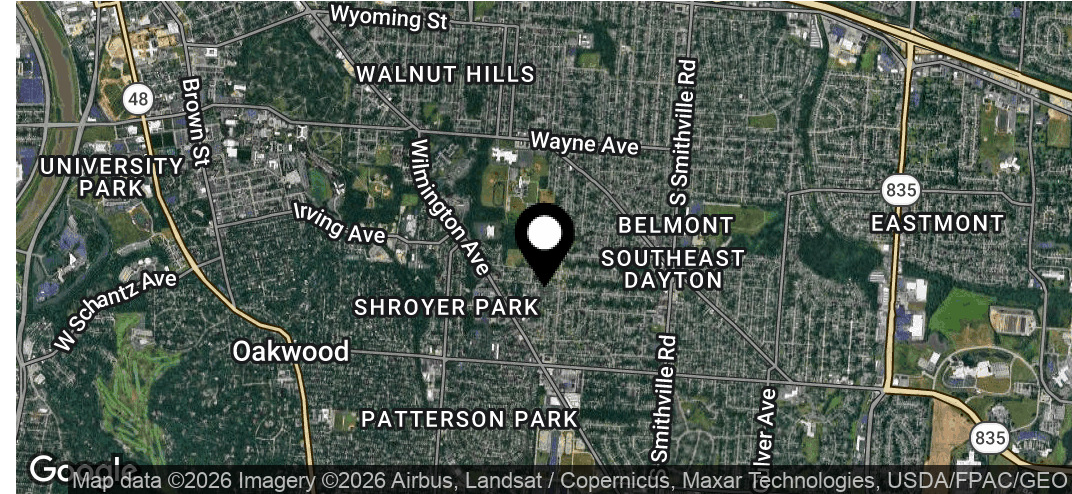


2803 Lansing Dr

Dayton, OH 45420

FOR SALE

Executive Summary



Offering Summary

| | |
|----------------|-----------|
| Price | \$574,285 |
| # of Units | 5 |
| # of Floors | 2 |
| # of Buildings | 2 |

Property Overview

This turn key 5 unit consist of a 4 unit with an attached ranch style apartment. Each unit is a 2 bedroom, 1 bath unit and has been updated and move in condition. This building offers a rare combination of dependable cash floor, low management intensity and tenant stability. Fully leased (3 year lease) to a responsible tenant that pays all utilities and manages common day to day maintenance items. Built in renewal clause ensuring income growth after initial term ends in 2028. Annual gross income is \$60,000.00. Totally updated, many capital improvements made. Operating expenses are minimal, long-term viability and strong market demand.

1000 square foot paved parking plus street parking

Susan Piersall-Hanes
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**Berkshire Hathaway HomeServices
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8280 Yankee Street
Dayton, OH 45458
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[Additional Photos](#)



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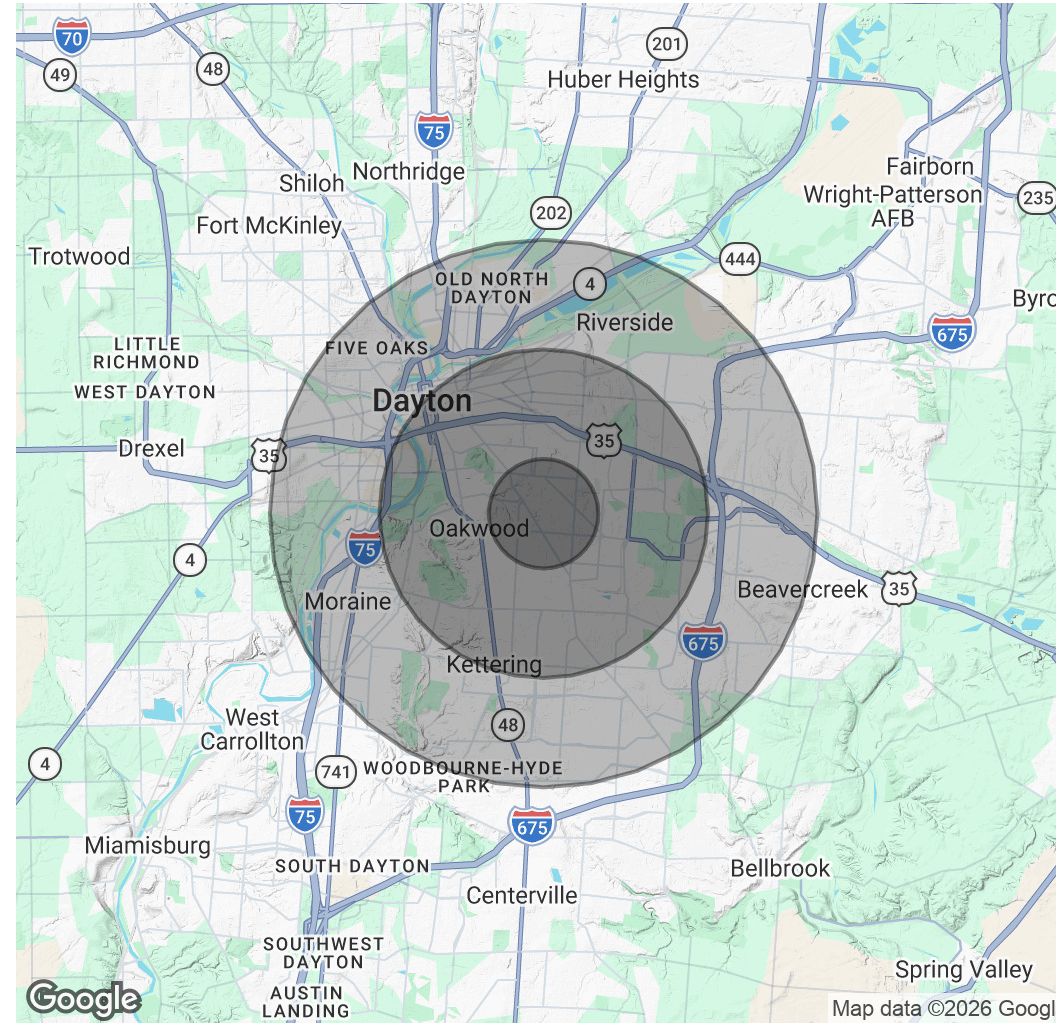
FOR SALE

Demographics Map & Report

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 18,742 | 113,367 | 214,015 |
| Average Age | 38 | 36.1 | 37.6 |
| Average Age (Male) | 38.1 | 35.5 | 36.1 |
| Average Age (Female) | 37.9 | 37.3 | 39.4 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 8,617 | 48,123 | 91,620 |
| # of Persons per HH | 2.2 | 2.4 | 2.3 |
| Average HH Income | \$77,928 | \$80,360 | \$82,309 |
| Average House Value | \$148,701 | \$170,221 | \$185,767 |

2023 American Community Survey (ACS)



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