

ARBORS
NORTH APARTMENTS

100-116 TURNER RD,
DAYTON OHIO 45415



WINDSOR
INTERNATIONAL REALTY



FOR SALE
\$5,400,000

ARBORS NORTH APARTMENTS

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Discover the potential of Arbors North apartments, a meticulously renovated community nestled within a serene, tree-lined landscape. With three buildings housing a total of 54 units, this property offers an attractive package for investors. Each apartment has been thoughtfully upgraded allowing for competitive rent increases. Investors can capitalize on immediate cash flow. Situated just fifteen minutes from downtown Dayton, Arbors North enjoys the tranquility of north Dayton's Shiloh Springs neighborhood. Convenient access to nearby universities, Kettering Hospital System, Wright-Patterson Air Force Base.

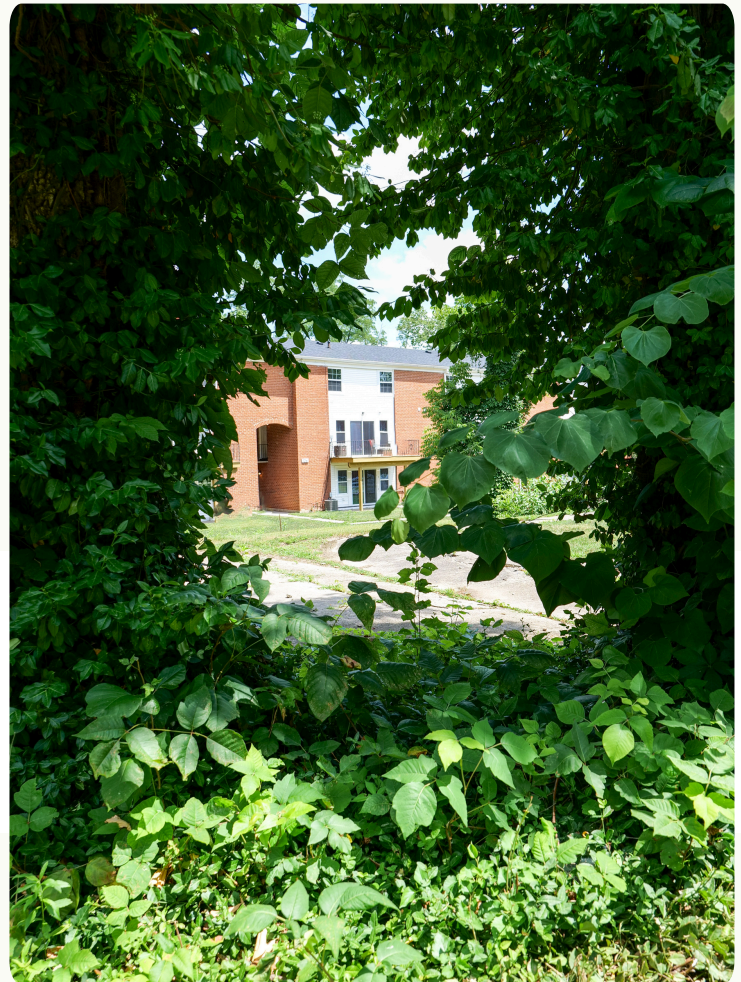
*Confidentiality agreement required for financials

CONTACT
OUR SALES
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INVESTMENT SUMMARY

ESTMATED STABILIZED NOI	\$5,400,000.
PRICE, per unit	\$100,000.
APARTMENT BUILDINGS	3
TOTAL APARTMENT UNITS	54
OCCUPANCY	90%
# OF LEVELS	3 STORY
ONE - BEDROOM UNITS	6
TWO-BEDROOM UNITS	42
THREE-BEDROOM UNITS	6
PARKING SPACES	99 SPACES
LOT SIZE	3.18 AC
GLA	56,700 SQ FT
YEAR BUILT	1966
TAXES (2024)	\$109,337
SCHOOL DISTRICT	DAYTON CITY SCHOOL DISTRICT
INTERIOR AMENITIES	GRANITE COUNTER TOPS, STAINLESS STEEL APPLIENCES (WASHER & DRYER, RANGE, REFRIGERATOR, MICROWAVE, LUXURY VINYL FLOOR, AC, BALCONY/PATIO

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ESTIMATED DRIVE TIMES

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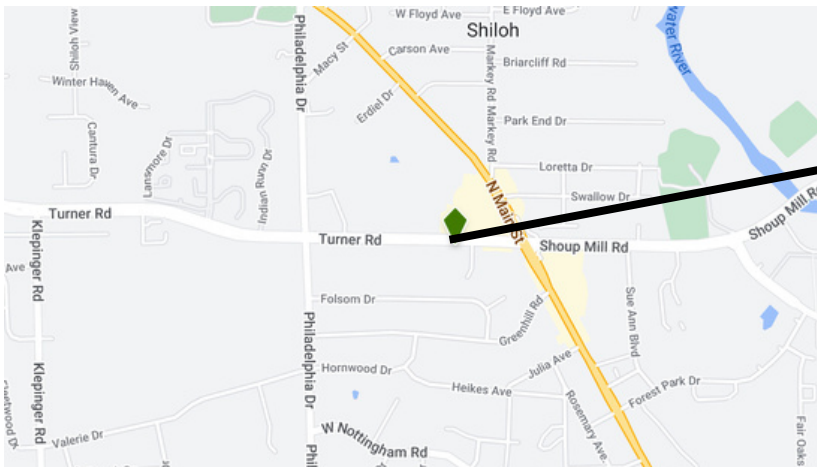
DRIVE TIME IN MINUTES (MILES AWAY)

REGIONAL LOCATIONS

GRANDVIEW AND SOUTHVIEW HOSPITALS	6 MINUTES (3.6 MILES)
KETTERING MEDICAL CENTER	17 MINUTES (9.5 MILES)
SOIN MEDICAL CENTER	21 MINUTES (13 MILES)
WRIGHT-PATTERSON AIR FORCE BASE	17 MINUTES (9.5 MILES)
GENTILE AIR FORCE BASE	15 MINUTES (8.6 MILES)
SINCLAIR CUMMUNITY COLLEGE	8 MINUTES (5 MILES)
UNIVERSITY OF DAYTON	13 MINUTES (6.9 MILES)
WRIGHT STATE UNIVERSITY	30 MINUTES (12.4 MILES)
CENTRAL STATE UNIVERSITY	39 MINUTES (24.1 MILES)

SCHOOL LOCATIONS

VALERIE ELEMENTARY SCHOOL (PK-7)	5 MINUTES (1.5 MILES)
VALERIE PRE-K-8 SCHOOL (PK-6)	5 MINUTES (1.5MILES)
HORIZON SCIENCE ACADEMY OF DAYTON (MIDDLE AND HIGH)	6 MIUNTES (0.7 MILES)
DOMINION ACADEMY (HIGHSCHOOL)	11 MINUTES (3.5 MILES)



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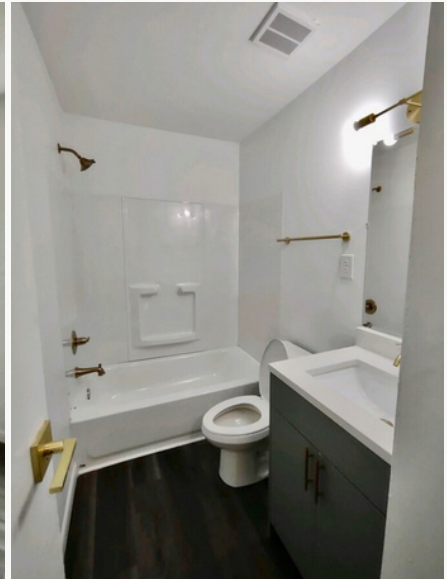
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INTERIOR VIEWS



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