



3CRE Advisors  
7815 Cooper Rd #C, Cincinnati, OH 45242  
513.745.9333 | 3cre.com



Presented By:  
**TRYFON CHRISTOFOROU**  
513.745.9333  
tryf@3cre.com  
**BRIAN COYLE**  
513.745.9333  
brian@3cre.com  
**MICHAEL COSTANTINI**  
513.745.9333  
mike@3cre.com

// MULTIFAMILY PROPERTY FOR SALE

BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE

4644, 4654, 4664 BURKHARDT AVE, DAYTON, OH 45431



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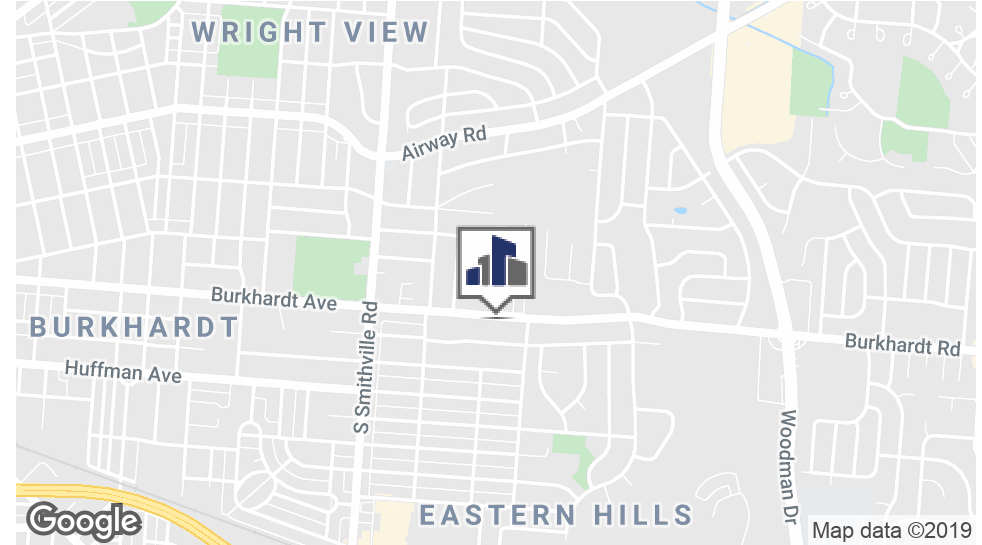
513.745.9333  
mike@3cre.com

// SECTION 1

# PROPERTY INFORMATION

BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE - 4644, 4654, 4664 BURKHARDT AVE, DAYTON, OH 45431





## OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	29,097 SF
Lot Size:	1.95 Acres
Price Per Unit:	\$40,000
Cap Rate:	7.86%
NOI:	\$110,075
Year Built:	1969
Renovated:	2017
Zoning:	C - APARTMENTS 20-39 RENTAL UNITS
Market:	Dayton

## PROPERTY OVERVIEW

The 3CRE team is proud to present the Burkhardt Valley Apartments - a 35 100% occupied Unit complex located in Dayton, Ohio. This property is comprised of twenty-three [23] 1BR|1BA & twelve [12] 2BR|1BA units. Each unit has separate utilities and the tenants are responsible for heat [electric baseboard] and electric while the landlord is responsible for water. The windows are insulated vinyl windows and the roof was replaced within the past year. The electric has also been updated with sub-panels in each unit. Over time the owner has been updating the units with flooring in both the living area and kitchens. There is ample off street parking for each tenant with a private parking lot. Coin Laundry is also available on site. The property has an office located in the first building along with plenty of storage for management duties. There is an opportunity to increase rents and bring them up to market creating a value add opportunity for any investor coming in.

## PROPERTY HIGHLIGHTS

- Thirty-Five [35] Unit 100% Occupied Investment Opportunity in Dayton, Ohio
- Comprised of twenty three [23] 1BR|1BA & twelve [12] 2BR|1BA units.
- Tenants are responsible for their own heat [baseboard] and electric
- Updates to Windows [insulated vinyl] & new roof within the past year
- Off Street Parking Available to Tenants
- Coin Laundry Available On Site for extra income

## // PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

The 3CRE team is proud to present the Burkhardt Valley Apartments - a 35 Unit 100% occupied complex located in Dayton, Ohio. This property is comprised of twenty-three [23] 1BR|1BA & twelve [12] 2BR|1BA units. Each unit has separate utilities and the tenants are responsible for heat [electric baseboard] and electric while the landlord is responsible for water. The windows are insulated vinyl windows and the roof was replaced within the past year. The electric has also been updated with sub-panels in each unit. Over time the owner has been updating the units with flooring in both the living area and kitchens. There is ample off street parking for each tenant with a private parking lot. Coin Laundry is also available on site. The property has an office located in the first building along with plenty of storage for management duties. There is an opportunity to increase rents and bring them up to market creating a value add opportunity for any investor coming in.

### LOCATION DESCRIPTION

This property is located in the eastern suburbs of Dayton, Ohio between the neighborhoods of Beavercreek and Riverside . The apartments are near Interstate 75 and sits off of Route SR 35. Within six [6] miles of the property, Wright Patterson Airforce Base the largest airforce base in the United States, helps support the local economy with over 27,000 locals who are affiliated at the base. The property also sits ten minutes from downtown Dayton as well as the University of Dayton.

Burkhardt Avenue is situated among many single family residences as well as multi-family housing. The Dayton metro library is next door to this property, along with Kemp elementary and Wright brothers Middle School.



**LOCATION INFORMATION**

Building Name	Burkhardt Valley Apartments - 35 Units For Sale
Street Address	4644, 4654, 4664 Burkhardt Ave
City, State, Zip	Dayton, OH 45431
County	Montgomery
Market	Dayton
Signal Intersection	No



**BUILDING INFORMATION**

NOI	\$110,075.00
Cap Rate	7.86
Tenancy	Multiple
Number of Floors	3
Year Built	1969
Year Last Renovated	2017
Free Standing	No



**PROPERTY HIGHLIGHTS**

- Thirty-Five [35] Unit | 100% occupied investment Opportunity in Dayton, Ohio
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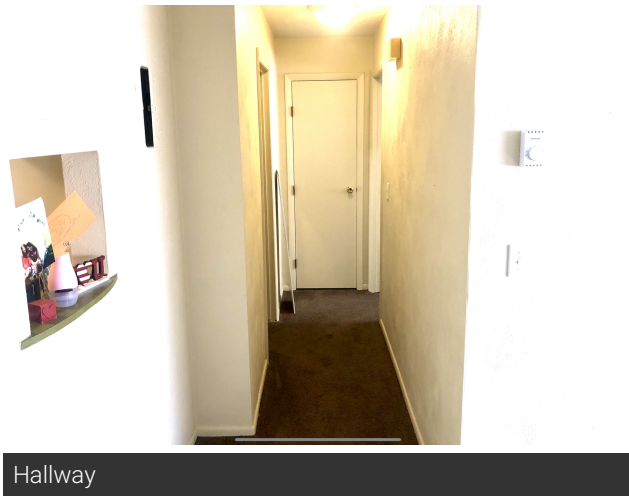
Living Room



Kitchen



Bathroom



Hallway



Living Room



Kitchen

// ADDITIONAL PHOTOS

Burkhardt Valley  
Apartments

1 & 2 Bedrooms



Bedroom..



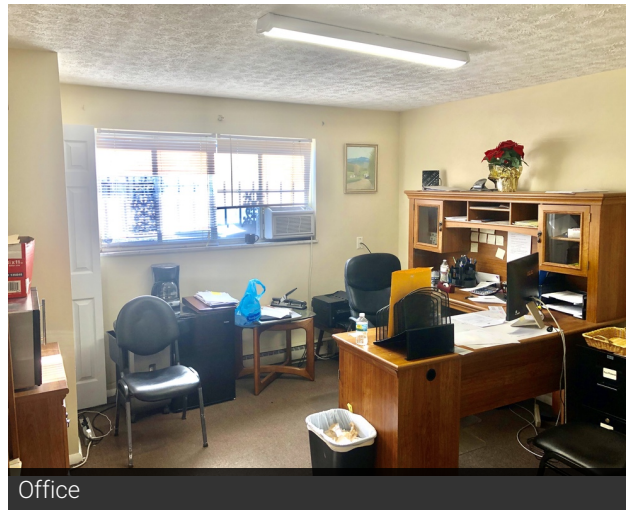
Dining Area



Bathroom



Laundry Room



Office



Electric Panels





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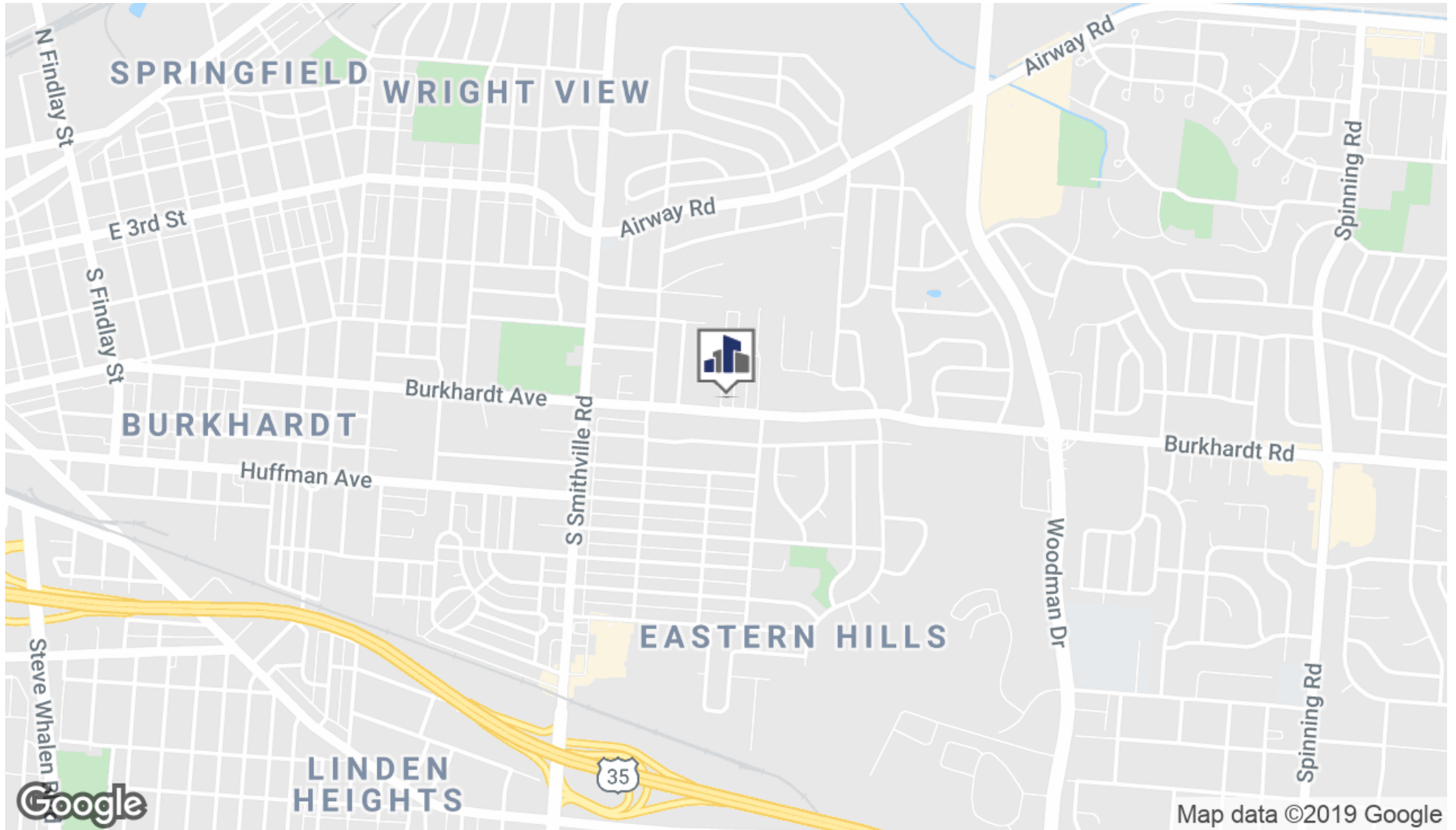
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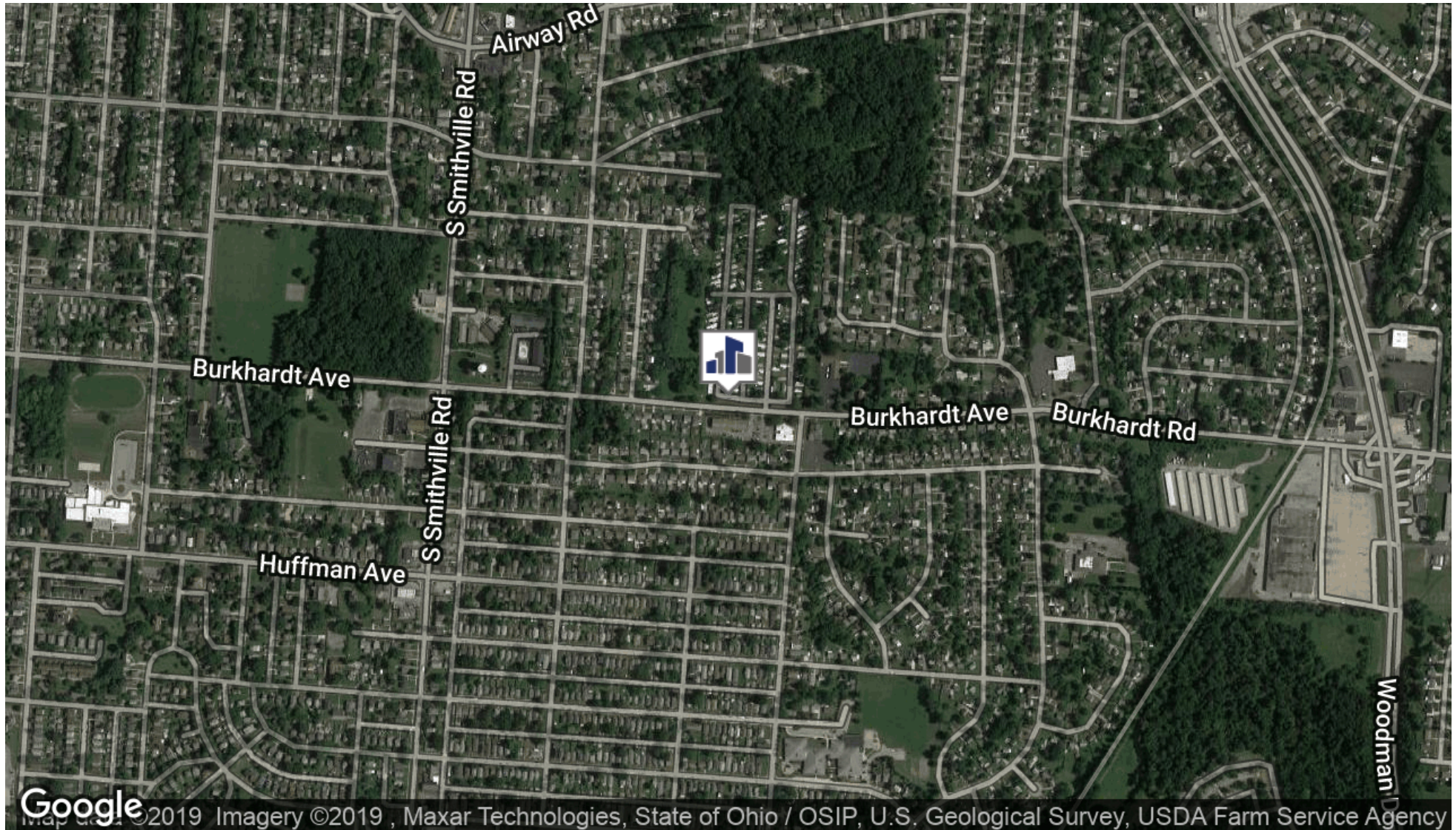
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// SECTION 3

# FINANCIAL ANALYSIS

BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE - 4644, 4654, 4664 BURKHARDT AVE, DAYTON, OH 45431





# // FINANCIAL SUMMARY



## INVESTMENT OVERVIEW

## BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE

Price	\$1,400,000
Price per Unit	\$40,000
GRM	6.7
CAP Rate	7.9%
Cash-on-Cash Return (yr 1)	13.31 %
Total Return (yr 1)	\$62,971
Debt Coverage Ratio	1.51

## OPERATING DATA

## BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE

Gross Scheduled Income	\$210,177
Total Scheduled Income	\$210,177
Gross Income	\$210,177
Operating Expenses	\$100,102
Net Operating Income	\$110,075
Pre-Tax Cash Flow	\$37,265

## FINANCING DATA

## BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE

Down Payment	\$280,000
Loan Amount	\$1,120,000
Interest Rate	4.2%
Amortization Schedule	25 Years
Debt Service	\$72,810
Debt Service Monthly	\$6,067
Principal Reduction (yr 1)	\$25,706



# // INCOME & EXPENSES



## INCOME SUMMARY

### BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE

### PER UNIT

Total Gross Income	\$219,660	\$6,276
Vacancy [5%]	-\$10,983	-\$313
Laundry Income	\$1,500	\$42
<b>Gross Income</b>	<b>\$210,177</b>	<b>\$6,005</b>

## EXPENSE SUMMARY

### BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE

### PER UNIT

Property Insurance	\$8,183	\$233
Water	\$6,392	\$182
Gas	\$2,843	\$81
Electric	\$4,234	\$120
Internet   Wifi	\$1,361	\$38
Trash	\$3,180	\$90
Landscaping	\$3,720	\$106
Repairs   Maintenance	\$15,573	\$444
Pest Control	\$2,000	\$57
Property Management [8%]	\$17,573	\$502
Property Taxes	\$35,043	\$1,001
<b>Gross Expenses</b>	<b>\$100,102</b>	<b>\$2,860</b>
<b>Net Operating Income</b>	<b>\$110,075</b>	<b>\$3,145</b>

# // RENT ROLL



UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
4644-A	1	1	650	10/2/17	10/31/18	\$500	\$0.77	\$525	\$0.81	\$199
4644-B	2	1	775	11/1/19	10/31/20	\$600	\$0.77	\$625	\$0.81	\$400
4644-C	2	1	775	7/1/17	6/20/18	\$600	\$0.77	\$625	\$0.81	\$199
4644-D	1	1	650	9/19/18	9/18/19	\$500	\$0.77	\$525	\$0.81	\$299
4644-E	2	1	775	5/1/19	4/30/20	\$570	\$0.74	\$625	\$0.81	\$299
4644-F	1	1	650	8/15/16	8/31/17	\$500	\$0.77	\$525	\$0.81	\$460
4644-G	2	1	775	6/1/19	5/31/20	\$600	\$0.77	\$625	\$0.81	\$299
4644-H	1	1	650	7/1/19	6/30/20	\$500	\$0.77	\$525	\$0.81	\$400
4644-I	2	1	775	10/9/15	9/31/18	\$600	\$0.77	\$625	\$0.81	\$199
4644-J	1	1	650	3/26/19	3/30/19	\$470	\$0.72	\$525	\$0.81	\$299
4644-K	2	1	775	8/17/19	7/31/20	\$600	\$0.77	\$625	\$0.81	\$400
4644-L	1	1	650	5/22/18	5/31/19	\$525	\$0.81	\$525	\$0.81	\$399
4654-A	1	1	650	7/1/19	6/30/20	\$500	\$0.77	\$525	\$0.81	\$400
4654-B	1	1	650	5/1/17	4/28/18	\$500	\$0.77	\$525	\$0.81	\$399
4654-C	1	1	650	12/29/16	12/31/17	\$470	\$0.72	\$525	\$0.81	\$199
4654-D	1	1	650	5/1/17	4/28/18	\$500	\$0.77	\$525	\$0.81	\$199
4654-E	1	1	650	3/24/17	2/28/18	\$470	\$0.72	\$525	\$0.81	\$199
4654-F	1	1	650	10/1/19	9/30/20	\$500	\$0.77	\$525	\$0.81	\$400
4654-G	1	1	650	5/1/19	4/30/20	\$470	\$0.72	\$525	\$0.81	\$299



# // RENT ROLL



UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
4654-H	1	1	650	2/8/19	1/31/20	\$470	\$0.72	\$525	\$0.81	\$299
4654-I	1	1	650	11/28/14	11/30/15	\$470	\$0.72	\$525	\$0.81	\$199
4654-J	1	1	650	10/6/18	10/5/19	\$500	\$0.77	\$525	\$0.81	\$299
4654-K	1	1	650	6/1/18	5/31/19	\$500	\$0.77	\$525	\$0.81	\$399
4654-L	1	1	650	11/1/16	10/31/17	\$510	\$0.78	\$525	\$0.81	\$425
4664-A	2	1	775	11/16/18	11/15/19	\$570	\$0.74	\$625	\$0.81	\$299
4664-B	1	1	650	4/13/19	3/31/20	\$470	\$0.72	\$525	\$0.81	\$299
4664-C	2	1	775	4/9/16	4/30/17	\$600	\$0.77	\$625	\$0.81	\$199
4644-D	2	1	775	9/16/19	8/31/20	\$600	\$0.77	\$625	\$0.81	\$600
4664-E	1	1	650	12/7/18	11/30/19	\$470	\$0.72	\$525	\$0.81	\$299
4664-F	2	1	775	9/1/13	8/13/14	\$570	\$0.74	\$625	\$0.81	\$540
4774-G	1	1	650	2/1/15	1/31/16	\$460	\$0.71	\$525	\$0.81	\$99
4664-H	2	1	775	3/6/19	2/29/20	\$570	\$0.74	\$625	\$0.81	\$570
4664-I	1	1	650	11/7/17	10/31/18	\$500	\$0.77	\$525	\$0.81	\$199
4664-J	2	1	775	11/1/16	12/31/17	\$570	\$0.74	\$625	\$0.81	\$500
4664-K	1	1	650	8/8/19	7/31/20	\$500	\$0.77	\$525	\$0.81	\$400
<b>Totals/Averages</b>			<b>24,250</b>			<b>\$18,305</b>	<b>\$0.75</b>	<b>\$19,575</b>	<b>\$0.81</b>	<b>\$11,572</b>

## // UNIT MIX SUMMARY

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
1BR   1BA	23	65.7	650	\$489	\$0.75	\$525	\$0.81
2BR   1BA	12	34.3	775	\$587	\$0.76	\$625	\$0.81
<b>Totals/Averages</b>	<b>35</b>	<b>100%</b>	<b>24,250</b>	<b>\$18,305</b>	<b>\$0.75</b>	<b>\$19,575</b>	<b>\$0.81</b>



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// SECTION 4

# DEMOGRAPHICS

BURKHARDT VALLEY APARTMENTS - 35 UNITS FOR SALE - 4644, 4654, 4664 BURKHARDT AVE, DAYTON, OH 45431



# // DEMOGRAPHICS MAP & REPORT

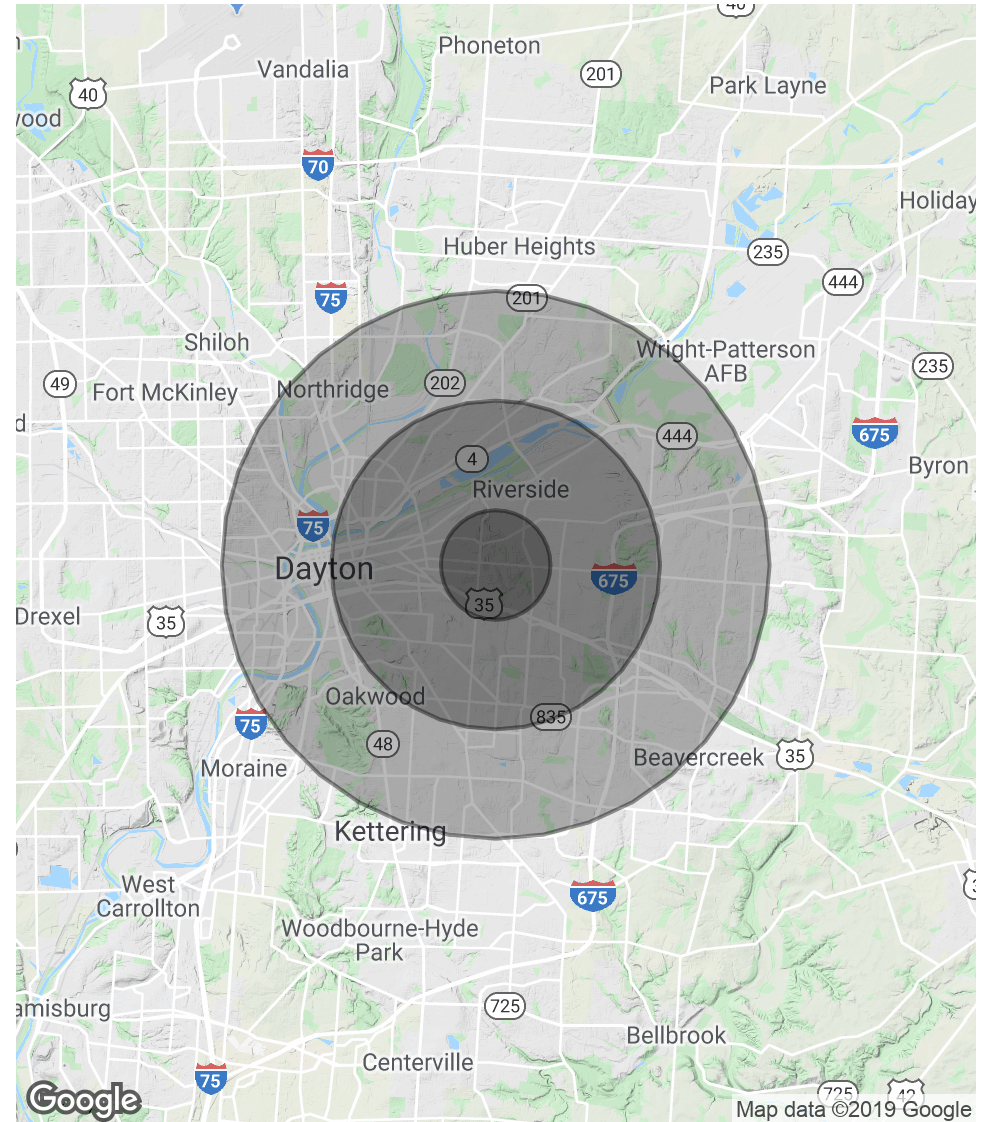


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,311	103,483	216,134
Median age	34.4	35.7	36.5
Median age (Male)	33.9	34.3	35.0
Median age (Female)	34.7	37.0	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,005	42,993	88,051
# of persons per HH	2.4	2.4	2.5
Average HH income	\$39,701	\$43,195	\$52,218
Average house value	\$81,047	\$95,294	\$128,685

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	12,175	90,406	185,924
% White	85.1%	87.4%	86.0%
Total Population - Black	1,236	7,512	18,974
% Black	8.6%	7.3%	8.8%
Total Population - Asian	211	1,215	3,740
% Asian	1.5%	1.2%	1.7%
Total Population - Hawaiian	6	14	16
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	169	451
% American Indian	0.0%	0.2%	0.2%
Total Population - Other	199	1,751	2,331
% Other	1.4%	1.7%	1.1%

\* Demographic data derived from 2010 US Census





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// SECTION 5

# ADVISOR BIOS

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**TRYFON CHRISTOFOROU**

Managing Partner

tryf@3cre.com

**Direct:** 513.745.9333 | **Cell:** 513.490.6881

**PROFESSIONAL BACKGROUND**

Tryfon Christoforou is an experienced commercial broker specializing in multifamily real estate and is a partner of 3CRE Advisors. He brings broad experience in commercial real estate to his work – in addition to multifamily properties, his background includes mortgages, investment, and ownership of investment property.

By leveraging his diverse work experience in real estate to bring every client the best return possible, Tryfon has established himself as a top performer.

Tryfon has built a reputation as a service-oriented broker who is committed to personally guiding his clients through every phase of the real estate transaction process from start to finish. He has built long-term relationships with clients based on collaboration, hard work, an ethical approach, and dedication to a step-by-step method to working with every investor to maximize results.

Tryfon Co-founded 3CRE Advisors with partner Michael Costantini to bring clients a tailored, knowledgeable approach to forming and successfully executing their commercial real estate investment strategy.

3CRE have extensive experience in local and regional Midwest markets and has an advantage in locating investment options on behalf of its clients as well as being able to list their properties on a national basis to the entire 100,000-strong brokerage and investment community via real-time syndication to major listing sites, social media, and email campaigns.

Tryfon holds a BSBA, Marketing from University of Cincinnati, Ohio. His affiliations include the National Apartment Association, NAR, OAR, and the Cincinnati and Dayton Board of Realtors. He was born in Melbourne, Australia and is of Greek heritage. He is a passionate world traveler and calls Cincinnati his home.

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Cincinnati, OH 45242  
513.745.9333



## // ADVISOR BIO 2



### BRIAN COYLE

Advisor

brian@3cre.com

**Direct:** 513.745.9333 | **Cell:** 203.918.3944

### PROFESSIONAL BACKGROUND

Brian Coyle is an advisor with 3CRE who specializes in multifamily assets. His unrivaled hustle, drive, and persistence have made him a pivotal part of a multifamily team responsible for over \$100million dollars in sales. However, it's his dedication and appreciation for customer relations that have made him an indispensable asset to 3CRE at such a young age.

Originally from Darien, Connecticut, he made his way to Cincinnati by way of Xavier University, where he is currently a stellar senior majoring in Marketing and Entrepreneurship. His studies, as well as his life experience (he grew up in a circle of successful East Coast real estate developers) have equipped him with the knowledge and skills to locate, facilitate, and close high-value commercial real estate deals with confidence far beyond his years.

His specialties include helping investors with the process of acquiring and selling multifamily investments. When he isn't at work helping investors close commercial deals, he enjoys, golfing, boating, and fishing on the Gulf Coast.

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