



24 FERNWOOD AVE. \$245,000

24 FERNWOOD AVE, DAYTON, OH 45405

*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.

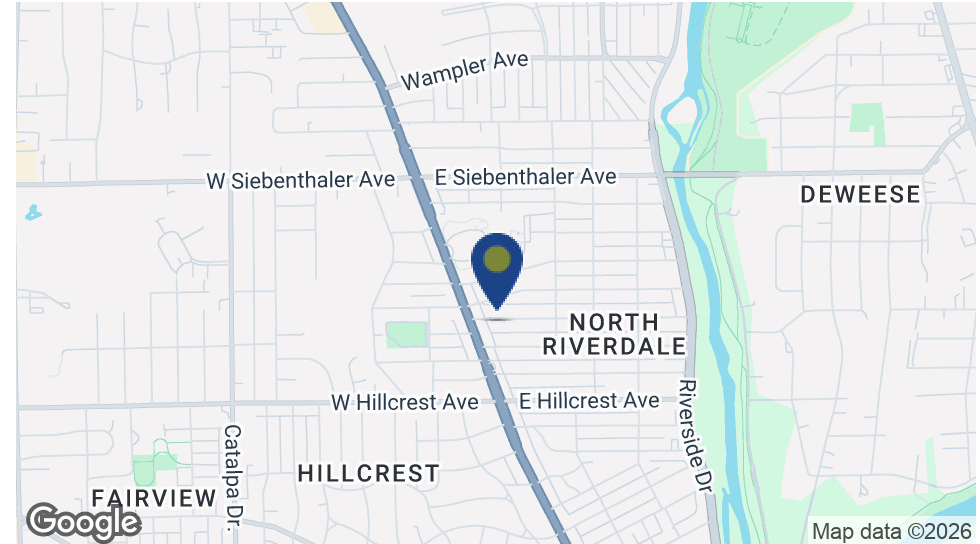
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SECTION 1

PROPERTY INFORMATION

Executive Summary



OFFERING SUMMARY

Sale Price:	\$245,000
Building Size:	4,500 SF
Lot Size:	5,365 SF
Number of Units:	4
Price / SF:	\$54.44
Cap Rate:	8.27%
NOI:	\$20,273
Year Built:	1951
Zoning:	ER-4
Market:	Dayton
Submarket:	Dayton

PROPERTY OVERVIEW

Introducing an exceptional opportunity for Multifamily investors in the Dayton area. This low maintenance all brick 4,500 SF building comprises of four 1-bedroom, four 1-bath apartment units, and offers a solid investment in a thriving market. Built in 1951 and zoned ER-4, the property features 100% occupancy, ensuring immediate returns for savvy investors. With a strategic location and a track record of full occupancy, this investment promises strong rental demand and consistent cash flow. Don't miss your chance to secure a valuable asset in the dynamic Dayton market. Recent improvements include a new roof installed in 2021, four new heat pumps installed in 2023, new floors, new windows and appliances installed in early 2021 in three units, two new water heaters installed in 2026. Tenants pay for their own heat and electricity. Seller self-manages the property. Two parcels: R72 06310 0076, 0077

PROPERTY HIGHLIGHTS

- Tenants pay for their own heat and electricity
- New roof in 2021
- Many improvements to the building
- Fully Occupied

Property Description



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Multifamily investors in the Dayton area. This low maintenance all brick 4,500 SF building comprises of four 1-bedroom, four 1-bath apartment units, and offers a solid investment in a thriving market. Built in 1951 and zoned ER-4, the property features 100% occupancy, ensuring immediate returns for savvy investors. With a strategic location and a track record of full occupancy, this investment promises strong rental demand and consistent cash flow. Don't miss your chance to secure a valuable asset in the dynamic Dayton market. Recent improvements include a new roof installed in 2021, four new heat pumps installed in 2023, new floors, new windows and appliances installed in early 2021 in three units, two new water heaters installed in 2026. Tenants pay for their own heat and electricity. Seller self-manages the property. Two parcels: R72 06310 0076, 0077

LOCATION DESCRIPTION

Discover the vibrant Dayton, OH market surrounding the property, ripe with potential for Multifamily/High-Rise investors. Situated in a dynamic urban community, the area boasts proximity to the nearby Dayton Art Institute, Riverscape Metropark, and the vibrant Oregon District. With favorable demographics and a strong local economy, the location offers a rich tapestry of cultural attractions, dining, and entertainment options. Investors can tap into the area's growth, as Dayton continues to attract new residents seeking a blend of urban convenience and historic charm. Don't miss the opportunity to be part of this exciting community and thriving real estate market.

Complete Highlights



PROPERTY HIGHLIGHTS

- Tenants pay for their own heat and electricity
- New roof in 2021
- Many improvements to the building
- Fully Occupied



Additional Photos



Additional Photos



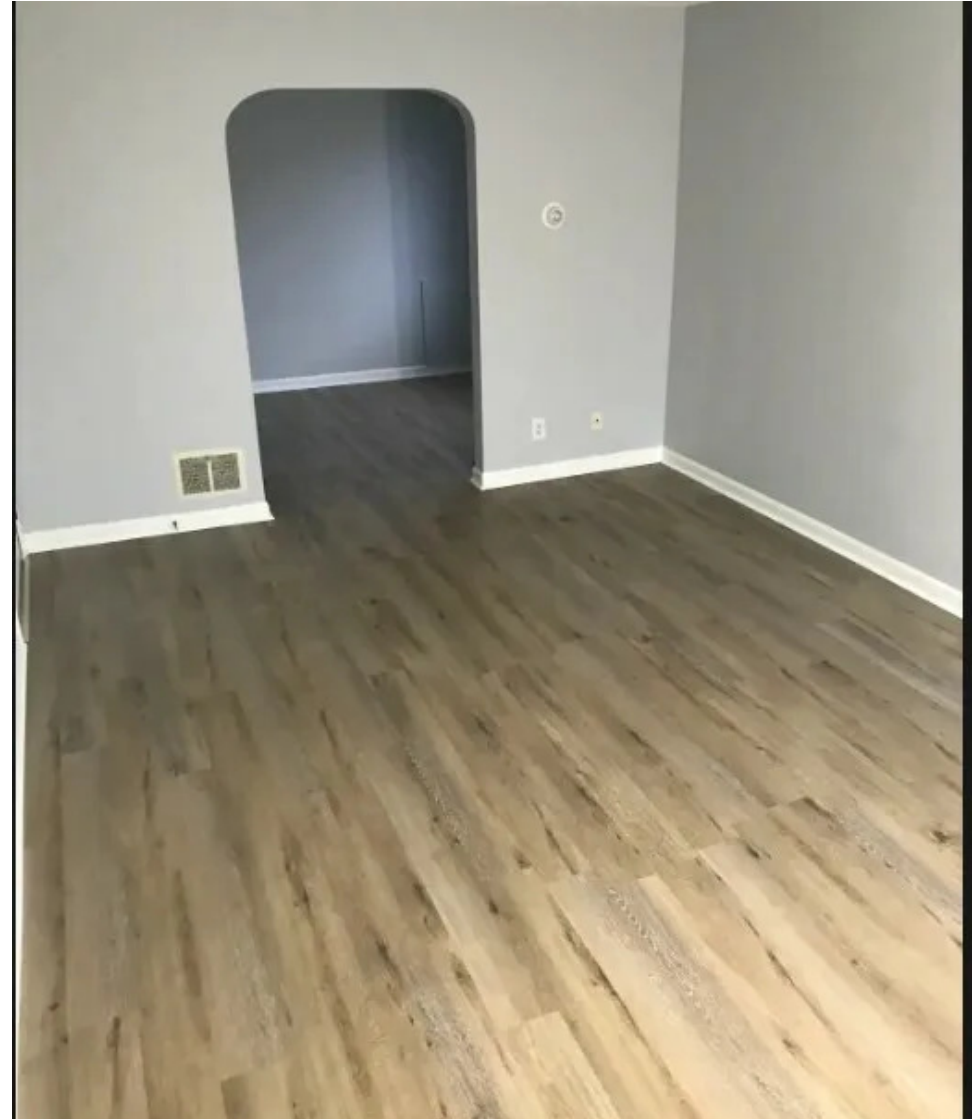
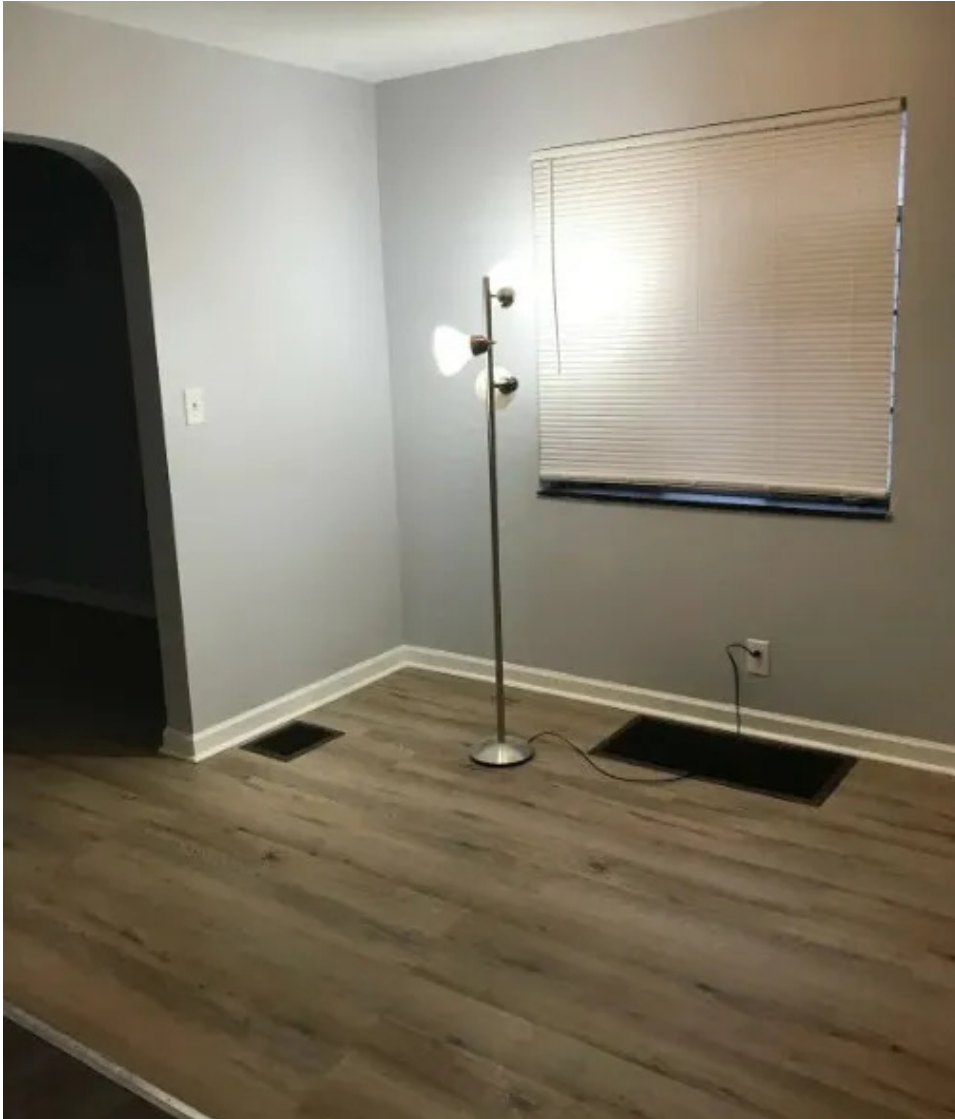
Additional Photos



Additional Photos



Additional Photos



Additional Photos



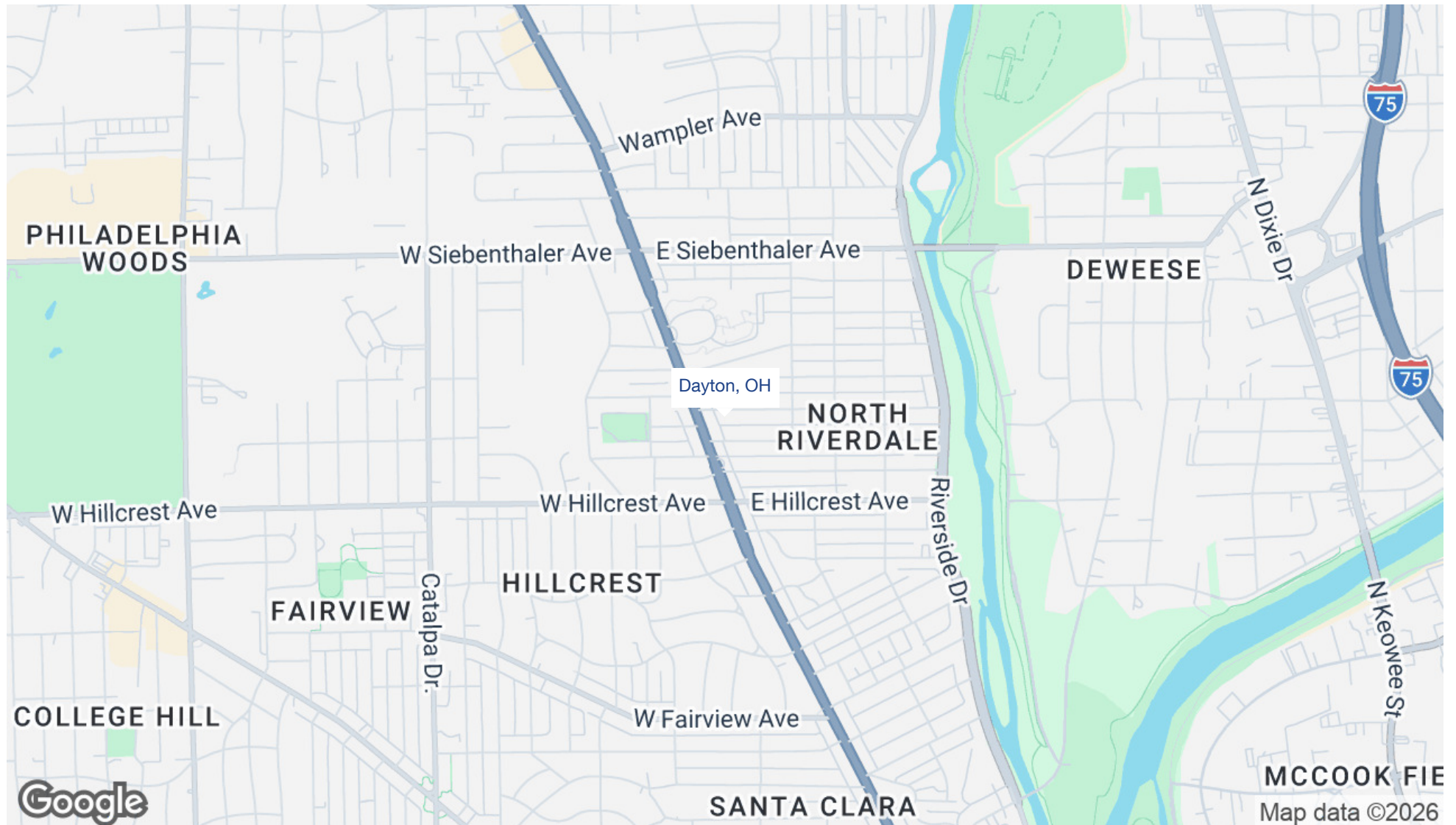
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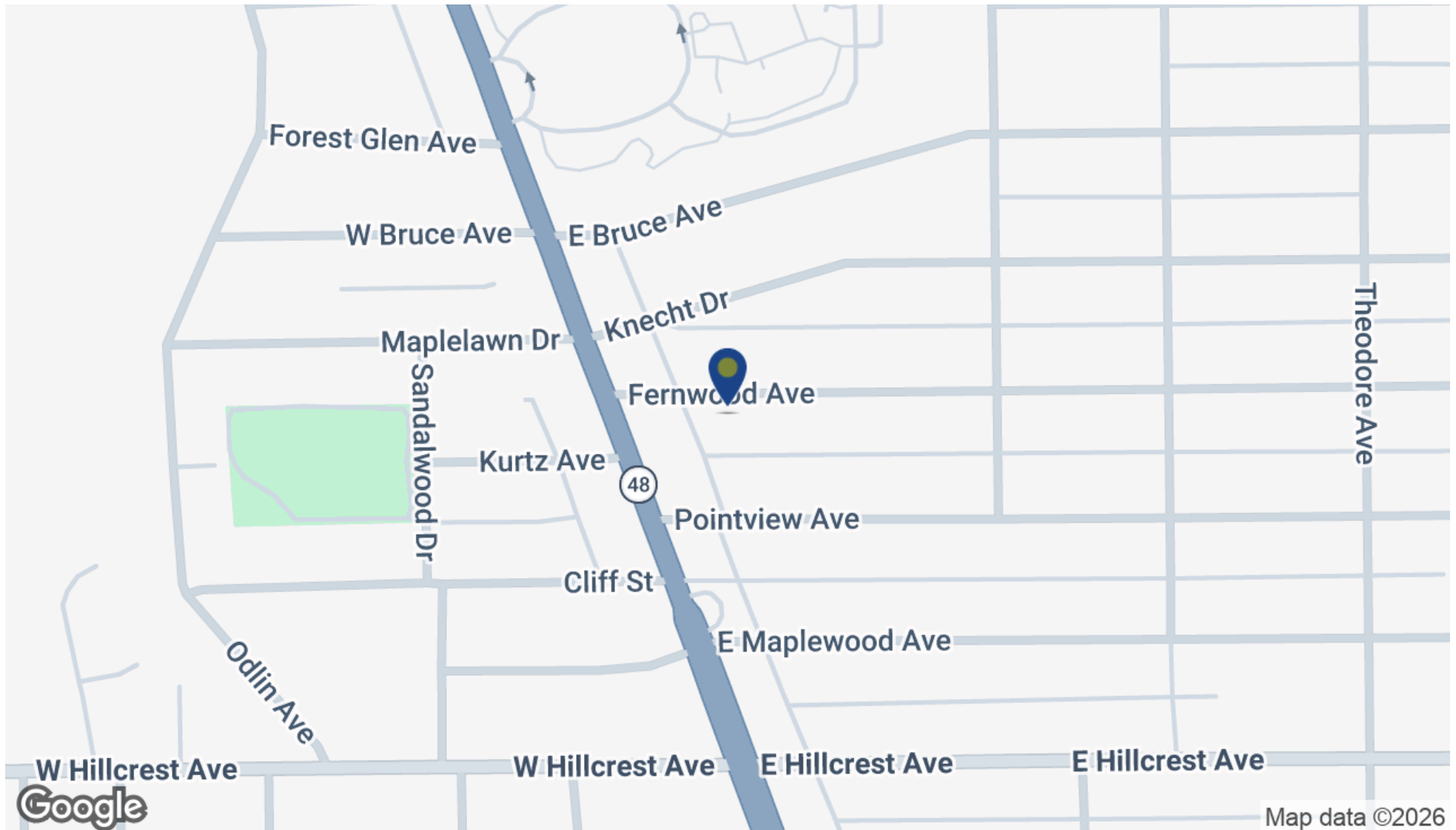
SECTION 2

LOCATION INFORMATION

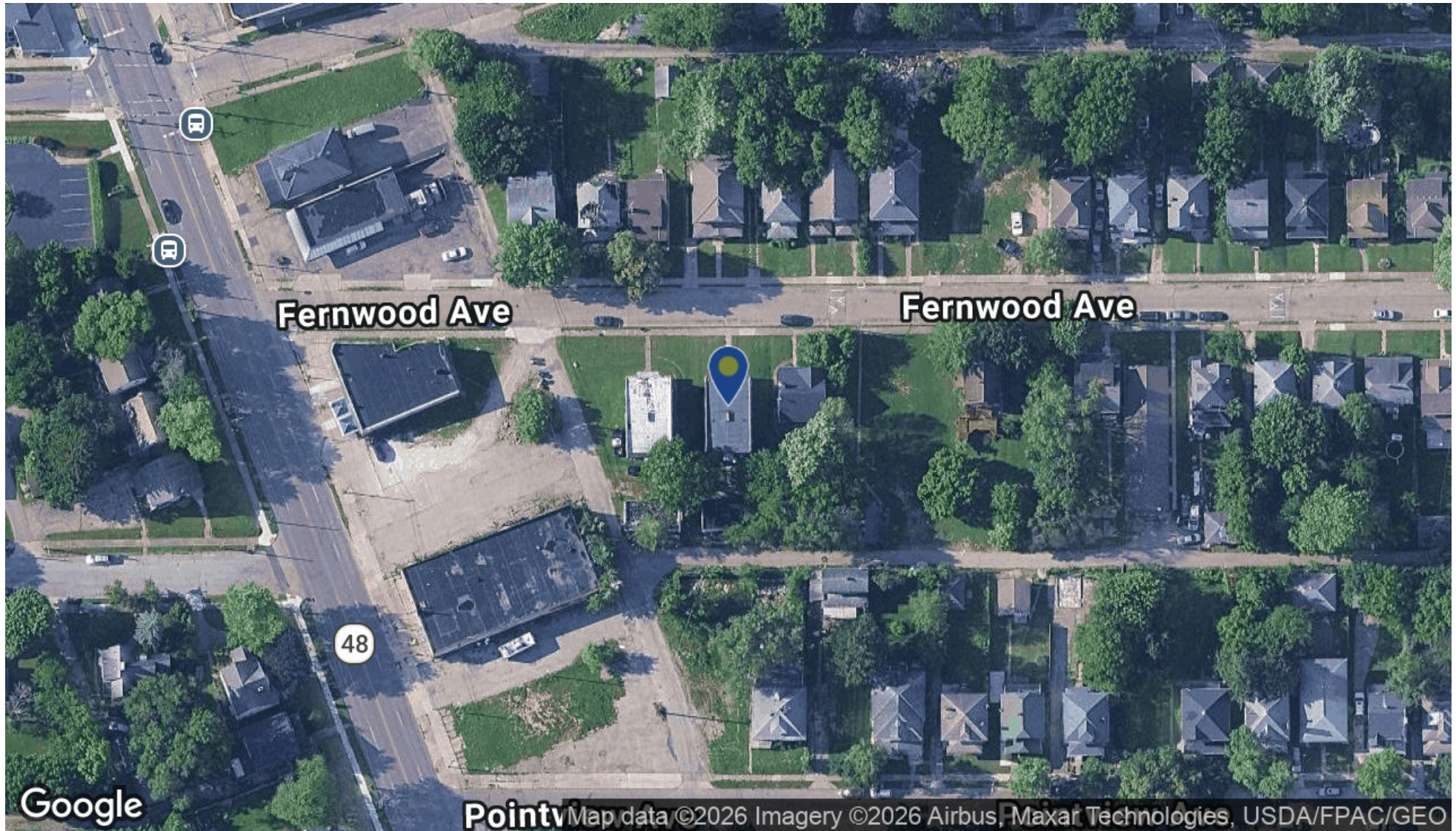
Regional Map



Location Map



Aerial Map



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SECTION 3

FINANCIAL ANALYSIS



Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE END
1	1	1	\$600	08/31/27
2	1	1	\$600	08/31/27
3	1	1	\$600	9/30/27
4	1	1	\$600	12/31/26
TOTALS			\$2,400	
AVERAGES			\$600	



Income & Expenses

INCOME SUMMARY		CURRENT RENTS - MINUS EXPENSES
Vacancy Cost		\$0
GROSS INCOME		\$28,800
EXPENSES SUMMARY		CURRENT RENTS - MINUS EXPENSES
Real Estate Taxes		\$4,642
Insurance		\$1,960
Water		\$1,400
Lawn Care		\$525
OPERATING EXPENSES		\$8,527
NET OPERATING INCOME		\$20,273

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SECTION 4

SALE COMPARABLES

Sale Comps



★ 24 FERNWOOD AVE

Dayton, OH 45405

Subject Property

Price:	\$245,000	No. Units:	4
Year Built:	1951	Price/Unit:	\$61,250



1

3841 CARROLL AVE

Dayton, OH 45405

On Market

Price:	\$249,900	No. Units:	4
Year Built:	1953	Price/Unit:	\$62,475



2

2010 AUBURN AVE.

Dayton, OH 45406

On Market

Price:	\$249,000	No. Units:	4
Price/Unit:	\$62,250		



Sale Comps



3

19 W. SIEBENTHALER AVE.

Dayton, OH 45405

On Market

Price:	\$260,000	No. Units:	4
Year Built:	1951	Price/Unit:	\$65,000



4

14 MAYLAN

Dayton, OH 45405

On Market

Price:	\$250,000	No. Units:	4
Year Built:	1935	Price/Unit:	\$62,500



5

115 E NORMAN AVE.

Dayton, OH 45405

On Market

Price:	\$249,900	No. Units:	4
Year Built:	1950	Price/Unit:	\$62,475



Sale Comps



6

321 W. NORMAN AVE.
Dayton, OH 45405

Sold 4/14/2026

Price:	\$240,000	No. Units:	4
Year Built:	1942	Price/Unit:	\$60,000



7

302 FOUNTAIN AVE.
Dayton, OH 45405

Sold 4/15/2026

Price:	\$241,500	No. Units:	4
Year Built:	1939	Price/Unit:	\$60,375



Sale Comps Map & Summary

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Price \$245,000

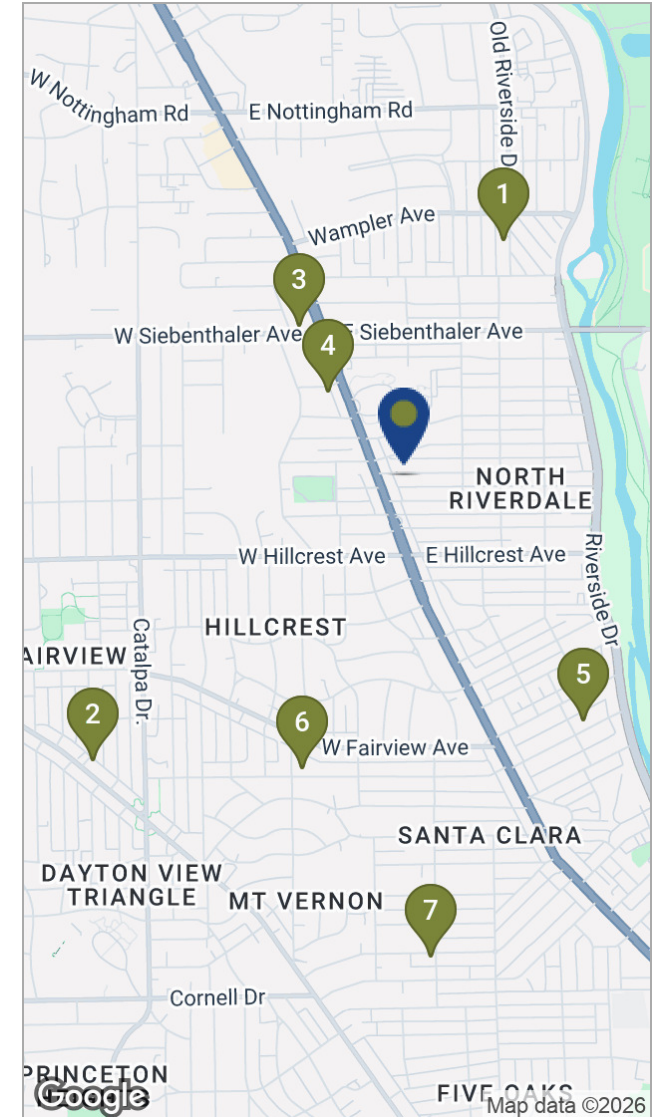
Bldg Size 4,500 SF

No. Units 4

Price/Unit \$61,250

Deal Status Subject Property

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/UNIT	DEAL STATUS
1	3841 Carroll Ave Dayton, OH 45405	\$249,900	4,176 SF	4	\$62,475	On Market
2	2010 Auburn Ave. Dayton, OH 45406	\$249,000	3,744 SF	4	\$62,250	On Market
3	19 W. Siebenthaler Ave. Dayton, OH 45405	\$260,000	5,472 SF	4	\$65,000	On Market
4	14 Maylan Dayton, OH 45405	\$250,000	4,680 SF	4	\$62,500	On Market
5	115 E Norman Ave. Dayton, OH 45405	\$249,900	4,176 SF	4	\$62,475	On Market
6	321 W. Norman Ave. Dayton, OH 45405	\$240,000	4,536 SF	4	\$60,000	Sold 4/14/2026
7	302 Fountain Ave. Dayton, OH 45405	\$241,500	4,248 SF	4	\$60,375	Sold 4/15/2026
AVERAGES		\$248,614	4,433 SF	4	\$62,154	



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SECTION 5

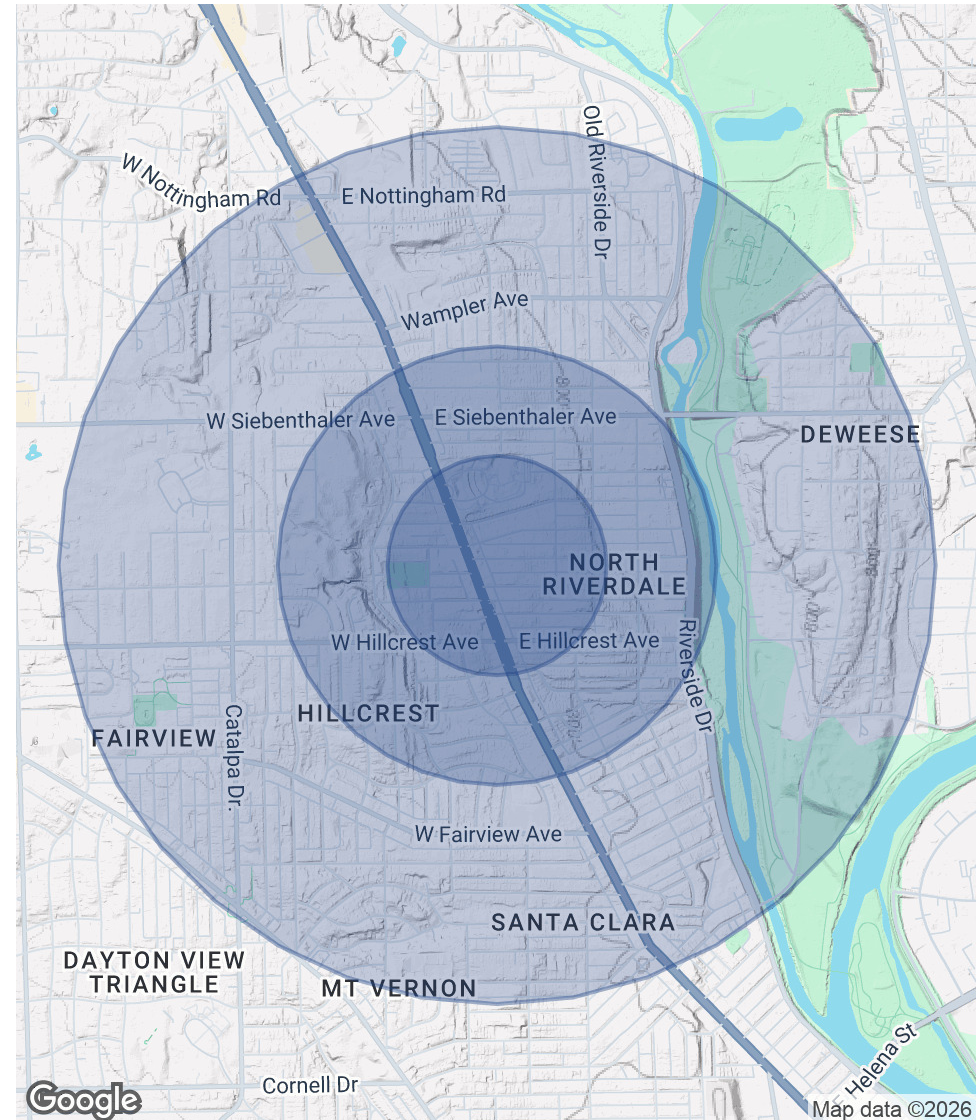
DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,433	5,345	14,411
Average Age	35.5	36.1	39.9
Average Age (Male)	34.4	33.1	37.4
Average Age (Female)	35.6	37.8	41.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	586	2,275	6,701
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$46,129	\$51,123	\$51,078
Average House Value	\$18,780	\$36,320	\$70,110

2023 American Community Survey (ACS)



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SECTION 6

ADVISOR BIOS

Advisor Bio 1



DOUG BROOMHALL

Senior Vice President

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Direct: 937.287.5129

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 22 years experience in the commercial real estate industry securing over \$50 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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