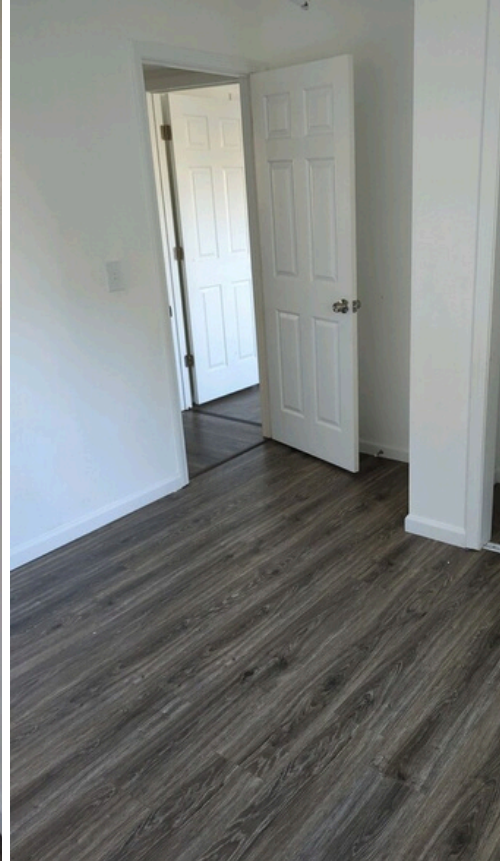
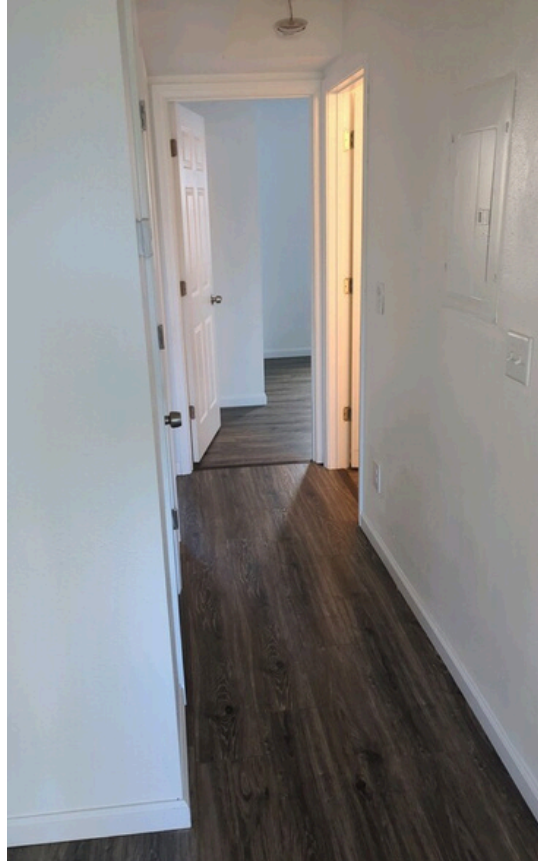
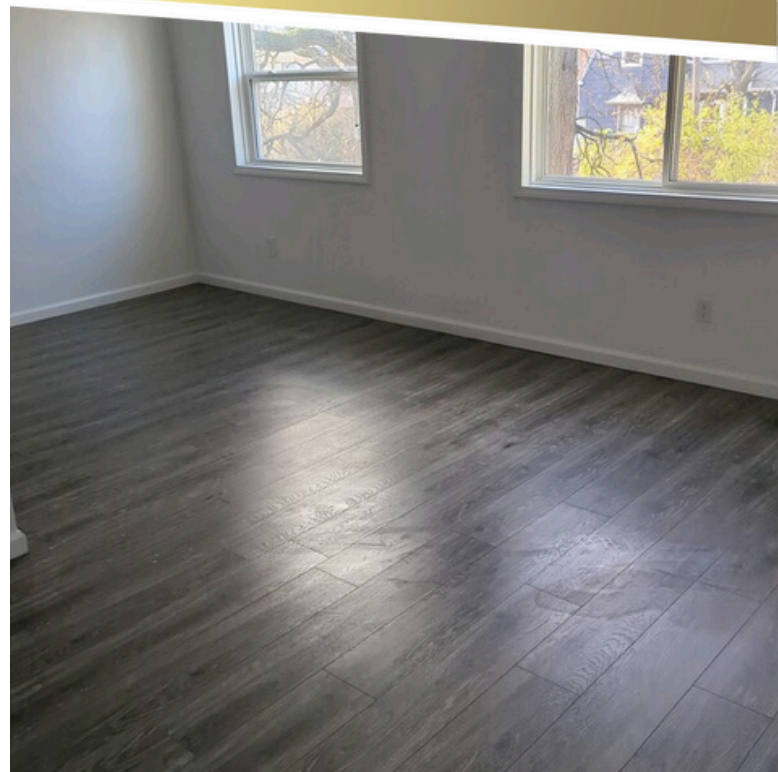


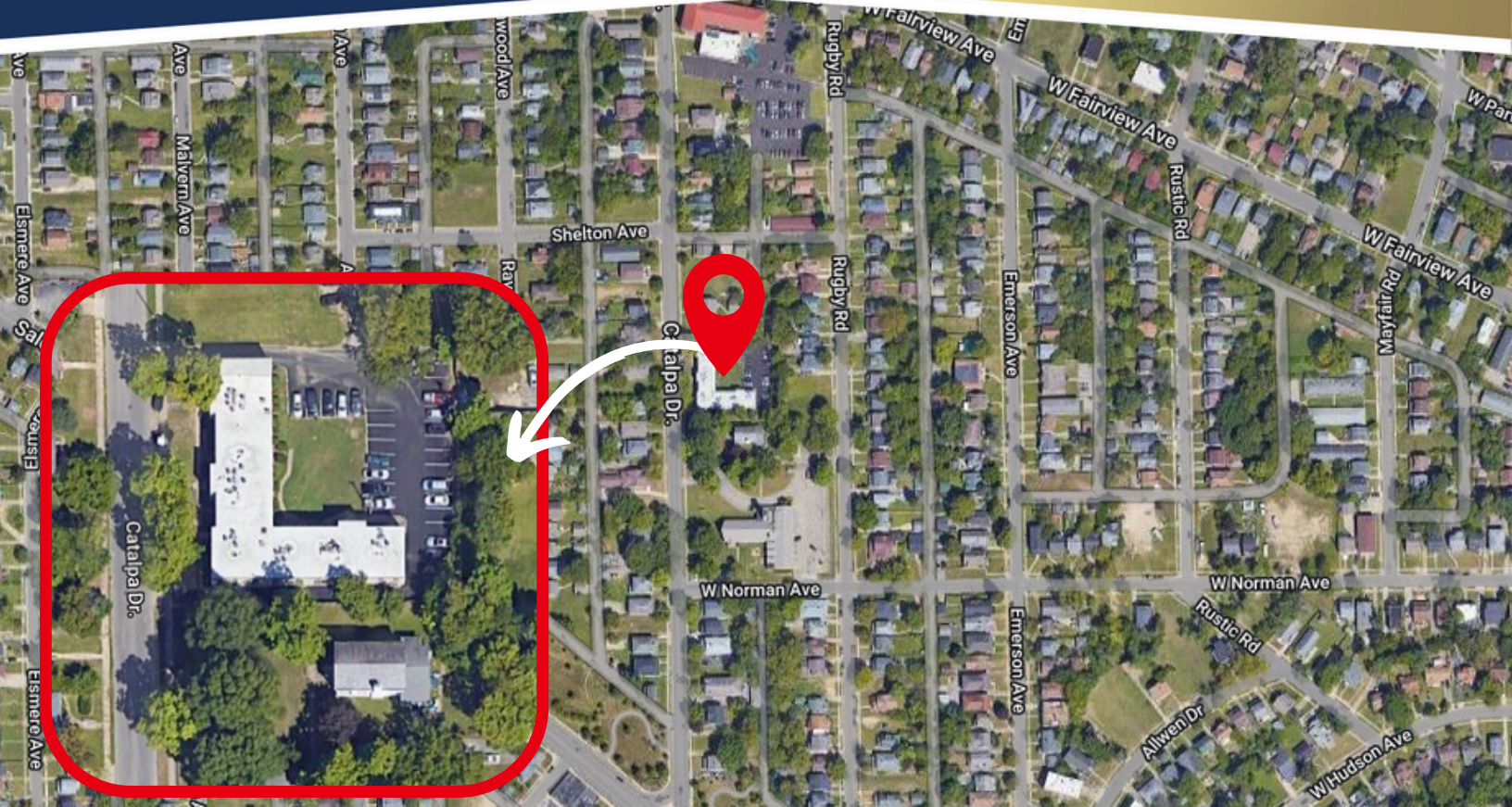
FOR SALE | 2030-2036 CATALPA DRIVE
DAYTON, OH 45406

Property Highlights

- 15 FULLY REMODELED UNITS- KITCHENS, BATHS, HVAC, PAINT, FLOORING
- 13 UNITS WITH NEW HVAC
- STABILIZED RENTS
- PARKING LOT RECENTLY RESURFACED
- ROOF AND MOST WINDOWS APPROX 10 YEARS OLD
- HIGH DEMAND FOR REMODELED UNITS
- 100% OCCUPIED, WITH HUGE UPSIDE POTENTIAL FOR A NEW OWNER
- PROPERTY IS PLUMBED FOR AN ON-SITE LAUNDRY FACILITY PRESENTING SIGNIFICANT UPSIDE POTENTIAL FOR A NEW OWNER - JUST ADD COIN-OP OR CREDIT CARD WASHERS AND DRYERS!

Offered at: \$1,650,000





**2030-2036 CATALPA DRIVE - CATALPA MANOR | FOR
DAYTON, OH 45406 | SALE**

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	52,132	176,833	479,719
HOUSEHOLDS	22,348	71,956	199,216
HH INCOME	\$44,849	\$51,460	\$69,817

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.