



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**

**FOR SALE!**

**5010-5016 Woodbine Ave,  
Dayton, Ohio 45432**



## **Turnkey Multi-Family Investment in Dayton's Eastmont Neighborhood**

**\$275,000  
per Building**

### **PROPERTY FEATURES:**

- **Two adjacent multi-family buildings in Eastmont neighborhood**
- **Strong rental history and long-term tenant appeal**
- **Great opportunity for investors seeking reliable cash flow**
- **Mix of on-street and off-street parking**
- **Located in a neighborhood with steady median home values**



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## Fact Sheet

<b>Address:</b>	5010-5016 Woodbine Ave, Dayton, Ohio 45432
<b>Price:</b>	\$295,000 per building
<b>County:</b>	Montgomery
<b>City:</b>	Dayton
<b>Building Size:</b>	~3,000 sq ft (for each building)
<b>Lot Size:</b>	5010: ~6,970 sq ft 5016: ~8,712 sq ft
<b>Year Built:</b>	1963
<b>Zoning:</b>	Residential - C- Commercial rental units
<b>Parking Spaces:</b>	Off-street parking behind building for 5016
<b>Roof:</b>	New roof in 2018
<b>Bedrooms:</b>	1 bedroom in each unit
<b>Bathrooms:</b>	1 bathroom in each unit
<b>Taxes:</b>	

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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## **Property Description:**

Located in the Eastmont neighborhood of Dayton, **5010 & 5016 Woodbine Avenue** present an excellent multi-family investment opportunity. Built in 1963, these well-maintained properties feature a combined total of multiple apartment units, including spacious one-bedroom layouts up to 1,000 sq ft, ideal for long-term tenants.

**5016 Woodbine Ave** has a recently updated roof (2018) and all-new windows, while off-street parking is available behind the building for tenant convenience. Each unit has forced-air heating, and tenants are responsible for heat and electricity, simplifying management. With four full bathrooms and easy-to-rent units, the property is ready for immediate occupancy.

Situated near local shopping centers and major Dayton corridors, these properties offer both stability and cash flow potential for investors. With a proven rental history and manageable lot sizes (5010: ~6,970 sq ft; 5016: ~8,712 sq ft), these buildings combine functionality, location, and investment upside in a single package.

**Please note that no inside showings will be scheduled until the seller has an accepted offer from the buyer.**

**Two additional multifamily buildings owned by the same seller are available separately or as a package located at 824-826 Shroyer Road, Dayton, Ohio 45419. Contact broker for details.**

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## Woodbine – Building Condition Summary

The Woodbine buildings have received consistent updates throughout ownership. Roofs were replaced approximately 5–8 years ago, and the electric panels were upgraded within the last five years. HVAC systems vary in age, though roughly half have been replaced over the past decade. During unit remodels completed within the last four years, most plumbing components—including p-traps, sinks, toilets, and disposals—were updated. In addition, new windows have been installed across the property within the last five years, further enhancing efficiency and long-term durability.

## Shroyer – Building Condition Summary

The Shroyer buildings have also benefited from steady improvements. Roofs are believed to have been replaced within the last 10 years, providing solid structural reliability. Electric panels predate the seller's 2018 ownership, while HVAC systems have been updated progressively, with approximately half replaced since 2018. Plumbing updates have been made during unit renovations, estimated at about half the building due to long-term tenant occupancy. Similar to Woodbine, new windows were installed within the past five years, contributing to improved performance and tenant comfort.

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### Rent Roll

#### 5010 Woodbine Avenue

Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held
A		4/11/2025	4/10/2026	1 Bed/1 Bath	Monthly	5/1/2025	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00
B		1/1/2019	4/30/2026	1 Bed/1 Bath	Monthly	5/1/2025	\$600.00	\$600.00	\$0.00	\$600.00	\$450.00
C		4/25/2025	4/24/2026	2 Bed/1 Bath	Monthly	4/25/2025	\$675.00	\$700.00	\$0.00	\$700.00	\$775.00
D		4/25/2019	4/30/2026	1 Bed/1 Bath	Monthly	5/1/2025	\$633.75	\$633.75	\$0.00	\$633.75	\$475.00
<b>Total for 5010 Woodbine Avenue</b>							<b>\$2658.75</b>	<b>\$2683.75</b>	<b>\$0.00</b>	<b>\$2683.75</b>	<b>\$2450.00</b>

#### 5016 Woodbine Avenue

Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held
A		2/22/2024	2/28/2026	1 Bed/1 Bath	Monthly	3/1/2025	\$682.50	\$682.50	\$0.00	\$682.50	\$650.00
B		8/15/2025	8/14/2026	1 Bed/1 Bath	Monthly	8/15/2025	\$725.00	\$725.00	\$0.00	\$725.00	\$725.00
C		10/1/2016	5/31/2026	1 Bed/1 Bath	Monthly	7/1/2025	\$650.00	\$650.00	\$0.00	\$650.00	\$350.00
D		9/7/2024	8/31/2026	1 Bed/1 Bath	Monthly	9/1/2025	\$700.00	\$761.99	\$0.00	\$761.99	\$650.00
<b>Total for 5016 Woodbine Avenue</b>							<b>\$2757.50</b>	<b>\$2819.49</b>	<b>\$0.00</b>	<b>\$2819.49</b>	<b>\$2375.00</b>

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## Rental Comparison

Apartment listings shown in the screenshot:

- Sycamore Square Apartments**: 60 Patterson Village Dr., Dayton, OH 45428. \$825+ / 1 Bed. Pet-friendly. (937) 8...
- The Echelon**: 844 Forest Dr., Dayton, OH 45407. \$895+ / 1 Bed. SPECIAL. (937) 900-...

### 1 Bedroom

Sycamore Square Apartments	\$825/mo
The Echelon	\$895/mo
Wilmington Apartments	\$855/mo
Patterson Apartments	\$855/mo
Lakeshore Place	\$885/mo
1635 Watervliet	\$750/mo
Wilmington House Roscommon Place	\$725/mo
978 Irving	\$900/mo

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**MAIN BUILDING**



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