

The Daytonian

Venerable Fremont Apartments - Now offering Seller Terms 5.20% for five years with no pre-pay penalty.



4121 Dayton Avenue North ~ \$1,650,000

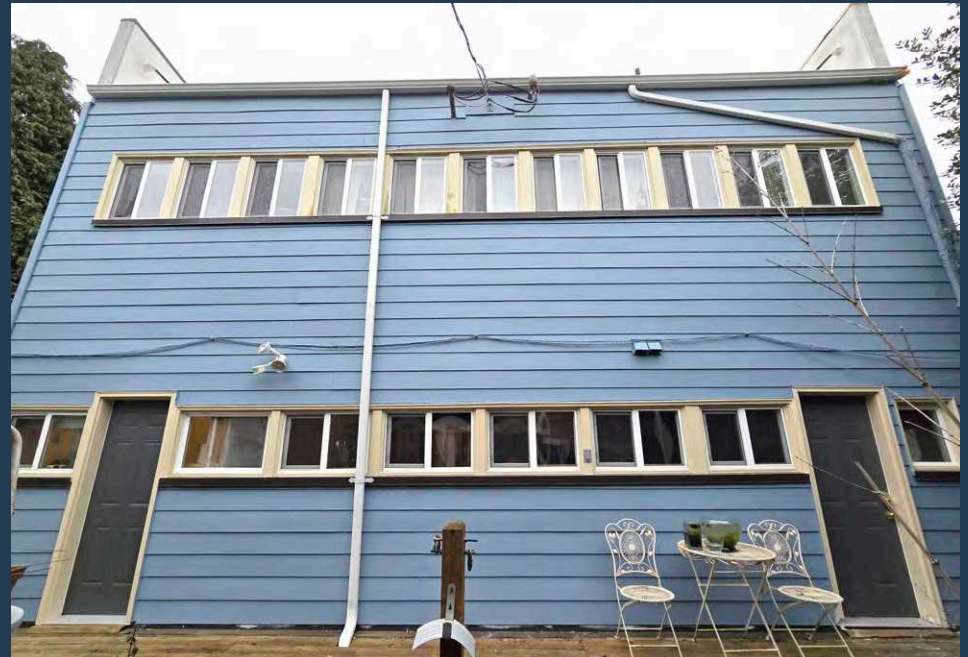
Seller offers Five Year Note @ 5.20% Interest Only and no pre-pay penalty.

Apartments 101, 201 and 301 are to the left on the south; 102, 202 and 302 are on the north. Residents enjoy spacious living with high ceilings, heavy wood trim, built-ins & bay windows, and some nice local views. All six apt homes have fun quirks & floor plans, kitchens w/ eating spaces and second exit doors to the west, like a house.

Clearly 301 and 302 on top have potential to partition a second legal bedroom, basic carpentry by non bearing walls can expand the dens for increased occupancy. All three levels have open common spaces at this west end interconnected by interior common stairwells.

Radiator heat and hot water are provided by the Buderus Boiler and holding tank installed on permits in 2010, and recently city inspected in 2024 (docs avail). The rolled polyurethane roof is in excellent condition; roof access from inside building by Apt 301 west door. (2024 mechanical upgrades shown on operating statement.)

Seller Financing with interest only terms lets investors harvest more cash flow rather than debt reduction, and sometimes the chance to renegotiate terms after four years. Seller likes such a Note but will also welcome cash out/ conventional terms. No loan and appraisal fees, no weeks of "maybe" from bankers - get approvals in two days and closings in four. The scarcity here is a rare, grandfathered 6-Plex on a sleepy residential street, avoid busy streets to find fine Fremont homes.



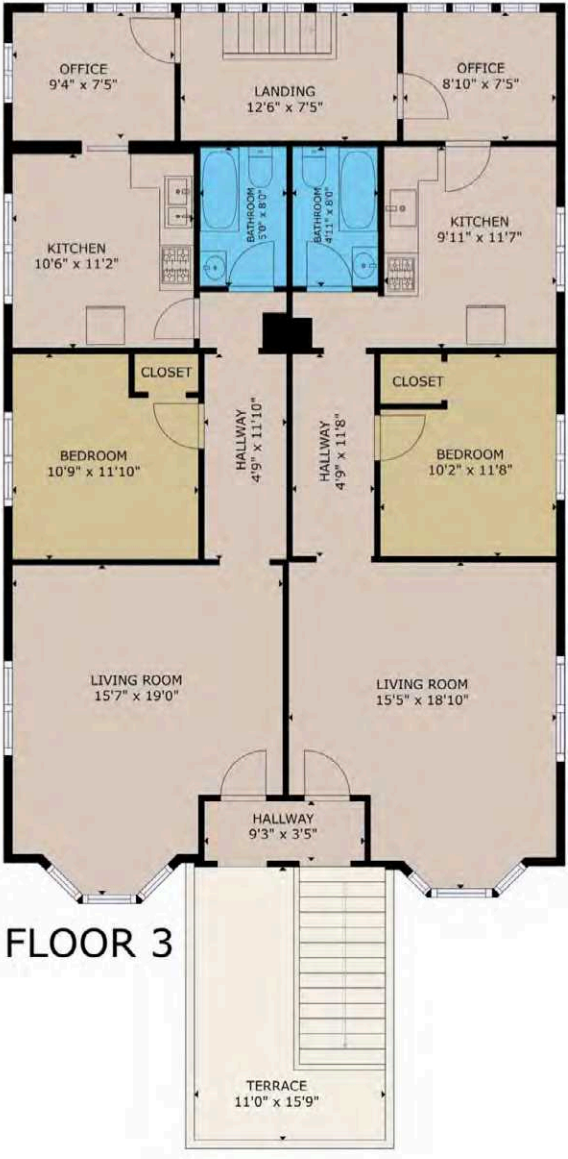
4121 Dayton Ave N



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 1,856 sq. ft, FLOOR 2: 1,554 sq. ft
 FLOOR 3: 1,551 sq. ft, TOTAL: 4,961 sq. ft
 EXCLUDED AREA: VERANDA: 328 sq. ft
 PATIO: 166 sq. ft, TERRACE: 172 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

4121 Dayton Ave N

OPERATING STATEMENTS 2023-2024

Year	2023	2024
GAI Gross Actual Income	120,010	122,810
Property Tax	14,252	14,842
Insurance	2,771	3,026
Water	5,916	8,722
Electric / 7th house meter	357	468
Gas / 1 meter on site	3,861	3,437
Upkeep	840	1,097
Subtotal	27,997	31,592
NOI Net Income	92,013	91,218

Upkeep detail 2023 & 2024: Site visits included clogged sink, toilet reset, faucet service/ repair and window repair.

Not shown here: Labor & minor materials by full-time handyman employed by Seller, \$200/m Apt 301 assistant Resident Manager, Seller's private phone, car, admin & CPA fees, mortgage interest, and IRS Depreciation.

Recent upgrades in 2024 to prepare for the sale: \$ 66,233
Replace section of sewer line, replace water supply line, exterior prep & paint + custom stone work, seven new electric breaker panels.

RENT ROLL MARCH 2025

Apt Home #	Style	est Sq Ft	Moved In	March 2025
101	1-BR Large	830	2023	\$ 1750
102	1-BR	570	2024	1425
201	1-BR	700	2018	1800
202	1-BR + Den	760	2021	1800
301	1-BR + Den	760	2003	1850
302	1-BR + Den	760	2024	1875
Est Net Rentable Sq Ft		4370		
Est Total Bldg Sq Ft		5000		
Total Rents				\$10,500

Apartment Home 101



Three photos of Apartment 201 / Open space west of Apt 201



Apartment Home 302



Lots of open space in 2nd floor and 3rd floor westerly landings.

