

1519 S Smithville Rd Dayton, OH 45410

Active 04/09/2021

County: Montgomery

Listing #: 836129

Cross St:

List Price: \$300,000



Prop Type: Multi-Family  
Subdivision: City/Dayton Rev  
Beds: 32  
Baths: 16 (16 0)  
Yr Built: 1951  
Parcel ID: R72 15104 0060  
School Dist: Dayton  
CDOM: 0  
Recent Change: 04/09/2021 : NEW : ->A

Sub Type: 5+ Units  
Appx SqFt: 20,592/Assessor's Data  
Price/SqFt: 14.57  
Lot SqFt: 33,106  
Lot Acres: 0.7600

Remarks

**Directions:** Check navigation for most accurate details  
**Prop Desc:** This property is a 16 unit, all brick, townhouse style apartments with 2 beds, and 1 1/2 bath in each unit. There is also 1 garage spot for every unit. This is located just off of interstate 35 on Smithville. This building is all brick. The roof was replaced in 2018. There has been many updates on this property including new furnaces, new water heaters (may be missing a few), and new plumbing. Garage doors also were updated. A third party estimated the interior rehab to be 70% complete for the entire project. The building is 100% vacant.  
**Agt Rmrks:** Court ordered sale by AUCTION. Please go to agorarealtynow.com/auction for full list of properties and more information. Please take note to ALL disclosures, terms and conditions, and instructions online. There is no exception to purchasing these properties except through this auction. Showings through Showingtime anytime go and show or on Preview Day. If you have a question not covered after reading the website in full, please call Craig at 937.520.9200  
**Legal Desc:** 53025 PT 151-4-62,151-4-61

Listing Information

**Agent:** Craig D Kellogg (kellocra109)   
**Office:** Agora Realty Group (AGOR02)  
**Agrmnt Type:** Exclusive Right  
**Buyer Broker:** 1%  
**Showing Phone:**  
**Listing Date:** 04/09/2021  
**Original Price:** \$300,000  
**Showing Instr:** All showings through Showingtime Link on MLS or on preview Day - schedule attached  
**LockBox**  
**LockBox Location**

**Primary:** (937) 901-8500 **Fax:**  
**Office Phone:** (937) 520-9200 **Fax:**  
**Agent Owned:**No  
**Sub Agency:**  
**DOM:** 0 **Trans Type:** Auction  
**Entry Date:** 04/09/2021 **CommCode:**  
**Expire Date:** 06/30/2021

**Bid Online Now**

Miscellaneous Information

**Distressed Prop:** REO/Auction  
**Semi Annual Tax:** \$4,500  
**Assessments:** of record  
**Lot Dim:** .85  
**Bus Dist to Trns:** nearby

**LConditions:**  
**Public Viewable:** Yes  
**Approved:**

**Last Remodeled:**  
**Auction Date:** 04/29/2021

General Information

**Gross Op Inc:** \$0  
**Parking Sp:** 0  
**Amps:** 200  
**#Units/Eff:** 0  
**#Units/3BR:** 0  
**#Baths/2BR:** 16  
**#Lavs/2BR:** 0  
**MnthRnt/1BR:** 0.00  
**Total Bldgs:** 2  
**# Dishwasher:** 0  
**# Trsh Cmpct:** 0  
**Construction:** Brick, Other  
**Conditions:**  
**Bedroom Units:** Two  
**Avail Financing:** Other  
**Garage:** None  
**Basement:** Other  
**Heat Sys:** Natural Gas  
**Cooling:** Other

**Total Op Exp:** 0  
**Stories:** 2  
**Volts:** 0  
**#Units/1BR:** 0  
**#Baths/Eff:** 0  
**#Baths/3BR:** 0  
**#Lavs/3BR:** 0  
**MnthRnt/2BR:** 0.00  
**# Oven/Rng:** 0  
**# Refrigerator:** 16  
**# Washer:** 0

**Net Op Inc:** \$0  
**Total Units:** 16  
**#Units/2BR:** 16  
**#Baths/1BR:** 0  
**#Lavs/1BR:** 0  
**MnthRnt/3BR:** 0.00  
**MnthRnt/1BR:** 0.00  
**# Microwave:** 0  
**# Disposal:** 0  
**# Dryer:** 0

**Occupancy:** At Closing  
**Zoning:** Residential  
**Easement:**



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