

Abbeywood Court – Rental Property Overview

8383–8395 Abbeywood Ct, Dayton, OH 45458 | 5-Unit Rental Portfolio

CURRENT RENT ROLL

Unit	Monthly Rent	Lease Status
8383 Abbeywood Ct	\$800.00	Month-to-month (since 1/1/2026)
8385 Abbeywood Ct	\$820.00	Month-to-month (since 1/1/2026)
8387 Abbeywood Ct	\$850.00	Month-to-month (since 1/1/2026)
8389 Abbeywood Ct	Vacant	Vacated effective 7/15/2026 – available for lease-up
8395 Abbeywood Ct	\$1,000.00	Paid in full through 3/31/2027 (prepaid 4/1/2026–3/31/2027)

Current gross rent from 4 occupied units: **\$3,470/month (\$41,640/year)**, with one additional unit (8389) currently vacant and available — offering upside potential once re-leased.

RECENT CAPITAL IMPROVEMENTS

- **8383:** New deck installed – February 2023
- **8385:** New deck installed – May 2024. HVAC system repaired/serviced since April 2024, including a new A-coil, pressure switch, and control board, with a follow-up pressure switch replacement and recharge in 2025. New range installed – June 2025 (replaced unit after a burner failure).
- **8387:** New garbage disposal installed – February 2025 (replaced a leaking unit).

Information provided by current ownership and property management. Buyer to verify all rent, lease, and repair information independently during due diligence.