
**24 FIRWOOD DRIVE
DAYTON, OH
45419**

Sale Process Information Deck

History of Ownership

2022-Current

We purchased site unseen in July of 2022 as a home base with a Senior and Freshman @ UD while in town and allowed the previous owners to lease back until their move

Purchase Price was \$18K over Listing Price. Included Contingent Offers to a Maximum Amount. Inspection was completed prior to closing for *Information Only*

We have enjoyed our time hosting Family & Friends over the last 3 years, but our youngest (current Sophomore) has decided to live in the Student Neighborhood/Ghetto for her Junior / Senior years @UD rather than our other property

Currently renting to 5th Year Seniors through mid-December that we have known since their time at UD. Prior to renting to students, we used the house for ourselves never having to worry about finding hotels for move-in, Family Weekend, or graduation. We also created a site that was used to rent to UD families. It could be listed through a rental site, but we wanted to keep it in the UD family.

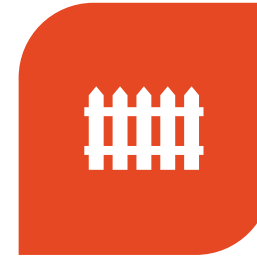
Information for 24 Firwood Drive

Visit www.legacysixsix.com for
Photos and more Information

Visit www.Zillow.com for additional
property information including Tax
information



3 BR / 1 BATH / 1042
SQFT



1 CAR GARAGE /
FENCED YARD / STONE
PATIO



0.5 MILES FROM
CAMPUS

Financial Information



Property Taxes
estimated at \$5500



Utilities (Power / Gas)
average \$160/mo



Dayton Water (includes
Garbage) billed
quarterly around
\$85/quarter



Spectrum Internet / TV
\$150/mo



Insurance
\$1200/annually

Conditions of Sale



We will be accepting offers starting at \$218,000 from November 3 – November 10

Cash Offers Preferred

Quick closing timeline.

\$10,000 deposit will be due at time of acceptance of offer in lieu of proof of funds



House will come as is; completely furnished with exception of personal items. We will pay for an exit cleaning.

Disclosures: 2 areas of Plaster / paint chipping on walls in kitchen. Window trim paint chipping in kitchen. Exterior side door paint chipping. Loft requires portable window vented AC unit (included). Loft has unfinished floor trim.



Any Inspection will be paid for by Offeror and for Information Only.

We have made no significant upgrades or modifications in 3 years.



Lease back provision from time of Closing through December 23, 2025 with Sub-Lease ability to allow current students to Graduate and time to move out at **No Cost**. We will discontinue Utilities on 12/23/2025 and be responsible for costs until then.

PROCESS



We will arrange an “Open House” on Saturday November 8th for anyone that would like to see the property (UD has Home MBB game @2pm)



Offer Sheet can be found at www.legacysixsix.com



Offers Due November 10th by 5pm and should be submitted to legacysixsix2014@gmail.com



Closing will be handled remotely and closing costs will be covered by seller
