




1804 - 1928 N JAMES H MCGEE BLVD, DAYTON, OH 45417



FOR SALE BY COURT-APPOINTED RECEIVER
WESTERN MANOR APARTMENTS

O F F E R I N G M E M O R A N D U M



Point of Contact:

Daniel Lane at daniel@prodigyprop.com or 513.841.7014

Property Viewing:

Please contact Daniel Lane to schedule a tour

- [Click Here for Interactive Aerial 360 View](#)

Due Diligence:

To view property / financial reports and obtain access to our Virtual Data Room, prospective purchasers must:

- Complete and submit a Confidentiality Agreement

Offer Protocol :

- Offers should be presented in writing in a non-binding LOI format and should include purchase price, general offer terms, and evidence of financial capability to support the offer
- Complete and submit a Prospective Buyer Registration Form



Information is believed to be true and accurate, but not guaranteed or warranted. The Receiver reserves the right to accept or reject any bid at any time, and the right to amend any term or procedure of the sale prior to its conclusion.

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EXECUTIVE SUMMARY

- Court-Appointed Receiver, Prodigy Properties, is pleased to present for sale this investment opportunity located in Dayton, Ohio.
- This value add opportunity provides investors with a great opportunity to renovate the existing units and lease up the property.
- 102-unit vacant apartment complex with ample parking.
- Total of 8 buildings included in the sale.
- Call for Offers – Offers are due no later than 5pm EST on Thursday, 7/29/2021



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PROPERTY OVERVIEW



Parcel	Address	# of Units	Unit Mix	# of Stories	Year Built
Parcel 1 and 2 (PID R72 12116 0002 & R72 12116 0001)	1804-1928 N James H McGee Blvd, Dayton, Ohio 45417	102	<ul style="list-style-type: none"> 72 two-bed / one-bath units (avg 667 SF) 30 three-bed / two-bath units (avg 971 SF) 	2	1972

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PROPERTY PHOTOS



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