



**AMERICAN DREAM INVESTMENTS**  
MAKING THE AMERICAN DREAM COME TRUE

**American Dream Investments**

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# American Dream Investments

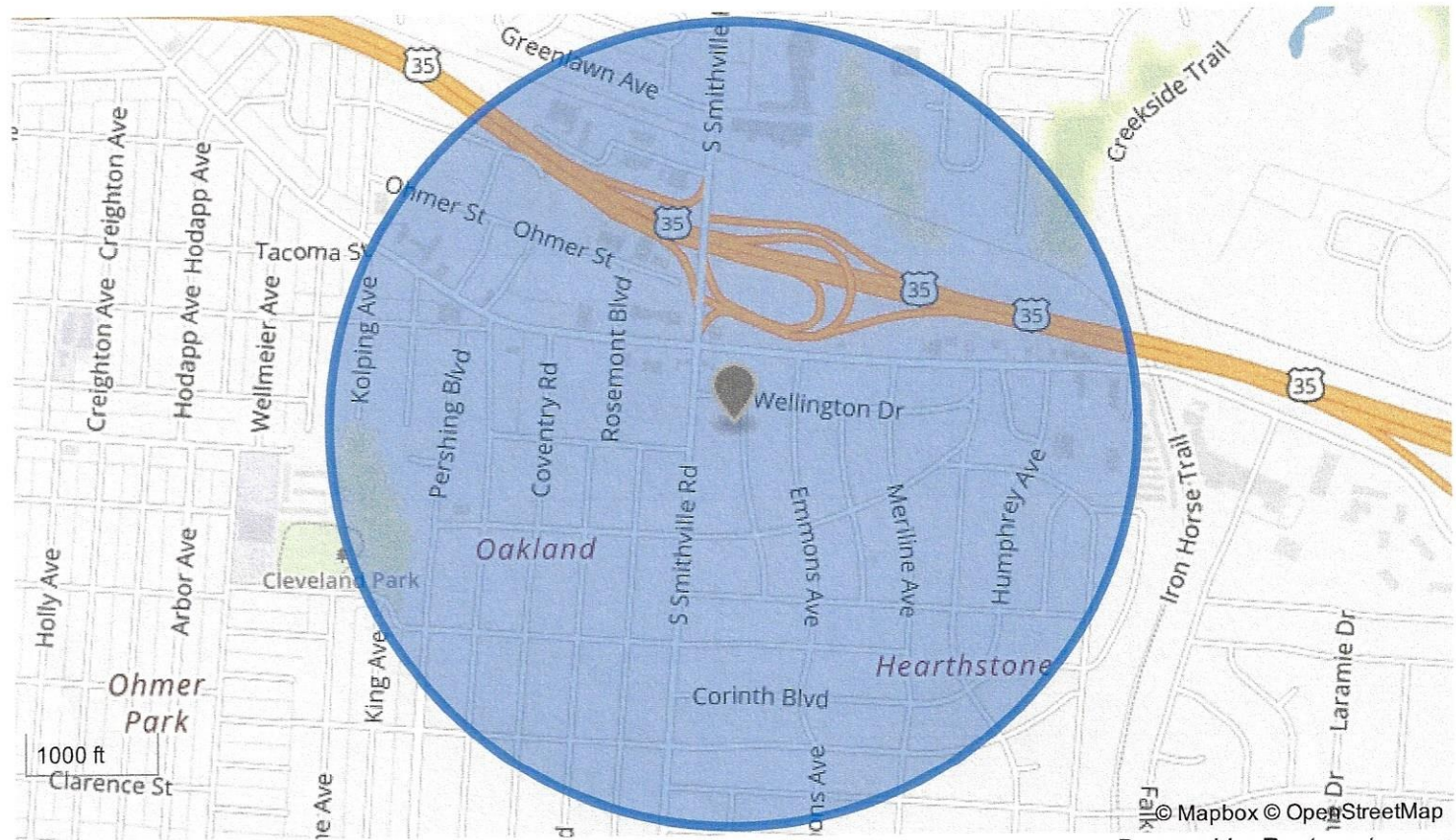
## Rent Comparison Analysis

Property Address: 1513 Nelson Avenue, Dayton, OH

Max Listing Age: 24 mon

Report generated: 31 Mar 2017

	2 beds	3 beds
Average Rent	\$617	\$687
Median Rent	\$625	\$675
Standard Deviation	\$107	\$102
Sample Size	11	4



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Rent Comparison Analysis (Page 2)

Property Address: 1513 Nelson Avenue, Dayton, OH

## Sample of rentals used in analysis

Bldg Type	Address	Distance	Price	Size	Beds	Baths	Last List Date
Apartment	1519 South Smithville Road, Dayton, OH 45410	0.07 mi	\$485	850 ft <sup>2</sup>	2 bed	1ba	Oct 2016
	1519 South Smithville Dayton, OH	0.09 mi	\$485	850 ft <sup>2</sup>	2 bed		Jun 2015
	3114 Mesmer Avenue, Dayton, OH 45410	0.32 mi	\$695	1,014 ft <sup>2</sup>	2 bed		Apr 2015
House	1656 Meriline Ave, Dayton, OH 45410	0.40 mi	\$750	1,135 ft <sup>2</sup>	3 bed	1ba	Mar 2017
	1436 John Glenn Rd. Dayton, OH	0.41 mi	\$600		3 bed		May 2015
	1718 Fauver Av Dayton 45	0.50 mi	\$795	1,210 ft <sup>2</sup>	3 bed		Apr 2015

*The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. The information is believed to be accurate, but Rentometer, Inc. does not provide a warranty of any kind, either expressed or implied.*

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