

Rent Radar™ - Rent Report

Subject Rent

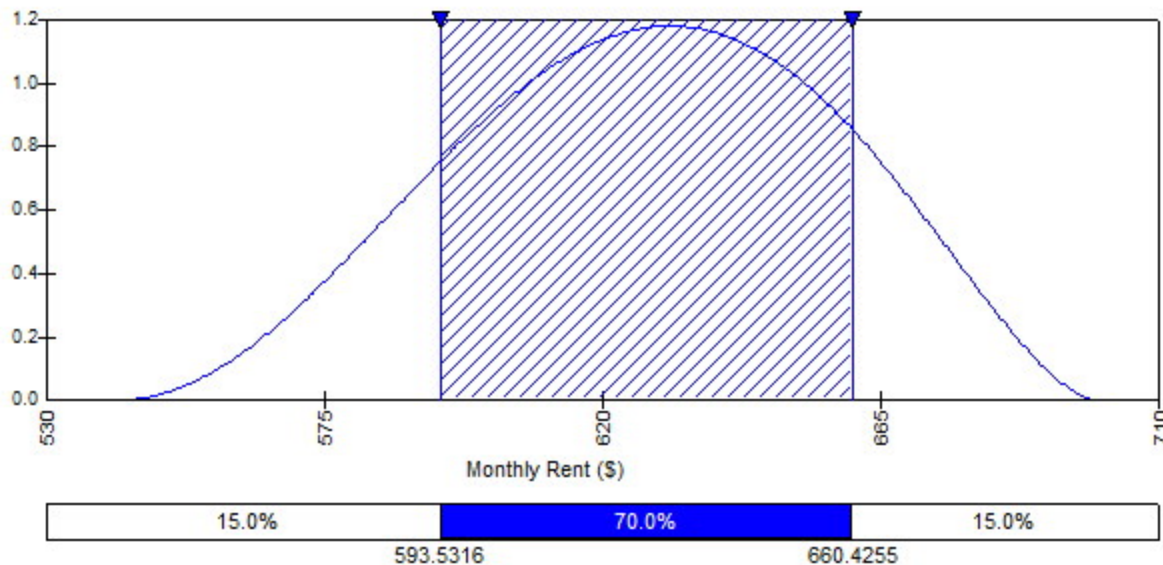
Predicted Range (Monthly)

\$540
Low

\$594 - \$660
Predicted Range

\$700
High

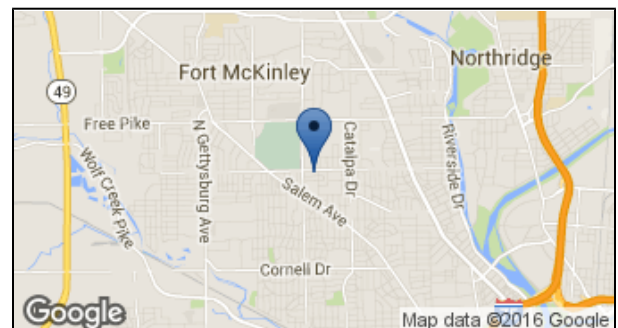
Rent Probability Distribution



The above graph shows the probability distribution of predicted rents for the Subject Property. The probability distribution reflects the real world, in that estimated rent values are not discrete, but rather a composition of dynamic, correlated variables which produce different likelihoods of occurrence. The boundary rent values (low and high values in shaded area above) are developed using larger geographical territories. The overall "shape" of the probability distribution is an analytical modeling "best fit" with an emphasis on the adjusted rent and associated confidence of each comparable from the Subject Property's neighborhood.

Property Info

Address 1232 W Hillcrest Ave
City Dayton
State OH
Zip 45406
Type Single-Family Home
Bedrooms 2
Bathrooms 1
Square Feet 1,080



Comparable Rents

Neighborhood Comparable Grid

#	Beds	Baths	Sq. Ft.	Dist (Miles)	Same Tract	Asking Rent	Gross Adjustment	Net Adjustment	Adjusted Rent
Subject	2	1	1,080						
A	2	1	1,226	0.52	No	\$635	2.53%	-2.53%	\$619
		\$0	(-\$16)				\$16	(-\$16)	
B	2	1	1,019	0.71	Yes	\$600	2.95%	2.95%	\$618
		\$0	\$18				\$18	\$18	
C	2	1	764	0.56	No	\$525	30.13%	30.13%	\$683
		\$0	\$158				\$158	\$158	
D	2	1	1,297	0.7	No	\$600	2.53%	-2.53%	\$585
		\$0	(-\$15)				\$15	(-\$15)	
E	2	1	824	0.73	No	\$595	15.92%	15.92%	\$690
		\$0	\$95				\$95	\$95	
F	2	1	832	0.68	No	\$500	25.79%	25.79%	\$629
		\$0	\$129				\$129	\$129	
G	2	1	847	0.82	No	\$650	7.53%	7.53%	\$699
		\$0	\$49				\$49	\$49	
H	2	1	1,032	1	No	\$675	1.49%	1.49%	\$685
		\$0	\$10				\$10	\$10	
I	2	1	1,158	1.12	No	\$595	2.49%	-2.49%	\$580
		\$0	(-\$15)				\$15	(-\$15)	
J	2	1	990	1.19	No	\$625	4.61%	4.61%	\$654
		\$0	\$29				\$29	\$29	

* Attribute Data Absence or Anomaly

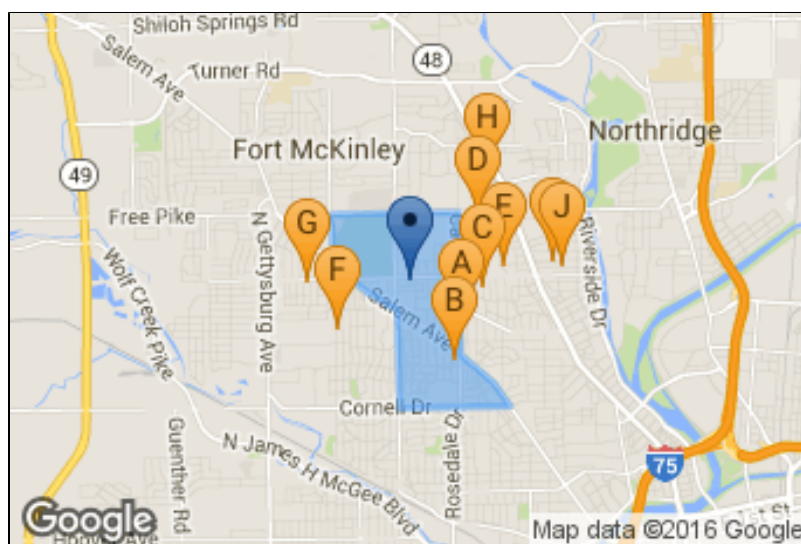
Area

Radius Searched	2.0 Mile
Comparables Found	75
Subject Size vs. Comps	Larger than 66%
Data Confidence	87%

Rent Models

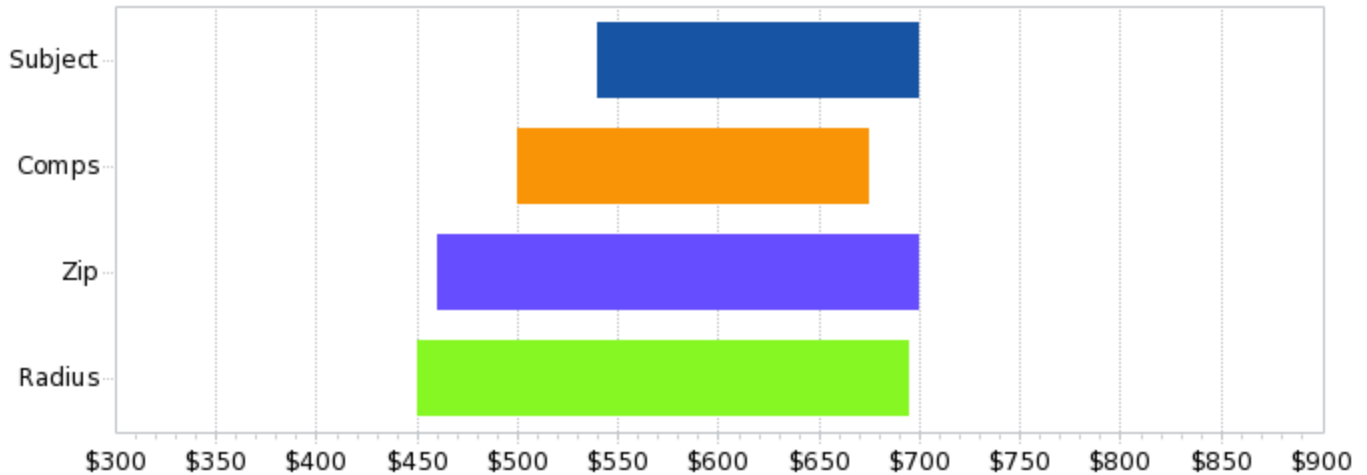
Proximity (Closest)	\$637
Attribute (Most Similar)	\$634
Probability (Most Likely)	\$631
Area Comps (75 in Total)	\$650

Census Tract & Comparables



Market Rents

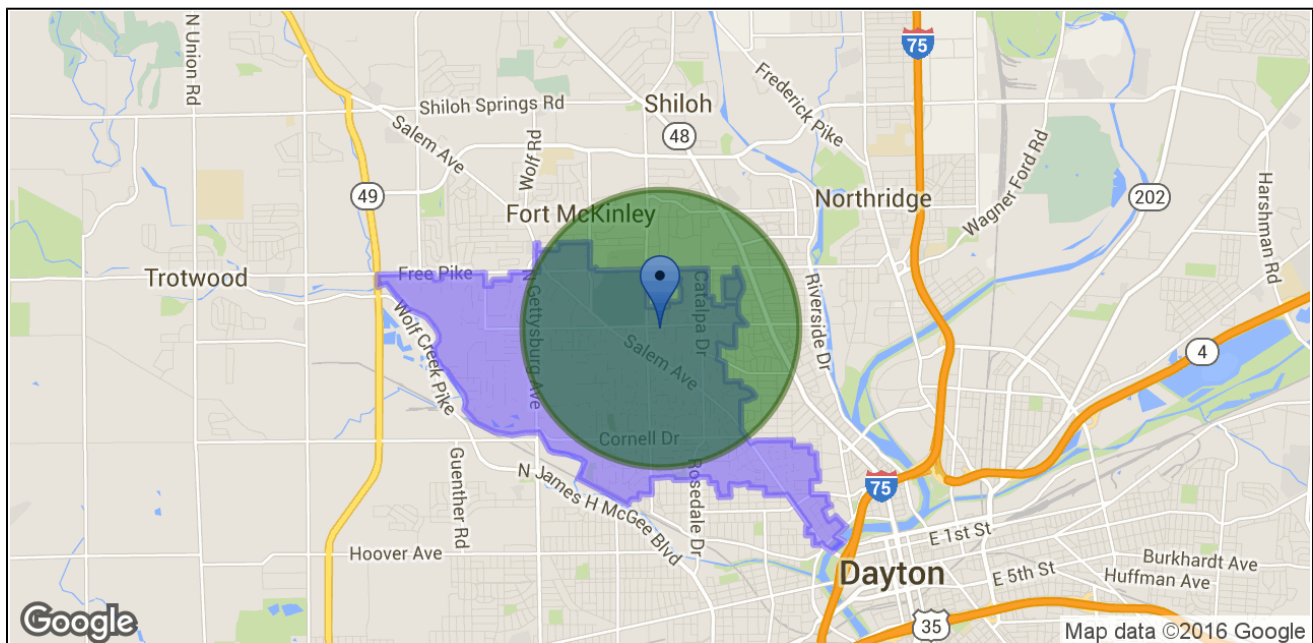
Rent Profiles



Market Rent Data

	Low	Median	High	Range
Subject	\$540		\$700	\$160
Comparables	\$500	\$600	\$675	\$175
Zip	\$460	\$616	\$700	\$240
Radius	\$450	\$600	\$695	\$245

Markets Boundary Map (Zip & Radius)



Appendix

All information contained in this report is deemed reliable but provided on an "as is" basis without warranty of any kind, either expressed or implied, including but not limited to any representation of accuracy, timeliness, reliability or completeness.

Rent models and rental estimates are based on the subject property being in similar condition relative to the comparable properties. Subject property condition, tenant readiness, cleanliness, amenities, appliances, furnishings, visual appeal, and several other factors impact rental values.

Data services provided by RentRange.com.

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Neighborhood Comparable Grid Address Legend

#	Subject Address
A	2106 Catalpa Dr, Dayton, OH 45406
B	1822 Ravenwood Ave, Dayton, OH 45406
C	2345 Rustic Rd, Dayton, OH 45406
D	312 Hillway Dr, Dayton, OH 45405
E	154 Cliff St, Dayton, OH 45405
F	1958 Wesleyan Rd, Dayton, OH 45406
G	3728 W Hillcrest Ave, Dayton, OH 45406
H	40 W Melford Ave, Dayton, OH 45405
I	90 Pointview Ave, Dayton, OH 45405
J	139 E Maplewood Ave, Dayton, OH 45405