



## Who We Are

After being in Real Estate since 2001 and having her Brokers change "their" business models - Tammy decided it was time to get her Broker's License and Open a Boutique Brokerage to BETTER SERVE clients. Now that R H 2 L has been open and serving the Greater Miami Valley since January 2014 - she knows it was the right thing to do.

When meeting sellers who have to decide what is the best course of action to sell their home - sometimes in difficult situations, it is important to be on top of the neighborhood data and to be able to make a decision for how our Brokerage can serve them.

And it is always a joy to work with buyers who are on the hunt for that place to call "home"! Often it is not just about the number of bedrooms or other features of the house - MANY TIMES the buyer knows when they walk into the house - that it is indeed "HOME" for them.

Tammy says, "I love what I do - working with a diverse group of buyers and sellers and serving all of our communities around this 'hometown' of mine - DAYTON has so much to offer, and having someone who is familiar with and dedicated to serving those communities is a benefit. FOR YOU."



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View Shared / Updated Real Estate Information with our secured Dropbox

<http://bit.ly/DaytonOhioUSA>



## WELCOME TO DAYTON, OHIO

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The Real Estate Brokerage with Heart.



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# Our Commitment

## What I Am Here For

"I am here to make your move go as smooth as possible. I will commit 100% of my efforts to finding the perfect place for a client of mine. Helping you as Buyers, Sellers and Renters, in today's real estate market, is what keeps me going."



***"Under pressure she came through even when others wouldn't or couldn't. She's completely honest and upfront about things, we could not have asked for a better Realtor."***

**- Trisha Wallen-Roberts**



## About the Community

Whether you prefer the outdoors or indoors, there are activities for everyone. Those who enjoy spending time outdoors will find nearly 20 different metro parks and more than 330 miles of paved biking trails. Several historic neighborhoods and districts, a bike-share program and about a dozen craft and microbreweries add to Dayton's cultural jewels. Dayton is a community rich in diversity and has proven to be resilient over the years. Check out our website "Communities" tab, for more details and highlights. Dayton has often been referred to as the "Gem City" and there are a multitude of reasons why our communities shine, sparkle and gain value!





## Available Housing Options



### Affordable

From a First Time Home Buyer to those looking to Downsize – there are many affordable housing options in our communities. It is a great option to search based on your specific criteria for a property and then compare the value for the cost per location. Dayton has a variety of homes to choose from and pricing points to fit everyone.



### Unique

The characteristics of our communities is often highlighted by the unique features of a home and those properties that create our neighborhoods. Handy DIYers and professional builders all help to add to the variety of choices in housing, features and amenities. As well as the Historic Architecture that can be found in our 13 Historic Neighborhoods.



### Luxurious

Having an overall lower cost of living and low interest rates often provides for an upgrade to the home for many professionals – and allows for a step into the Luxury market. These finer homes offer a wide range of build-out options, lot sizes and high-quality features. Whether you are looking into full custom build or semi-custom construction or after – market resell – there are luxury options to consider.



## Dayton “Greater Miami Valley”

### Infrastructure

With the crossroads of Interstate 70 and 75, our railroad capacity, and our international airport, Dayton provides one of the most accessible cities in the nation. In fact, Dayton's location puts it within one day's drive of 60% of the U.S. population. Our superior transportation makes us among the most competitive mid-sized cities for logistics.

### Economics

Dayton has always been a place for pioneering vision and change. We have hosted many firsts as the patent capital of the U.S. and provided the world with a staggering number of life-changing innovations and technological advancements. In the research labs of Wright-Patterson Air Force Base, the University of Dayton, Wright State University, and many of our top businesses, the innovative spirit of Dayton continues to produce cutting-edge technology and dynamic solutions to today's biggest issues.

### Waterways / Bike Paths

Five Rivers MetroParks was established in 1963 to preserve and protect open space and natural areas for the citizens of Montgomery County. Today over 15,000 acres of forests, grasslands,

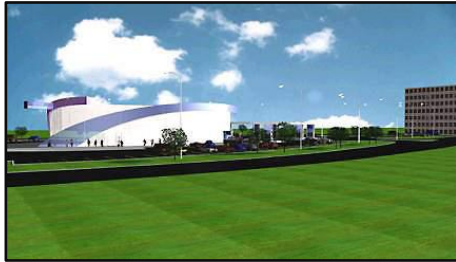


farmlands and wetlands have been protected. RiverScape MetroPark is positioned at the center of more than 300 miles of paved, off-street trails in the Dayton region — the nation's largest paved trail network. You can rent bikes to explore this incredible bikeway network on Saturdays and Sundays, Memorial Day weekend through Labor Day weekend, at our RiverScape Rentals concession window.



## Airports

The Dayton International Airport spans over 4,500 acres and encompasses approximately 4.7 of miles of runway. The Dayton International Airport is served by nine airlines and has nineteen non-stop destinations. There are approximately 70 daily arriving and departing flights from 17 active airline gates. In 2007, the Airport experienced passenger growth in excess of 8% for a total of 2,833,103 passengers served. According to State of Ohio data, the Dayton International Airport has a \$1 Billion economic impact on the regional economy.



## Dayton, OH Quick Stats

<b>803,500</b> METRO POPULATION	<b>33.1</b> MEDIAN AGE	<b>4.3%</b> UNEMPLOYMENT RATE
<b>\$52,745</b> AVERAGE ANNUAL SALARY	<b>\$142,000</b> MEDIAN HOME PRICE	<b>\$770</b> MEDIAN MONTHLY RENT
<b>61.0° / 42.8°</b> AVG HIGH/LOW TEMPS	<b>41.1 inches</b> AVG ANNUAL RAINFALL	<b>20.2 minutes</b> AVG COMMUTE TIME

Located south of the intersection of I-70 and I-75, Dayton lies within a 600-mile radius of two-thirds of the country's population.



## Housing Market Data

A look at 2018 shows our market improved over 2017's record-setting figures in all key areas: average price, median price, solds, and sales volume. Total sales for 2018 reached 16,266, compared to 16,149 in 2017, inching up just over one-half percent. The total cumulative sales volume for the year came in at \$2.6 billion, compared to \$2.5 billion in 2017, a seven percent jump.

***A final average sale price for 2018 reports at \$165,586 and a median sale price of \$142,000, both up six percent from the year prior (2017).***

### JAN-DEC. 2018 – MLS

### SINGLE-FAMILY & CONDO SALES

	2018	2017	% Change
Listings	20,672.00	20,546.00	0.61%
Solds	16,266.00	16,149.00	0.72%
Total Sale Price	\$2,693,417,846	\$2,513,130,160	7.17%
% Sale/List Price	98.5	98.1	0.41%
Median Sale Price	\$142,000	\$133,500	6.37%
Average Sales Price	\$165,586	\$155,621	6.40%

And realizing that Real Estate has also a Global market, Ohio has seen a Global Boom \$3.16 Billion Residential Real Estate purchased by Foreign Buyers April 17 – March 18.





## Quality Healthcare

When you are thinking about relocating, the quality of healthcare is an important part of your decision. The best doctors, surgeons, nurses and dentists' practice in the United States. Those who move to the country know they are in good hands.



### Premier Health

As an industry leader, Premier has created one of the most comprehensive databases of actionable data, clinical best practices and efficiency improvement strategies. With Premier Health, you'll experience advanced, award-winning medical care. Comprised of acute care hospitals and outpatient facilities, physician practices, long-term care, home health services, and a physician-led health plan, Premier offers a coordinated approach to the delivery of regional health care. Premier. Transforming Healthcare Together.



### Kettering Health Network

The Kettering Health Network's mission to improve the quality of life of the people in the communities they serve through health care and education. The Kettering Medical Center marks its service to the community with a signature combination of compassionate patient care, innovative medical technology, state-of-the-art facilities, ground-breaking research, and widely acclaimed medical education. Each year they receive recognition for national or regional leadership in such areas as clinical quality, stroke care, rehabilitation, joint surgery, neurosurgery and neuroscience research, medical imaging, cardiac services, orthopedic care, medical education, and overall outstanding patient experience.



## Diversity

The United States has a reputation for being a country where different races, ethnicities and religions mix together to create a unique culture. It helps future citizens that so many ethnic, religious and cultural groups call America home. This makes America a desirable place for those who are considering moving from around the world. Ohio offers incredible opportunities, and helping new immigrants successfully settle in Ohio strengthens the fabric of our state and lays a stronger foundation for the ongoing success that comes from innovations that can flow from new ideas and new people.

### Welcome Dayton

Welcome Dayton is a community initiative that reflects our country's core philosophy: people with diverse backgrounds, skills and experiences fuel our nation's success. This effort promotes immigrant integration into the greater Dayton region by encouraging business and economic development; providing access to education, government, health and social services; ensuring equity in the justice system; and promoting an appreciation of arts and culture. Government, non-profit, and business sectors engaged in a series of extensive community conversations regarding immigration in the region. As a result of the conversations, the Welcome Dayton Plan was created, and the City of Dayton Commission unanimously adopted it in October of 2011. However, Welcome Dayton encourages commitments and engagement by the broader community, as opposed to being just another government-run program. During its short life span, Welcome Dayton has a list of community-wide accomplishments. Highlights include increasing positive community police relations, building community through the arts, supporting English language learners through additional academic and family programming, increasing access to City of Dayton services for limited English proficient residents, changing perceptions of immigrants through positive media coverage, and building awareness of existing immigrant friendly services offered throughout the private and public sectors.

Ohio has 133 plus International Companies doing business every day.  
[www.OhioRealtors.org/global-business-alliance/](http://www.OhioRealtors.org/global-business-alliance/)  
[www.WelcomeDayton.org](http://www.WelcomeDayton.org)

## Education

### Wright State University

Wright State University, located 8 miles northeast of downtown Dayton, serves more than 15,000 students annually and offers 295 undergraduate, graduate, doctoral, and professional degree programs. It was named to honor aviation pioneers Orville and Wilbur Wright, who invented the world's first successful airplane in their Dayton bicycle shop. In fact, the Wright brothers conducted most of their early test flights at Huffman Prairie, just a short drive from our Dayton campus.

### University of Dayton

Here, you'll find more than 80 undergraduate programs, 50 master's degree programs, 12 doctoral programs, numerous licensure and certificate programs, and many other ways to learn. This catholic research university adapts to meet the needs of the changing world. They turn big dreams into bold moves. And they build community, inviting people with diverse talents, interests and backgrounds to enrich and advance their mission.



### Sinclair Community College

Sinclair offers more than 250 degree and certificate programs, including specialized and technical areas of study that are in high demand in the Dayton region. In the last four years, more than 15,000 credentials have been earned by Sinclair students.

Sinclair offers course schedules and options, including online, to match your lifestyle. Credits easily transfer to four-year colleges and universities in Ohio and elsewhere. With one of the lowest tuition rates in Ohio, Sinclair is committed to providing quality education and consistently ranks among the top community colleges in America.

## Job Opportunities

### Manufacturing

Manufacturing remains a very big deal in Ohio and here in the Miami Valley. The sector employs 700,000 Ohioans. More than one in 10 Ohioans work in a manufacturing job. The sector has an annual payroll of \$40 billion. The report counts 685 manufacturing "establishments" in Montgomery County, 378 such establishments in Butler County, 214 in Warren County and 154 in Clark County.

### Healthcare

Health care job growth in general is red-hot. CareSource is adding jobs in downtown Dayton, and the major hospital systems, Premier and Kettering Health Network, are expanding their main campuses and satellite operations across the region.

### Military

A study by the Dayton Development Coalition found that Wright-Patterson Air Force Base, the Springfield Air National Guard Base and the Dayton VA already have a combined economic impact of \$16.68 billion in the 14-counties surrounding Dayton. The three entities generate more than 88,000 jobs with an estimated payroll of \$5.87 billion, according to the report. Wright-Patterson has a total economic impact of \$15.54 billion; Dayton VA has a total economic impact of \$906 million; and Springfield Air National Guard Base has a total economic impact of \$235.01 million.

### Welcome Home Program

The Welcome Home Program provides help for qualified homebuyers. This is a great opportunity! Funds are available on a first come, first serve basis, so hurry and take advantage of this opportunity! Some details are:

- ♥ \$5,000 to use toward your down payment and/or closing costs.
- ♥ Any funds left over can be used to pay down the principal balance of your loan.
- ♥ You can use these funds in conjunction with another grant fund program.