

Dayton, OH

Dayton is located in Southwest Ohio just north of the Cincinnati metropolitan area. The area is more commonly referred to as the Miami Valley region and is within the Dayton Metropolitan Statistical Area. It is within 500 miles of 60% of the population and manufacturing capacity of the U.S. and plays host to significant industrial, aerospace, and technological/engineering research activity. Dayton is known for the many technical innovations and inventions developed there, much of which are due in part to Wright-Patterson Air Force Base. Sources indicate that as Cincinnati grows northward through Butler & Warren Counties, the MSA is expected to eventually merge with Greater Dayton. The new Cincinnati-Dayton metroplex would be the 17th largest market in the US with a population of approximately 3 million. Local market indicators are presented below – (Based on 3Q '09 data).

Population

Dayton MSA – 1.21 Million

▼ From Census 2000 of 1.22 M

Source: 2009 STDBOnline

Unemployment Rate

Dayton MSA: 11.2% ▲

United States: 9.4% ▼

Ohio: 10.2% ▼

Source: Ohio Jobs & Family Services – 11/09

Avg. Household Income

Dayton MSA: \$64,437

United States: \$71,437

Ohio: \$65,778

Source: 2009 STDBOnline

For more information contact:

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Metro Area Vital Signs

Inventory	12.3 M SF
Vacancy Rate	24.5%
Rental Rate Per SF	\$11.00
Annual Absorption	(-100) K SF
Average Op. Expense/SF	\$5.50
Cap Rate – Class A	9.25%
Cap Rate – Class B	10.00%

Inventory	33.2 K Units
Vacancy Rate	8.1%
Average Monthly Rent	\$590
Annual Absorption	(-150) Units
Operating Expense	44.0%
Cap Rate – Class A	8.75%
Cap Rate – Class B	9.75%

Inventory	65.9 M SF
Vacancy Rate	16.4%
Avg. Rental Rate Per SF	\$9.25 Net
Annual Absorption	(-150) K SF
Average Op. Expense/SF	\$3.50
Cap Rate – Class A	9.25%
Cap Rate – Class B	10.25%

Inventory	100.5 M SF
Vacancy Rate	9.6%
Rental Rate Per SF	\$3.68
Annual Absorption Rate	(-2.0) M SF
Cap Rate – Class A	8.75%
Cap Rate – Class B	9.75%

Office

Multi-Family

Retail

Industrial