

Available · Single family · Section 8 friendly · Off-market · assignment

107 W Mildred Ave, Akron, OH 44310

Summit County · 3 investors viewed this week

66 **Good deal · C+**
Deal score at the asking price

ASKING	ARV
$49,900	$105,000
REPAIRS	**EQUITY DAY ONE**
$30,000	$25,100

BEDS / BATHS	SQ FT	UNITS	BUILT	LOT	COUNTY VALUE	EST. RENT
3 / 1	733	1	1919	DATA COMING	$44,270	$1,050

✦ AI DEAL BRIEF

3-bed/733sf property in Akron 44310 at $49,900 asking with $30k repairs ($79,900 all-in) creating 24% day-one equity and strong rental fundamentals at $1,050/month rent with 9.1% cap rate. Best exit is buy-and-hold rental given positive cash flow of $196/month at 25% down and 11.7% cash-on-cash return, while flip profit is thin at $8,800 after costs. Caution: built 1919 with expected old systems, violent crime 164% above US average, 17% neighborhood vacancy, and wide ARV comp range ($55k-$116k) making refinance or resale values uncertain.

Pick your exit

Tap one to see its numbers

FLIP	✓ RENTAL · SECTION 8	RENTAL · MARKET RENT	BRRRR
$8,800	$468/mo	$196/mo	$67/mo
9% return · 6-mo hold · 8% to sell	3-bed voucher at $1,430 · 28.1% CoC	$1,050/mo · 9.1% cap · 11.7% CoC	Refi $79k · $1k left in

Voucher rent	$1,430/mo
Operating costs + vacancy	$554/mo
Mortgage	$409/mo
Cash flow	$468/mo · $5,611/yr
Cash-on-cash	**28.1%**

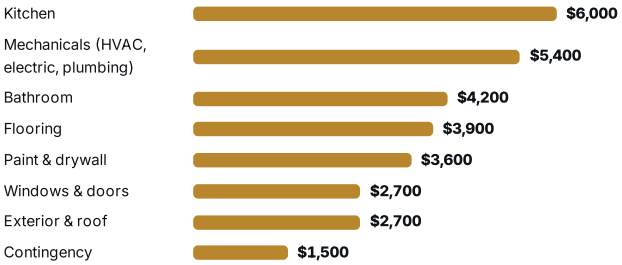
Deal score

How it stacks up, out of 100

Day-one equity 24%	Cash flow $196/mo	Appreciation +5.5%/yr	Schools 3.5★	Crime High	Flood risk Minimal
Comp confidence Medium	Investor demand High	Voucher vs market rent +$380/mo			

Repair estimate

$30,000 total · $41/sq ft · typical split for this scope



Condition notes

- 🏠 Exterior from Street View looks **fair**: Two-story home on oversized corner lot with detached garage, showing deferred maintenance but structurally appears sound, typical value-add opportunity in Northeast Ohio.
- ⚠ Built 1919: lead-paint disclosure; expect older wiring and plumbing.
- 🔑 Access and walkthrough times: book in the box on the right.

Upside & risks

Upside

- 🎫 **Vouchers pay $380/mo more** than market rent here (HUD FY2026 rents for 44310).
- 📈 **Big spread to fixed-up value:** County value ($44,270) is well under what renovated homes sell for nearby — room for a full rehab.

Risks

- ⚠ Built 1919: lead-paint disclosure required; expect older wiring and plumbing.
- ⚠ Wide comp range ($55,000–$116,000): ARV depends on finish quality.
- ⚠ Delinquent taxes: $3,676 owed to the county (paid at closing).
- ⚠ Violent crime 164% above the US average in this police area.
- ⚠ High vacancy in this neighborhood (17% of homes).
- ℹ Taxes are estimated from the school district and county levies; check the county treasurer for the exact bill.
- ✓ Flood zone X.

Market rent vs Section 8 voucher

HUD FY2026 · ZIP 44310

MARKET TENANT

$1,050/mo

Cash flow at 25% down	**$196/mo**
Cash-on-cash	**11.7%**
Cap rate	**9.1%**

Our team's rent estimate · ZIP typical $1,152

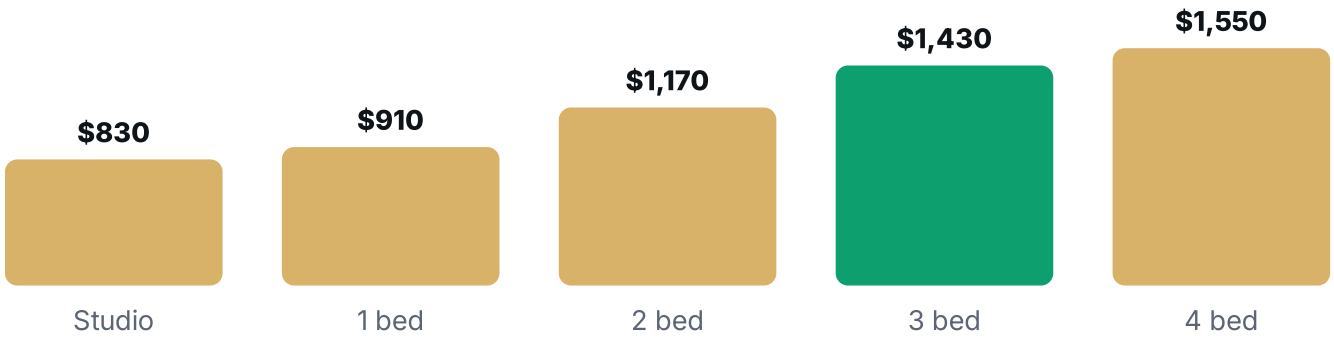
✓ SECTION 8 · 3-BED

$1,430/mo

Cash flow at 25% down	**$468/mo**
Cash-on-cash	**28.1%**
Cap rate	**13.2%**

HUD FY2026 Small Area FMR. Housing authorities pay 90–110% ($1,287–$1,573). Confirm the payment standard with CMHA / AMHA before you buy.

Voucher rent by bedroom in 44310



Akron, OH MSA. Price each unit by its bedroom count.

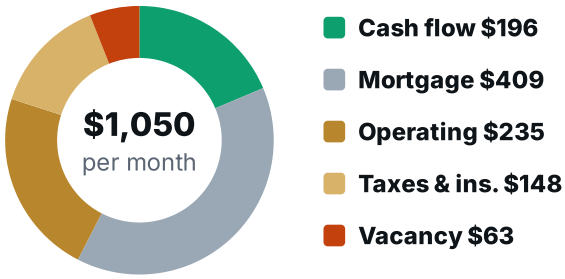
Rental pro forma

At market rent · all-in $79,900

Year 1

Gross rent ($1,050 × 12)	**$12,600**
Vacancy 6%	**– $756**
Property taxes (today)	**– $870**
Insurance (est.)	**– $900**
Repairs 8% · mgmt 10% · reserves 5%	**– $2,822**
Net operating income	**$7,252 · $604/mo**
Loan 25% down · 7.25% · 30 yr	**$409/mo**
Cash flow	**$196/mo**

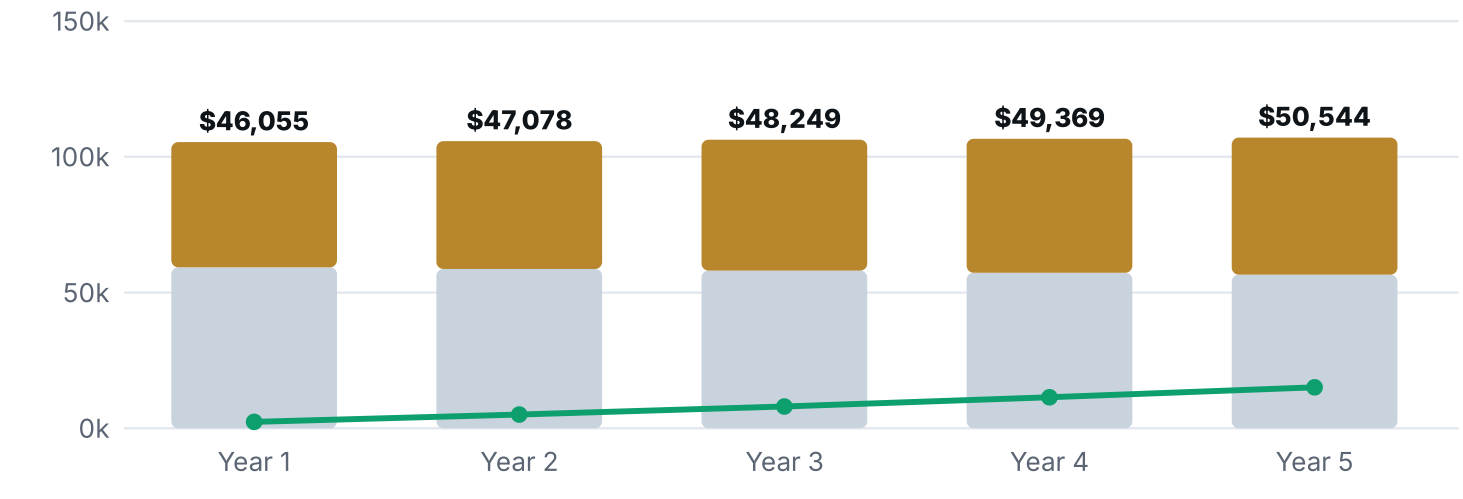
Where each rent dollar goes



Taxes can reset after you buy. Today's bill ($870) is based on a $44,270 county value. After a sale and rehab, plan on about **$2,301/yr** at 62.6 mills. That isn't in the numbers above; with it, market-rent cash flow is about **$77/mo**.

5-year wealth build

Equity = value – loan · market rent

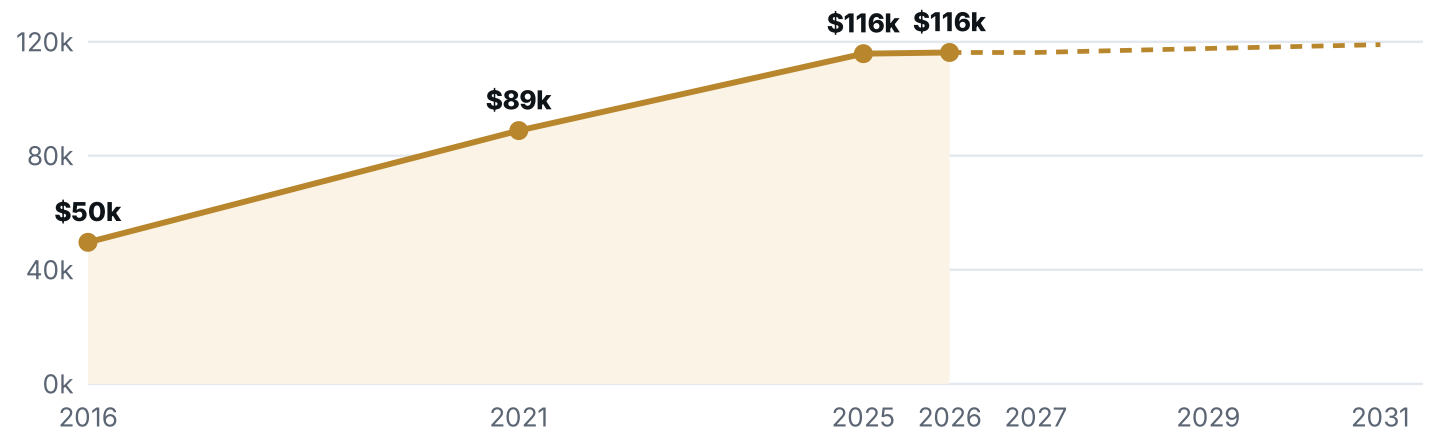


YEAR	GROSS RENT	NOI	CASH FLOW	LOAN BAL.	VALUE	EQUITY
1	$12,600	$7,252	$2,346	$59,345	$105,400	$46,055
2	$13,117	$7,577	$2,672	$58,722	$105,800	$47,078
3	$13,654	$7,917	$3,011	$58,051	$106,300	$48,249
4	$14,214	$8,271	$3,366	$57,331	$106,700	$49,369
5	$14,797	$8,641	$3,735	$56,556	$107,100	$50,544
5-yr		**$39,658**	**$15,130**			**$50,500**

Rent grows 4.1%/yr and value 0.4%/yr from ZIP 44310 trends. Expenses grow 2.5%/yr.

Appreciation · ZIP 44310

Typical home value (Zillow index) · dotted = our projection



LAST 12 MONTHS	5 YEARS	10 YEARS	RENTS, 12 MONTHS
0.4%	30.9%	134.3%	4.1%

Neighborhood

Census Tract 5075.02

Who lives here

Owners	43%
Renters	57%
Vacant homes	17%
In poverty	29%
Median household income	$41,250
Median rent (census)	$763

Safety

Violent crime vs US	164% higher
Property crime vs US	84% higher

City-wide, Akron Police Department (FBI). Block-level crime DATA COMING

Flood & hazards

FEMA flood zone	Zone X · minimal
Built before 1978	Yes · lead paint

Schools

Akron City	3.5★
I Promise School · 1.6 mi	2.5★
North High School · 1.2 mi	3.5★
Graduation rate	88.0%

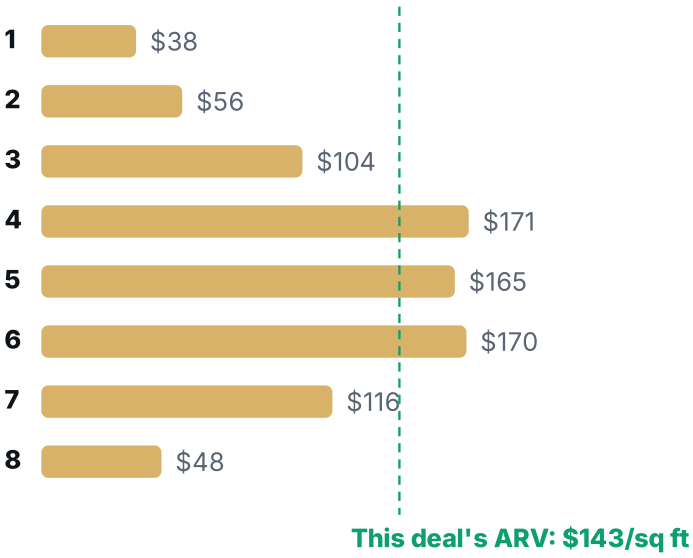
Investor market

Home sales, 12 mo	339
Bought by investors	35%
Likely flips resold	27
Typical $/sq ft	$116
Rent-to-value (monthly)	1%

Comparable sales

same ZIP, last 12 months, size ±25%

Price per sq ft



Map of comps

Live map with comp pins DATA COMING

Comps used	15
Comp range	$55k–$116k
Confidence	Medium

#	ADDRESS	SOLD	PRICE	SQ FT	BEDS	$/SQ FT	MILES
1	728 Bettes Ave	Sep 2026	$30,000	787	3	$38	—
2	1138 Sawyer Ave	Sep 2026	$44,000	780	2	$56	—
3	1275 Sawyer Ave	Sep 2026	$82,400	790	2	$104	—
4	155 W Tallmadge Ave	Aug 2026	$125,000	732	2	$171	—
5	594 Gardendale Ave	Aug 2026	$111,000	672	2	$165	—
6	874 Nevin St	Jun 2026	$137,500	807	2	$170	—
7	945 Davis St	Jun 2026	$94,900	816	2	$116	—
8	1556 Riverside Dr	May 2026	$35,000	726	2	$48	—

Sources: county sale and tax records · Zillow ZIP indexes · HUD FY2026 Small Area Fair Market Rents · FEMA · Ohio report cards · FBI · US Census · Google Street View. All figures are estimates, not an appraisal; buyer does their own due diligence.