

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

307 Volga Way, Akron, OH 44302

Summit County · 3 investors viewed this week

46 **Weak deal · D**
Deal score at the asking price

ASKING	ARV
$90,000	$100,000
REPAIRS	**EQUITY DAY ONE**
$5,000	$5,000

BEDS / BATHS	SQ FT	UNITS	BUILT	LOT	COUNTY VALUE	EST. RENT
3 / 1	1,278	1	1919	DATA COMING	$67,920	$1,000

✦ AI DEAL BRIEF

3-bed, 1,278 sqft property in Akron 44302 at $90K asking with $5K repairs ($95K all-in) offers 6.7% cap rate and $1,000/month rent generating $43/month cash flow at 25% down. This works best as a buy-and-hold rental in a 67% renter area with modest positive cash flow, though appreciation potential exists given 22% zip-level growth over 5 years. Caution: flip margin is negative at current ARV ($100K), the area has high crime (164% above US average) and 17% neighborhood vacancy, plus it's a 1919 build requiring lead-paint disclosure and likely system updates.

Pick your exit

Tap one to see its numbers

FLIP	✓ RENTAL · SECTION 8	RENTAL · MARKET RENT	BRRRR
−$12,800	$194/mo	$43/mo	$18/mo
-11% return · 6-mo hold · 8% to sell	3-bed voucher at $1,210 · 9.8% CoC	$1,000/mo · 6.7% cap · 2.2% CoC	Refi $75k · $20k left in

Voucher rent	$1,210/mo
Operating costs + vacancy	$530/mo
Mortgage	$486/mo
Cash flow	$194/mo · $2,324/yr
Cash-on-cash	**9.8%**

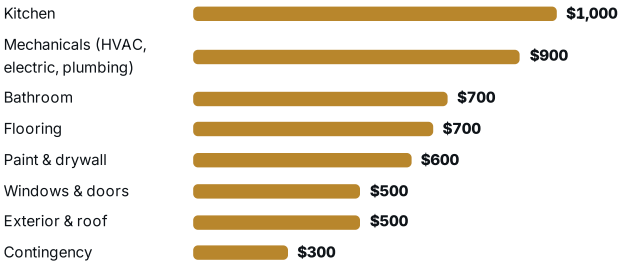
Deal score

How it stacks up, out of 100

Day-one equity 5%	Cash flow $43/mo	Appreciation +4.1%/yr	Schools 3.5★	Crime High	Flood risk Minimal
Comp confidence High	Investor demand High	Voucher vs market rent +$210/mo			

Repair estimate

$5,000 total · $4/sq ft · typical split for this scope



Condition notes

- 🏠 Exterior from Street View looks **poor**: Property shows clear signs of deferred maintenance with poor curb appeal, overgrown yard, and overall neglect suggesting vacancy or distressed ownership requiring significant rehab investment.
- ⚠ 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 $210/mo more** than market rent here (HUD FY2026 rents for 44302).

Risks

- ⚠ Built 1919: lead-paint disclosure required; expect older wiring and plumbing.
- ⚠ Wide comp range ($76,000–$106,000): ARV depends on finish quality.
- ⚠ Violent crime 164% above the US average in this police area.
- ⚠ High vacancy in this neighborhood (17.1% of homes).
- ℹ Taxes are estimated from the school district and county levies; check the county treasurer for the exact bill.
- ✓ Flood zone X, taxes current.

Market rent vs Section 8 voucher

HUD FY2026 · ZIP 44302

MARKET TENANT

$1,000/mo

Cash flow at 25% down	**$43/mo**
Cash-on-cash	**2.2%**
Cap rate	**6.7%**

Our team's rent estimate · ZIP typical $1,112

✓ SECTION 8 · 3-BED

$1,210/mo

Cash flow at 25% down	**$194/mo**
Cash-on-cash	**9.8%**
Cap rate	**8.6%**

HUD FY2026 Small Area FMR. Housing authorities pay 90–110% ($1,089–$1,331). Confirm the payment standard with CMHA / AMHA before you buy.

Voucher rent by bedroom in 44302



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

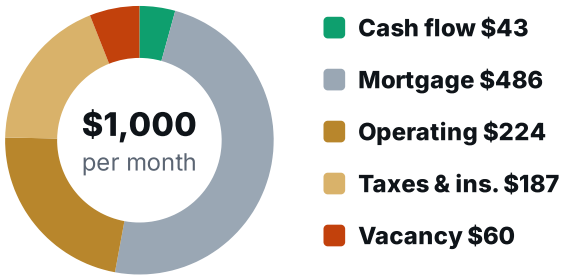
Rental pro forma

At market rent · all-in $95,000

Year 1

Gross rent ($1,000 × 12)	**$12,000**
Vacancy 6%	**– $720**
Property taxes (today)	**– $1,340**
Insurance (est.)	**– $900**
Repairs 8% · mgmt 10% · reserves 5%	**– $2,688**
Net operating income	**$6,352 · $529/mo**
Loan 25% down · 7.25% · 30 yr	**$486/mo**
Cash flow	**$43/mo**

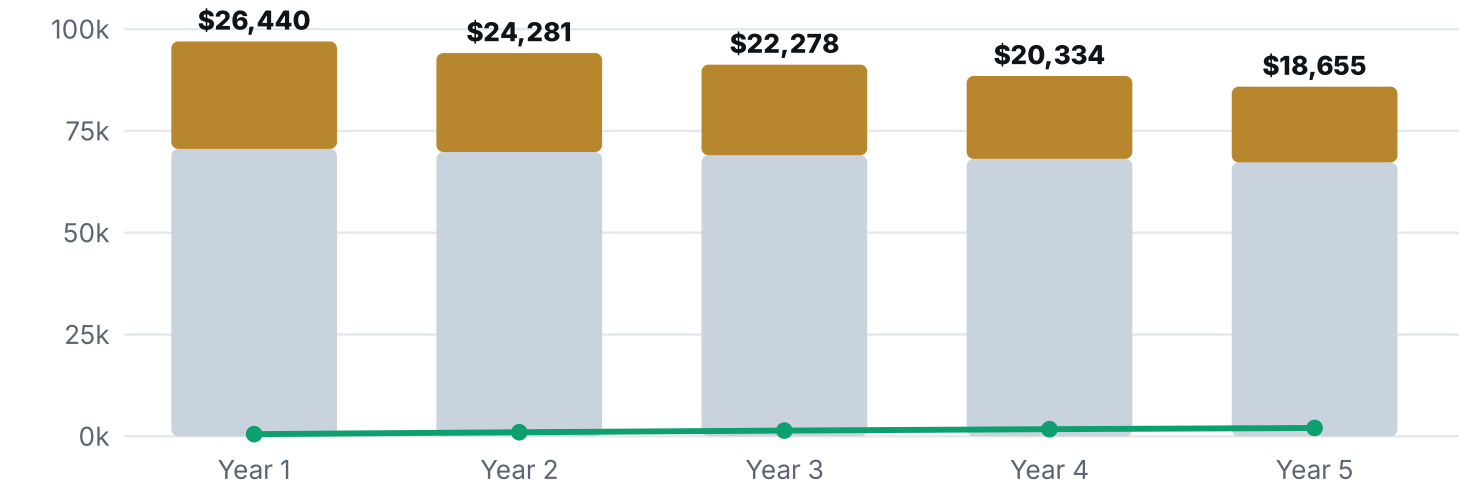
Where each rent dollar goes



Taxes can reset after you buy. Today's bill ($1,340) is based on a $67,920 county value. After a sale and rehab, plan on about **$2,191/yr** at 62.6 mills. That isn't in the numbers above; with it, market-rent cash flow is about **−$28/mo**.

5-year wealth build

Equity = value − loan · market rent

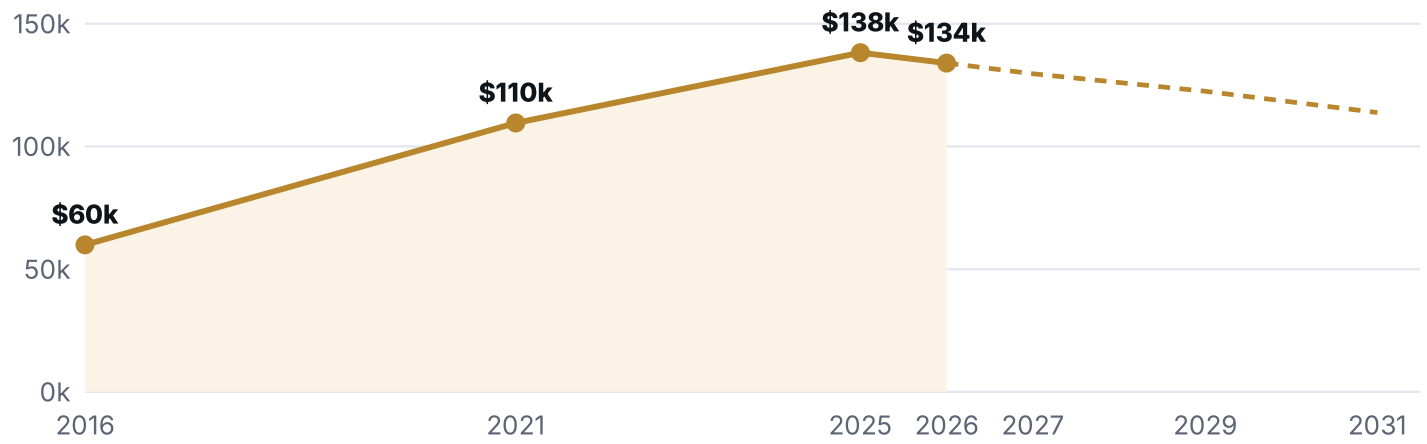


YEAR	GROSS RENT	NOI	CASH FLOW	LOAN BAL.	VALUE	EQUITY
1	$12,000	$6,352	$519	$70,560	$97,000	$26,440
2	$12,000	$6,296	$463	$69,819	$94,100	$24,281
3	$12,000	$6,239	$406	$69,022	$91,300	$22,278
4	$12,000	$6,180	$347	$68,166	$88,500	$20,334
5	$12,000	$6,119	$287	$67,245	$85,900	$18,655
5-yr		**$31,186**	**$2,023**			**$18,700**

Rent grows 0%/yr and value -3%/yr from ZIP 44302 trends. Expenses grow 2.5%/yr.

Appreciation · ZIP 44302

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



LAST 12 MONTHS	5 YEARS	10 YEARS	RENTS, 12 MONTHS
-3.1%	22.3%	123.7%	-2.5%

Neighborhood

Census Tract 5065

Who lives here

Owners	33%
Renters	67%
Vacant homes	17%
In poverty	35%
Median household income	$26,357
Median rent (census)	$759

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 · 0.7 mi	2.5★
Akron Early College High School · 1.5 mi	5★
Graduation rate	88.0%

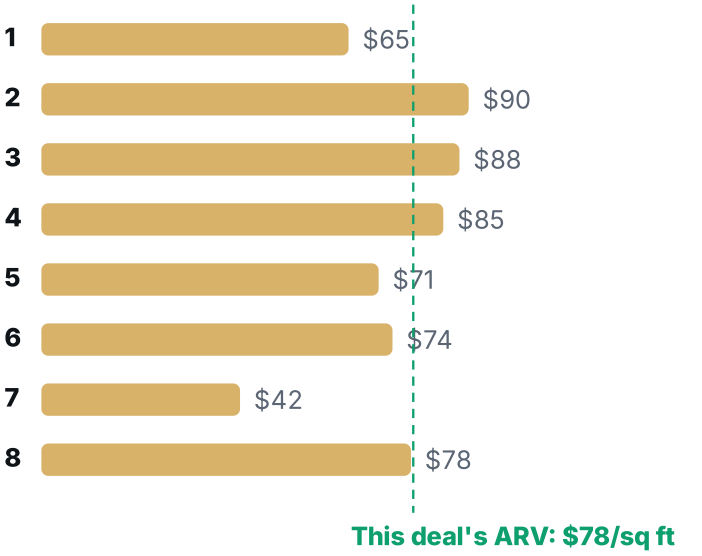
Investor market

Home sales, 12 mo	50
Bought by investors	52%
Likely flips resold	1
Typical $/sq ft	$73
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	10
Comp range	$76k–$106k
Confidence	High

#	ADDRESS	SOLD	PRICE	SQ FT	BEDS	$/SQ FT	MILES
1	251 Center St	Sep 2026	$74,000	1,146	3	$65	—
2	105 Westwood Ave	Aug 2026	$130,000	1,440	4	$90	—
3	159 Dodge Ave	Aug 2026	$135,000	1,534	3	$88	—
4	50 Belvidere Way	Jul 2026	$120,000	1,410	3	$85	—
5	73 Belvidere Way	Jul 2026	$105,000	1,478	4	$71	—
6	135 Byers Ave	Jun 2026	$100,000	1,344	3	$74	—
7	139 Hollinger Ave	Jun 2026	$65,000	1,550	3	$42	—
8	123 Gale St	Feb 2026	$96,500	1,240	3	$78	—

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.