



Welcome to Dayton!  
Recruiting season this year is going to be different for all those involved. But you have so much to think about as you consider the educational opportunities that await you. Wherever you complete your residency training ... that also becomes your home for at least a few years. We want to provide you with this overview, so you can get a glimpse of **“life in Dayton!”**

Yes, we are Realtors. And we have completed a continuing education program from The Dayton Realtors Association that officially gives us the title of **“Ambassadors for Dayton”**. However, we consider ourselves *cheerleaders for our community* and we think it’s

important for residency applicants to understand the quality of life in Dayton and its suburbs!

We are both life-time residents of the area and are involved in many aspects of our community. John has 29 years of real estate experience and has represented many residents and physicians over the years. Jan was an administrator in the Dayton medical education community for 33 years and has worked with all the area residency programs. After retirement from the Wright State University Boonshoft School of Medicine, she joined John as a Realtor in 2016. **We understand your needs and are excited to highlight our community!**

## PHYSICIAN LOAN PROGRAM

We provide special services just for **resident, fellow and practicing physicians** that are considering buying a house. The time between Match Day and Orientation is critical.

There are special financing programs geared toward physicians. NOT all loan programs meet all the criteria. The Association of American Medical Colleges (AAMC) has a webinar entitled, "Home Financing for Graduating Medical Students and Residents". We feel it provides a great overview and we suggest you watch it as you make the decision about your next home.

<https://youtu.be/s4aXV2C8BU8>

Call us to learn what Dayton-area lenders offer TRUE physician loans.

Certified as **“Ambassadors for Dayton”** — John *and* Jan Austin

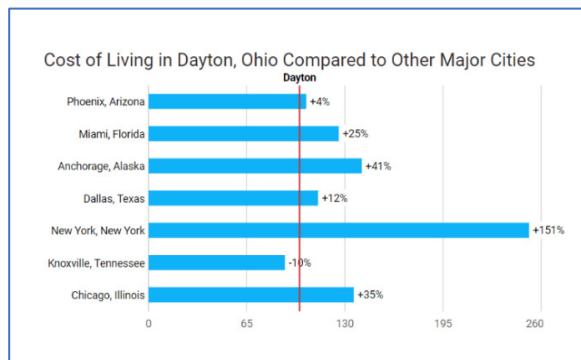
# INTRODUCING ... DAYTON

- Sixth largest metro area in Ohio. Dayton's population is 141,000 (2017) and the entire region is considered about 2 million people.

- Dayton is within 600 miles of 53% of the population – makes travel and events easy! One hour to Columbus and Cincinnati. Less than three hours to Cleveland, Toledo, Akron, Lexington, Louisville and Indianapolis. (Forbes)



- According to MapQuest's Industry and Employment report: "Dayton plays host to significant industrial, aerospace and technological/engineering research activities and is known for the many technical innovations and inventions development here. Healthcare accounts for much of the Dayton area's economy."
- Hospitals in the Greater Dayton area have an estimated combined employment of over 34,000 and a yearly economic impact of \$8.1 billion. (GDAHA)
- Median home price: \$143,000. The national median is \$249,000.



**In Dayton, OH, the overall cost of living index is 83, which is 8% lower than the Ohio average and 17% lower than the U.S. average. (AreaVibes) That means living in this region makes your paycheck stretch further!**

# LIFE IN DAYTON

It's important to not only work here ... but to have some fun, too! Here are some links to help you learn about life in the Dayton area!

## SCHOOL INFO:

<http://education.ohio.gov/Topics/Data/Report-Card-Resources> (Ohio School Report cards. All districts in Ohio are rated on various criteria.) 2018-19 data. The link to the community profiles listed below also provides school info. Remember, there is a correlation between home values and communities and their schools.

## COMMUNITY INFO:

<https://www.johnandjanaustin.com>. Click on the tab that says COMMUNITIES for information about dozens of our communities.



Dayton has a variety of nightlife spots throughout the area. As you look at resources, look for The Greene, Austin Landing, and the Oregon District for great restaurants, breweries, live music and other hotspots.

<http://www.dayton.com/> All the news about what's happening in the Dayton area – concerts, entertainment, restaurants, and more!

Did you know that our area has more bike paths than any other city in the United States? Yes! Over 330 miles throughout dozens of communities. The Dayton Metro Parks system has dozens of parks, activities, classes and resources. <https://www.metroparks.org/> Several of the suburbs are also known for their outstanding parks and recreation facilities and programs.

## NON-PHYSICIAN HEALTH CARE JOBS:

[http://www.daytonhospitaljobs.com/hospitals\\_landing.php](http://www.daytonhospitaljobs.com/hospitals_landing.php) (The Greater Dayton Area Hospital Association – GDAHA – has a website with links to all the hospitals and non-physician positions that are open. They also have excellent information on housing and activities in the area.)

## GRADUATE MEDICAL EDUCATION IN DAYTON

There is a very strong educational infrastructure in the Dayton community for the training of physicians. There are 46 residency and fellowship programs and more than 600 trainees in any given year. The community-based model of education has worked well for our city, our residents and our community.

We couldn't find a map we liked that showed the approximate location of each of the major teaching hospitals. So, we created our own! Locations are approximate. Educational opportunities take place at many additional health care facilities throughout our community, based on the residency program and the rotation.

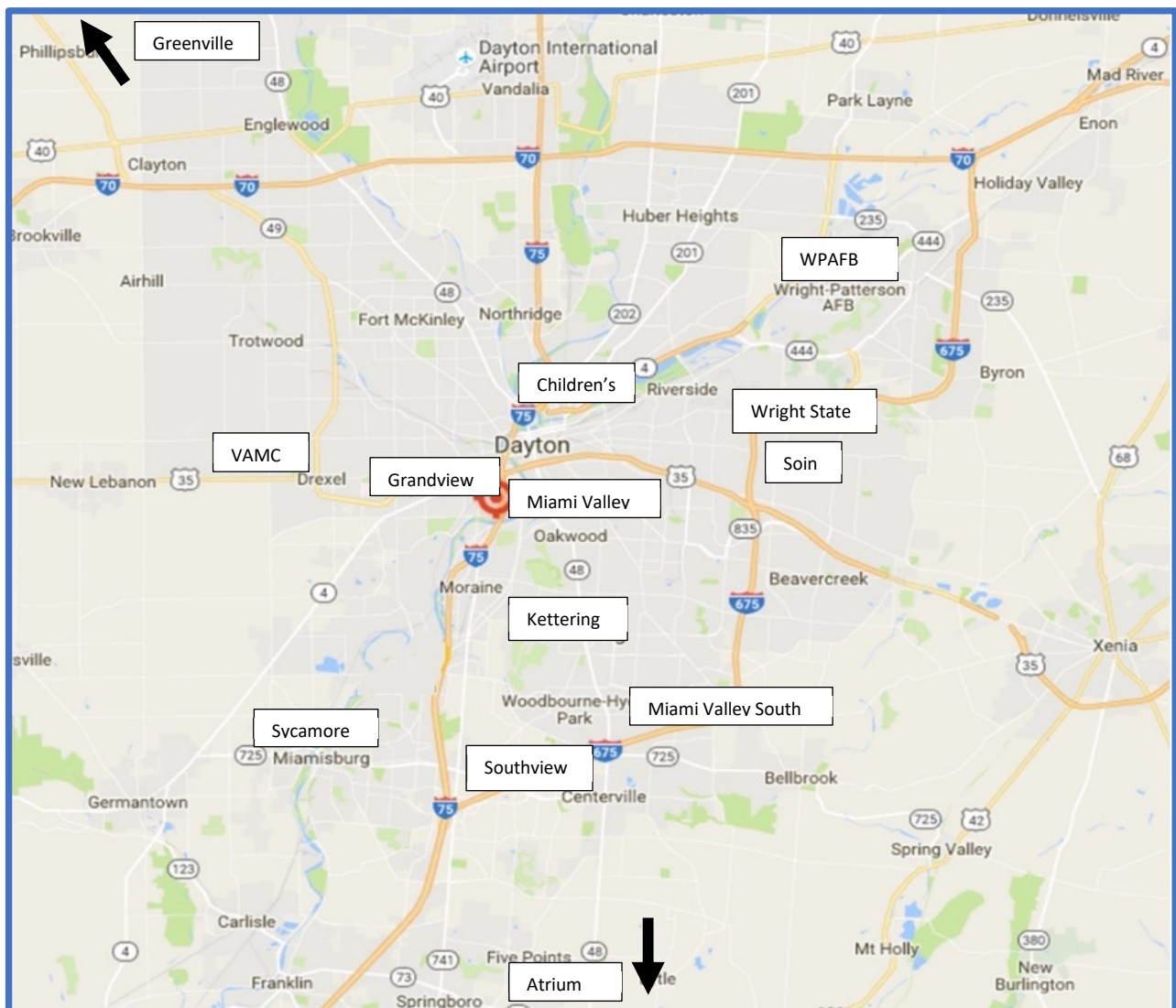
There are many communities that are convenient and easily accessible. Where would you like to live?

### CULTURE AND ARTS IN DAYTON:

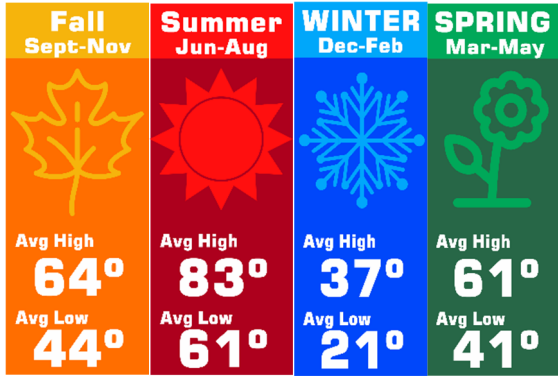
<http://www.daytonhospitaljobs.com/artsandculture.php> There are many arts organizations, especially for a city our size. Check them out! Dayton is home to a philharmonic orchestra, ballet, opera, a touring Broadway series, an outstanding Dayton Art Institute and many other art related activities.

### APARTMENTS:

<http://www.apartments.com/> You can put in your city and state and this site will list available apartments for rent. Unfortunately, in the Dayton area, there is not one site for individual homes, duplexes and other rentals. But we will try and help if you need something specific.



## THE FOUR SEASONS



### WHAT OTHERS HAVE SAID ABOUT OUR SERVICES:

“They are both amazing. We were first-time home buyers and John & Jan made things comfortable and easy to understand. They are both very knowledgeable and sweet people.” (Orthopedic resident & spouse)

“Their knowledge of Dayton, their kindness and their help! They really went above and beyond.” (Ob/Gyn resident & spouse)

“They were always available for any questions or concerns which was pivotal for us and our quick turnaround. Their expertise was also valued and appreciated!” (Ob/Gyn resident & Informatics Analyst)

“Two decades of relationships with the Austins that resulted in purchase of two homes and sale of one in Beavercreek. Family realtors known for intensive research of competitive home values for their clients. Highly professional, transparent, knowledgeable, compassionate with open and instant communication of relevant information with their clients.” (General surgery faculty member – 1997 and 2017)

## US NEWS SAYS ...

“Dayton offers both a revamped downtown area full of unique activities, and suburbs that provide close-knit communities for the many who call the region home.

As the hometown of first flyers, Orville and Wilbur Wright, as well as the Wright-Patterson Air Force Base, the metro area is rich in aviation history.

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.”

If you misplace this paper and Match to a Dayton program – call your Coordinator! They are happy to give you our name & number. We also have plenty of references if you would like to talk to a previous resident/client about their home buying experience!



### John *and* Jan Austin

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