

Crazy Cash Flow

7879 Albritton Pl, West Chester, Oh 45069

Price **\$164,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 164,900	\$ 164,900	\$ 164,900	\$ 164,900
Mortgage	\$ 131,920	\$ 123,675	\$ 82,450	\$ -
Down Payment	\$ 32,980	\$ 41,225	\$ 82,450	\$ 164,900
Closing Cost Estimate	\$ 5,138	\$ 4,974	\$ 4,149	\$ 500
Total Projected Cash Down	\$ 38,118	\$ 46,199	\$ 86,599	\$ 165,400
Projected Principal and Interest	\$ 688	\$ 627	\$ 508	\$ -
Projected Property Taxes	\$ 259	\$ 259	\$ 259	\$ 259
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 128	\$ 128	\$ 128	\$ 128
Projected PITI	\$ 1,096	\$ 1,034	\$ 915	\$ 408
Projected Rental Income	\$1,595.00	\$1,595.00	\$1,595.00	\$1,595.00
Projected Cash Flow	\$499.24	\$560.76	\$679.74	\$1,187.40
Annual Cash on Cash Return Projection	15.72%	14.57%	9.42%	8.61%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 5,991	\$ 6,729	\$ 8,157	\$ 14,249
Average Annual Depreciation	\$ 4,797	\$ 4,797	\$ 4,797	\$ 4,797
Average Annual Appreciation Projection	\$ 3,298	\$ 3,298	\$ 3,298	\$ 3,298
Average Annual Mortgage Paydown	\$ 2,243	\$ 2,187	\$ 1,099	\$ -
Average Annual ROI Projection	28.34%	24.36%	20.72%	15.81%



• House Size:	1764 sqFt
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1980
• Garage:	2 car
• Basement:	Partial
• Lot Size:	114 x 195

Family friendly bi-level in a beautiful neighborhood right in the heart of West Chester. Lots of living space and plenty of storage! Award winning Lakota schools and convenient to fabulous shopping. This one is sure to please investors and tenants!!!

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

Above information is simplified and does not contain all costs. Buyer is advised that all information contained above has been obtained from sources deemed reliable but is not guaranteed and Buyer agrees to take full responsibility for verifying the accuracy. Rates and Terms are subject to change, and will be based on the applicants credit and financing program chosen. A good faith estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.