

Crazy Cash Flow

415 Alexander Drive, Dayton, OH 45403

Price **\$74,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 74,900	\$ 74,900	\$ 74,900	\$ 74,900
Mortgage	\$ 59,920	\$ 56,175	\$ 37,450	\$ -
Down Payment	\$ 14,980	\$ 18,725	\$ 37,450	\$ 74,900
Closing Cost Estimate	\$ 2,698	\$ 2,624	\$ 2,249	\$ 500
Total Projected Cash Down	\$ 17,678	\$ 21,349	\$ 39,699	\$ 75,400
Projected Principal and Interest	\$ 313	\$ 285	\$ 225	\$ -
Projected Property Taxes	\$ 130	\$ 130	\$ 130	\$ 130
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 64	\$ 64	\$ 64	\$ 64
Projected PITI	\$ 528	\$ 500	\$ 440	\$ 216
Projected Rental Income	\$795.00	\$795.00	\$795.00	\$795.00
Projected Cash Flow	\$266.83	\$294.77	\$354.87	\$579.40
Annual Cash on Cash Return Projection	18.11%	16.57%	10.73%	9.22%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,202	\$ 3,537	\$ 4,258	\$ 6,953
Average Annual Depreciation	\$ 2,179	\$ 2,179	\$ 2,179	\$ 2,179
Average Annual Appreciation Projection	\$ 1,498	\$ 1,498	\$ 1,498	\$ 1,498
Average Annual Mortgage Paydown	\$ 1,019	\$ 993	\$ 520	\$ -
Average Annual ROI Projection	29.56%	25.44%	21.74%	16.72%



• House Size:	831 Sq Ft
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1952
• Garage:	none
• Basement:	none
• Lot Size:	50 x 120

TITLE ISSUE

BIG opportunity comes in a small package!!! Great Dayton location and on it's way to being new inside and out! This one will have all the easy to maintain standards and the quality that you have come to expect from us, and best of all.....CRAZY CA\$H FLOW!!!

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

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