

Crazy Cash Flow

12015 Bridgeport Lane, Springdale, OH 45240

Price \$154,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 154,900	\$ 154,900	\$ 154,900	\$ 154,900
Mortgage	\$ 123,920	\$ 116,175	\$ 77,450	\$ -
Down Payment	\$ 30,980	\$ 38,725	\$ 77,450	\$ 154,900
Closing Cost Estimate	\$ 4,978	\$ 4,824	\$ 4,049	\$ 500
Total Projected Cash Down	\$ 35,958	\$ 43,549	\$ 81,499	\$ 155,400
Projected Principal and Interest	\$ 628	\$ 572	\$ 464	\$ -
Projected Property Taxes	\$ 198	\$ 198	\$ 198	\$ 198
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 108	\$ 108	\$ 108	\$ 108
Projected PITI	\$ 955	\$ 898	\$ 791	\$ 327
Projected Rental Income	\$1,345.00	\$1,345.00	\$1,345.00	\$1,345.00
Projected Cash Flow	\$390.36	\$446.73	\$553.89	\$1,018.24
Annual Cash on Cash Return Projection	13.03%	12.31%	8.16%	7.86%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 4,684	\$ 5,361	\$ 6,647	\$ 12,219
Average Annual Depreciation	\$ 4,506	\$ 4,506	\$ 4,506	\$ 4,506
Average Annual Appreciation Projection	\$ 3,098	\$ 3,098	\$ 3,098	\$ 3,098
Average Annual Mortgage Paydown	\$ 2,191	\$ 2,136	\$ 1,076	\$ -
Average Annual ROI Projection	26.29%	22.65%	19.38%	14.78%



• House Size:	1824 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	1971
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	80 x 150

Immaculate split level home in a great family oriented neighborhood. Open floor plan, generous family living spaces inside and out. Features a two car garage with the extra storage space that tenants are always looking for! Close to great schools and convenient to shopping.

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.