

Crazy Cash Flow

107 Clara Dr, Trenton, Ohio 45067

Price \$136,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 136,900	\$ 136,900	\$ 136,900	\$ 136,900
Mortgage	\$ 109,520	\$ 102,675	\$ 68,450	\$ -
Down Payment	\$ 27,380	\$ 34,225	\$ 68,450	\$ 136,900
Closing Cost Estimate	\$ 4,190	\$ 4,054	\$ 3,369	\$ 500
Total Projected Cash Down	\$ 31,570	\$ 38,279	\$ 71,819	\$ 137,400
Projected Principal and Interest	\$ 555	\$ 505	\$ 410	\$ -
Projected Property Taxes	\$ 138	\$ 138	\$ 138	\$ 138
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 100	\$ 100	\$ 100	\$ 100
Projected PITI	\$ 819	\$ 769	\$ 674	\$ 264
Projected Rental Income	\$1,245.00	\$1,245.00	\$1,245.00	\$1,245.00
Projected Cash Flow	\$426.05	\$475.87	\$570.58	\$980.97
Annual Cash on Cash Return Projection	16.19%	14.92%	9.53%	8.57%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 5,113	\$ 5,710	\$ 6,847	\$ 11,772
Average Annual Depreciation	\$ 3,983	\$ 3,983	\$ 3,983	\$ 3,983
Average Annual Appreciation Projection	\$ 2,738	\$ 2,738	\$ 2,738	\$ 2,738
Average Annual Mortgage Paydown	\$ 1,937	\$ 1,888	\$ 951	\$ -
Average Annual ROI Projection	28.73%	24.64%	20.92%	11.19%



UNDER REHAB

• House Size:	1472 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	2001
• Garage:	2 Car
• Basement:	none
• Lot Size:	63 x 140

This gorgeous two-story traditional has everything families are looking for.....open floor plan, spacious family living spaces inside and out, great neighborhood with great schools!! Located in a great Trenton neighborhood!

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.