

# Crazy Cash Flow

**305 Glenn Ct, Trenton, OH 45067**

**Price            \$82,900**

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 82,900	\$ 82,900	\$ 82,900	\$ 82,900
Mortgage	\$ 66,320	\$ 62,175	\$ 41,450	\$ -
Down Payment	\$ 16,580	\$ 20,725	\$ 41,450	\$ 82,900
Closing Cost Estimate	\$ 2,826	\$ 2,744	\$ 2,329	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 19,406</b>	<b>\$ 23,469</b>	<b>\$ 43,779</b>	<b>\$ 83,400</b>
Projected Principal and Interest	\$ 336	\$ 306	\$ 249	\$ -
Projected Property Taxes	\$ 75	\$ 75	\$ 75	\$ 75
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee        8%	\$ 64	\$ 64	\$ 64	\$ 64
Projected PITI	\$ 496	\$ 466	\$ 408	\$ 160
Projected Rental Income	<b>\$795.00</b>	<b>\$795.00</b>	<b>\$795.00</b>	<b>\$795.00</b>
Projected Cash Flow	\$299.06	\$329.23	\$386.58	\$635.09
<b>Annual Cash on Cash Return Projection</b>	<b>18.49%</b>	<b>16.83%</b>	<b>10.60%</b>	<b>9.14%</b>
Interest Rate	<b>4.500%</b>			
Annual Cash Flow Projection	\$ 3,589	\$ 3,951	\$ 4,639	\$ 7,621
Average Annual Depreciation	\$ 2,412	\$ 2,412	\$ 2,412	\$ 2,412
Average Annual Appreciation Projection	\$ 1,658	\$ 1,658	\$ 1,658	\$ 1,658
Average Annual Mortgage Paydown	\$ 1,173	\$ 1,143	\$ 576	\$ -
Average Annual ROI Projection	29.94%	25.70%	21.88%	15.22%



• House Size:	720 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1956
• Garage:	none
• Basement:	none
• Lot Size:	87 x 157

**Calling all investors! 305 Glenn Court is one of the best kept secrets in Trenton! Convenient to schools, shopping, and family friendly Trenton Community green spaces. This one has it all!!**

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.