

Crazy Cash Flow

578 Grandin Ave, Cincinnati, OH 45246

Price **\$116,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 116,900	\$ 116,900	\$ 116,900	\$ 116,900
Mortgage	\$ 93,520	\$ 87,675	\$ 58,450	\$ -
Down Payment	\$ 23,380	\$ 29,225	\$ 58,450	\$ 116,900
Closing Cost Estimate	\$ 3,870	\$ 3,754	\$ 3,169	\$ 500
Total Projected Cash Down	\$ 27,250	\$ 32,979	\$ 61,619	\$ 117,400
Projected Principal and Interest	\$ 488	\$ 444	\$ 360	\$ -
Projected Property Taxes	\$ 129	\$ 129	\$ 129	\$ 129
Projected Insurance	\$ 23	\$ 23	\$ 23	\$ 23
Management Fee 8%	\$ 88	\$ 88	\$ 88	\$ 88
Projected PITI	\$ 728	\$ 684	\$ 600	\$ 240
Projected Rental Income	\$1,095.00	\$1,095.00	\$1,095.00	\$1,095.00
Projected Cash Flow	\$367.14	\$410.75	\$495.10	\$854.98
Annual Cash on Cash Return Projection	16.17%	14.95%	9.64%	8.74%

Interest Rate **4.750%**

Annual Cash Flow Projection	\$ 4,406	\$ 4,929	\$ 5,941	\$ 10,260
Average Annual Depreciation	\$ 3,401	\$ 3,401	\$ 3,401	\$ 3,401
Average Annual Appreciation Projection	\$ 2,338	\$ 2,338	\$ 2,338	\$ 2,338
Average Annual Mortgage Paydown	\$ 1,590	\$ 1,550	\$ 779	\$ -
Average Annual ROI Projection	28.29%	24.35%	20.77%	11.47%



• House Size:	1,080 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1960
• Garage:	1 Car
• Basement:	Full
• Lot Size:	70 x 156

Family friendly ranch living in a beautiful Springdale neighborhood. Main level living with a beautiful 4-seasons room, large private fenced in backyard, and extra space in a full basement that tenants desire. This one is convenient to EVERYTHING!

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.