

Crazy Cash Flow

6225 Huckleberry Ln, Liberty Twp, Oh 45011

Price \$234,000

| | 80% Financing | 75% Financing | 50% Financing | Cash |
|--|-------------------|-------------------|-------------------|-------------------|
| Sales Price | \$ 234,000 | \$ 234,000 | \$ 234,000 | \$ 234,000 |
| Mortgage | \$ 187,200 | \$ 175,500 | \$ 117,000 | \$ - |
| Down Payment | \$ 46,800 | \$ 58,500 | \$ 117,000 | \$ 234,000 |
| Closing Cost Estimate | \$ 6,244 | \$ 6,010 | \$ 4,840 | \$ 500 |
| Total Projected Cash Down | \$ 53,044 | \$ 64,510 | \$ 121,840 | \$ 234,500 |
| Projected Principal and Interest | \$ 977 | \$ 889 | \$ 720 | \$ - |
| Projected Property Taxes | \$ 283 | \$ 283 | \$ 283 | \$ 283 |
| Projected Insurance | \$ 28 | \$ 28 | \$ 28 | \$ 28 |
| Management Fee 8% | \$ 160 | \$ 160 | \$ 160 | \$ 160 |
| Projected PITI | \$ 1,447 | \$ 1,360 | \$ 1,191 | \$ 471 |
| Projected Rental Income | \$1,995.00 | \$1,995.00 | \$1,995.00 | \$1,995.00 |
| Projected Cash Flow | \$547.88 | \$635.17 | \$804.01 | \$1,524.40 |
| Annual Cash on Cash Return Projection | 12.39% | 11.82% | 7.92% | 7.80% |
| Interest Rate | 4.750% | | | |
| Annual Cash Flow Projection | \$ 6,575 | \$ 7,622 | \$ 9,648 | \$ 18,293 |
| Average Annual Depreciation | \$ 6,807 | \$ 6,807 | \$ 6,807 | \$ 6,807 |
| Average Annual Appreciation Projection | \$ 4,680 | \$ 4,680 | \$ 4,680 | \$ 4,680 |
| Average Annual Mortgage Paydown | \$ 3,183 | \$ 3,104 | \$ 1,559 | \$ - |
| Average Annual ROI Projection | 26.40% | 22.70% | 19.24% | 10.87% |



| | |
|---------------|-----------|
| • House Size: | 2262 sqFt |
| • Bedrooms: | 4 |
| • Bathrooms: | 2.5 |
| • Year Build: | 1990 |
| • Garage: | 2 Car |
| • Basement: | Full |
| • Lot Size: | 90 x 167 |

Stylish 2-story brick traditional home, super popular neighborhood, in the award winning Lakota school district means you need to ACT FAST! Lots of family friendly living space and a plenty of storage! This one is sure to please investors and tenants!!!!

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