

Crazy Cash Flow

206 Ironwood Dr., Dayton, Ohio 45449

Price **\$107,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 107,900	\$ 107,900	\$ 107,900	\$ 107,900
Mortgage	\$ 86,320	\$ 80,925	\$ 53,950	\$ -
Down Payment	\$ 21,580	\$ 26,975	\$ 53,950	\$ 107,900
Closing Cost Estimate	\$ 3,726	\$ 3,619	\$ 3,079	\$ 500
Total Projected Cash Down	\$ 25,306	\$ 30,594	\$ 57,029	\$ 108,400
Projected Principal and Interest	\$ 437	\$ 398	\$ 323	\$ -
Projected Property Taxes	\$ 181	\$ 181	\$ 181	\$ 181
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 78	\$ 78	\$ 78	\$ 78
Projected PITI	\$ 718	\$ 679	\$ 604	\$ 281
Projected Rental Income	\$975.00	\$975.00	\$975.00	\$975.00
Projected Cash Flow	\$256.63	\$295.90	\$370.54	\$694.00
Annual Cash on Cash Return Projection	12.17%	11.61%	7.80%	7.68%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 3,080	\$ 3,551	\$ 4,447	\$ 8,328
Average Annual Depreciation	\$ 3,139	\$ 3,139	\$ 3,139	\$ 3,139
Average Annual Appreciation Projection	\$ 2,158	\$ 2,158	\$ 2,158	\$ 2,158
Average Annual Mortgage Paydown	\$ 1,526	\$ 1,488	\$ 749	\$ -
Average Annual ROI Projection	25.49%	22.02%	18.96%	15.40%



• House Size:	1,107 sq ft
• Bedrooms:	3
• Bathrooms:	1
• Year Built:	1956
• Garage:	None
• Basement:	None
• Lot Size:	2614 Sq Ft

DEED RESTRICTION

Comfortable solid brick ranch home in great Dayton location! Convenient to schools, parks, shopping, and of course will include all easy to maintain upgrades and Crazy Ca\$h Flow you have come to expect from our company!

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.