

# Crazy Cash Flow

5616 Lake Manor Dr Fairfield, Oh 45014

Price **\$139,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 139,900	\$ 139,900	\$ 139,900	\$ 139,900
Mortgage	\$ 111,920	\$ 104,925	\$ 69,950	\$ -
Down Payment	\$ 27,980	\$ 34,975	\$ 69,950	\$ 139,900
Closing Cost Estimate	\$ 4,238	\$ 4,099	\$ 3,399	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 32,218</b>	<b>\$ 39,074</b>	<b>\$ 73,349</b>	<b>\$ 140,400</b>
Projected Principal and Interest	\$ 584	\$ 532	\$ 431	\$ -
Projected Property Taxes	\$ 162	\$ 162	\$ 162	\$ 162
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 104	\$ 104	\$ 104	\$ 104
Projected PITI	\$ 871	\$ 819	\$ 718	\$ 287
Projected Rental Income	<b>\$1,295.00</b>	<b>\$1,295.00</b>	<b>\$1,295.00</b>	<b>\$1,295.00</b>
Projected Cash Flow	\$423.70	\$475.89	\$576.84	\$1,007.53
<b>Annual Cash on Cash Return Projection</b>	<b>15.78%</b>	<b>14.62%</b>	<b>9.44%</b>	<b>8.61%</b>
Interest Rate	<b>4.750%</b>			
Annual Cash Flow Projection	\$ 5,084	\$ 5,711	\$ 6,922	\$ 12,090
Average Annual Depreciation	\$ 4,070	\$ 4,070	\$ 4,070	\$ 4,070
Average Annual Appreciation Projection	\$ 2,798	\$ 2,798	\$ 2,798	\$ 2,798
Average Annual Mortgage Paydown	\$ 1,903	\$ 1,856	\$ 932	\$ -
Average Annual ROI Projection	28.38%	24.38%	20.71%	15.16%



• House Size:	1536 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1977
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	75 x 241

**Great neighborhood setting with the convenience of nearby shopping, schools, and a nationally rated hospital!! Family friendly tri-level plan with plenty of living space. Large, fenced yard with additional storage shed. All this will mean solid Crazy Ca\$h Flow!!!**

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.