

# Crazy Cash Flow

588 Lebanon St, Monroe, OH 45050

Price **\$134,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 134,900	\$ 134,900	\$ 134,900	\$ 134,900
Mortgage	\$ 107,920	\$ 101,175	\$ 67,450	\$ -
Down Payment	\$ 26,980	\$ 33,725	\$ 67,450	\$ 134,900
Closing Cost Estimate	\$ 4,158	\$ 4,024	\$ 3,349	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 31,138</b>	<b>\$ 37,749</b>	<b>\$ 70,799</b>	<b>\$ 135,400</b>
Projected Principal and Interest	\$ 547	\$ 498	\$ 404	\$ -
Projected Property Taxes	\$ 185	\$ 185	\$ 185	\$ 185
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 100	\$ 100	\$ 100	\$ 100
Projected PITI	\$ 852	\$ 803	\$ 709	\$ 305
Projected Rental Income	<b>\$1,245.00</b>	<b>\$1,245.00</b>	<b>\$1,245.00</b>	<b>\$1,245.00</b>
Projected Cash Flow	\$393.09	\$442.18	\$535.50	\$939.90
<b>Annual Cash on Cash Return Projection</b>	<b>15.15%</b>	<b>14.06%</b>	<b>9.08%</b>	<b>8.33%</b>
Interest Rate	<b>4.500%</b>			
Annual Cash Flow Projection	\$ 4,717	\$ 5,306	\$ 6,426	\$ 11,279
Average Annual Depreciation	\$ 3,924	\$ 3,924	\$ 3,924	\$ 3,924
Average Annual Appreciation Projection	\$ 2,698	\$ 2,698	\$ 2,698	\$ 2,698
Average Annual Mortgage Paydown	\$ 1,908	\$ 1,860	\$ 937	\$ -
Average Annual ROI Projection	28.04%	24.08%	20.48%	11.55%



• House Size:	1696 sqFt
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1953/1961
• Garage:	CarPort
• Basement:	Full
• Lot Size:	82 x 192

**This one has the WOW factor!!! Dream kitchen and HUGE Master Bedroom/Bathroom! Gorgeous hardwood floors throughout and living spaces that families today are shopping for. All of this with a private, country setting right in a convenient Monroe location that is close to schools and shopping.**

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.