

# Crazy Cash Flow

## 463 Lite Court Trenton Ohio

Price **\$153,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 153,900	\$ 153,900	\$ 153,900	\$ 153,900
Mortgage	\$ 123,120	\$ 115,425	\$ 76,950	\$ -
Down Payment	\$ 30,780	\$ 38,475	\$ 76,950	\$ 153,900
Closing Cost Estimate	\$ 4,962	\$ 4,809	\$ 4,039	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 35,742</b>	<b>\$ 43,284</b>	<b>\$ 80,989</b>	<b>\$ 154,400</b>
Projected Principal and Interest	\$ 624	\$ 568	\$ 437	\$ -
Projected Property Taxes	\$ 180	\$ 180	\$ 180	\$ 180
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 110	\$ 110	\$ 110	\$ 110
Projected PITI	\$ 938	\$ 882	\$ 751	\$ 314
Projected Rental Income	<b>\$1,375.00</b>	<b>\$1,375.00</b>	<b>\$1,375.00</b>	<b>\$1,375.00</b>
Projected Cash Flow	\$437.17	\$493.18	\$624.09	\$1,061.00

**Annual Cash on Cash Return Projection** 14.68% 13.67% 9.25% 8.25%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 5,246	\$ 5,918	\$ 7,489	\$ 12,732
Average Annual Depreciation	\$ 4,477	\$ 4,477	\$ 4,477	\$ 4,477
Average Annual Appreciation Projection	\$ 3,078	\$ 3,078	\$ 3,078	\$ 3,078
Average Annual Mortgage Paydown	\$ 2,177	\$ 2,122	\$ 1,160	\$ -
Average Annual ROI Projection	27.45%	23.61%	20.15%	14.90%



• House Size:	1651 sq ft
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	2015
• Garage:	2 car
• Basement:	none
• Lot Size:	Varies

**New, affordable two-story design offering an open floorplan on the first floor, oversized dining area, and LARGE bedrooms!**

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.