

Crazy Cash Flow

8314 Luster Dr, West Chester, OH 45069

Price **\$171,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 171,900	\$ 171,900	\$ 171,900	\$ 171,900
Mortgage	\$ 137,520	\$ 128,925	\$ 85,950	\$ -
Down Payment	\$ 34,380	\$ 42,975	\$ 85,950	\$ 171,900
Closing Cost Estimate	\$ 5,250	\$ 5,079	\$ 4,219	\$ 500
Total Projected Cash Down	\$ 39,630	\$ 48,054	\$ 90,169	\$ 172,400
Projected Principal and Interest	\$ 697	\$ 634	\$ 515	\$ -
Projected Property Taxes	\$ 283	\$ 283	\$ 283	\$ 283
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 128	\$ 128	\$ 128	\$ 128
Projected PITI	\$ 1,132	\$ 1,069	\$ 950	\$ 435
Projected Rental Income	\$1,595.00	\$1,595.00	\$1,595.00	\$1,595.00
Projected Cash Flow	\$463.15	\$525.71	\$644.63	\$1,159.94
Annual Cash on Cash Return Projection	14.02%	13.13%	8.58%	8.07%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 5,558	\$ 6,308	\$ 7,736	\$ 13,919
Average Annual Depreciation	\$ 5,001	\$ 5,001	\$ 5,001	\$ 5,001
Average Annual Appreciation Projection	\$ 3,438	\$ 3,438	\$ 3,438	\$ 3,438
Average Annual Mortgage Paydown	\$ 2,432	\$ 2,370	\$ 1,194	\$ -
Average Annual ROI Projection	27.34%	23.49%	20.00%	11.83%



• House Size:	1,890 sqFt
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1987
• Garage:	2 Car
• Basement:	Full
• Lot Size:	107 x 198

Family friendly tri-level home in a beautiful neighborhood right in the heart of West Chester. Lots of living space, plenty of storage, and a HUGE level yard! Award winning Lakota schools and convenient to fabulous shopping. This one is sure to please!!!!

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.