

Crazy Cash Flow

440 McCreary Court, Cincinnati, OH 45231

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
Total Projected Cash Down	\$ 31,138	\$ 37,749	\$ 70,799	\$ 135,400
Projected Principal and Interest	\$ 563	\$ 513	\$ 404	\$ -
Projected Property Taxes	\$ 265	\$ 265	\$ 265	\$ 265
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 106	\$ 106	\$ 106	\$ 106
Projected PITI	\$ 958	\$ 908	\$ 799	\$ 395
Projected Rental Income	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00
Projected Cash Flow	\$367.04	\$417.36	\$525.60	\$930.00

Annual Cash on Cash Return Projection 14.14% 13.27% 8.91% 8.24%

Interest Rate **4.750%**

Annual Cash Flow Projection	\$ 4,404	\$ 5,008	\$ 6,307	\$ 11,160
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	\$ 1,835	\$ 1,789	\$ 937	\$ -
Average Annual ROI Projection	27.37%	23.56%	20.06%	16.26%



• House Size:	1,432 Sq Ft
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1960
• Garage:	Attached 2 Car
• Basement:	Full
• Lot Size:	100 x 130

90 Day deed restriction

Immaculate brick ranch home on a cul-de-sac street. Open floor plan, generous family living spaces inside and out. Features a two car garage with the extra storage space that tenants are always looking for! Located in a beautiful family oriented neighborhood close to great schools, parks, and convenient to shopping.

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 proforma. Real Estate investments are subject to risk and loss of capital. The proforma 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. Proforma sheet does not include maintenance or vacancy. 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.