

Crazy Cash Flow

653 Peach Orchard Drive, Dayton, OH 45449

Price **\$109,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 109,900	\$ 109,900	\$ 109,900	\$ 109,900
Mortgage	\$ 87,920	\$ 82,425	\$ 54,950	\$ -
Down Payment	\$ 21,980	\$ 27,475	\$ 54,950	\$ 109,900
Closing Cost Estimate	\$ 3,758	\$ 3,649	\$ 3,099	\$ 500
Total Projected Cash Down	\$ 25,738	\$ 31,124	\$ 58,049	\$ 110,400
Projected Principal and Interest	\$ 459	\$ 418	\$ 329	\$ -
Projected Property Taxes	\$ 195	\$ 195	\$ 195	\$ 195
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 88	\$ 88	\$ 88	\$ 88
Projected PITI	\$ 763	\$ 722	\$ 634	\$ 305
Projected Rental Income	\$1,095.00	\$1,095.00	\$1,095.00	\$1,095.00
Projected Cash Flow	\$331.77	\$372.76	\$460.95	\$790.40
Annual Cash on Cash Return Projection	15.47%	14.37%	9.53%	8.59%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,981	\$ 4,473	\$ 5,531	\$ 9,485
Average Annual Depreciation	\$ 3,197	\$ 3,197	\$ 3,197	\$ 3,197
Average Annual Appreciation Projection	\$ 2,198	\$ 2,198	\$ 2,198	\$ 2,198
Average Annual Mortgage Paydown	\$ 1,495	\$ 1,458	\$ 763	\$ -
Average Annual ROI Projection	27.85%	24.00%	20.53%	16.21%



• House Size:	1,000 Sq Ft
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1965
• Garage:	1 car attached
• Basement:	none
• Lot Size:	70 x 100

Comfortable, brick ranch home in with all the best of Dayton! Quiet, family-friendly street with a fenced in backyard. Parks, schools, shopping....this location is convenient to everything!! All the upgrades, exceptional value, quality, and Crazy Ca\$h Flow you have come to expect from our company!

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.