

# Crazy Cash Flow

6847 Pioneer Ct, Liberty Twp., Ohio 45044

Price **\$239,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 239,900	\$ 239,900	\$ 239,900	\$ 239,900
Mortgage	\$ 191,920	\$ 179,925	\$ 119,950	\$ -
Down Payment	\$ 47,980	\$ 59,975	\$ 119,950	\$ 239,900
Closing Cost Estimate	\$ 6,338	\$ 6,099	\$ 4,899	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 54,318</b>	<b>\$ 66,074</b>	<b>\$ 124,849</b>	<b>\$ 240,400</b>
Projected Principal and Interest	\$ 972	\$ 885	\$ 719	\$ -
Projected Property Taxes	\$ 334	\$ 334	\$ 334	\$ 334
Projected Insurance	\$ 23	\$ 23	\$ 23	\$ 23
Management Fee 6%	\$ 160	\$ 120	\$ 120	\$ 160
Projected PITI	\$ 1,489	\$ 1,362	\$ 1,196	\$ 517
Projected Rental Income	<b>\$1,995.00</b>	<b>\$1,995.00</b>	<b>\$1,995.00</b>	<b>\$1,995.00</b>
Projected Cash Flow	\$506.06	\$633.27	\$799.23	\$1,478.49

**Annual Cash on Cash Return Projection** 11.18% 11.50% 7.68% 7.38%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 6,073	\$ 7,599	\$ 9,591	\$ 17,742
Average Annual Depreciation	\$ 6,979	\$ 6,979	\$ 6,979	\$ 6,979
Average Annual Appreciation Projection	\$ 4,798	\$ 4,798	\$ 4,798	\$ 4,798
Average Annual Mortgage Paydown	\$ 3,394	\$ 3,308	\$ 1,666	\$ -
Average Annual ROI Projection	25.73%	22.11%	18.75%	14.57%



• House Size:	3000 sqFt
• Bedrooms:	4
• Bathrooms:	2.1
• Year Build:	1994
• Garage:	2 Car
• Basement:	Full
• Lot Size:	89 x 156

**Stylish 2-story brick traditional home, super popular neighborhood, in the award winning Lakota school district means you need to ACT FAST! Lots of family friendly living space and a plenty of storage! This one is sure to please investors and tenants!!!!**

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.