

Crazy Cash Flow

10732 Sharondale Rd, Cincinnati, OH 45241

Price \$96,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 96,900	\$ 96,900	\$ 96,900	\$ 96,900
Mortgage	\$ 77,520	\$ 72,675	\$ 48,450	\$ -
Down Payment	\$ 19,380	\$ 24,225	\$ 48,450	\$ 96,900
Closing Cost Estimate	\$ 3,050	\$ 2,954	\$ 2,469	\$ 500
Total Projected Cash Down	\$ 22,430	\$ 27,179	\$ 50,919	\$ 97,400
Projected Principal and Interest	\$ 404	\$ 368	\$ 298	\$ -
Projected Property Taxes	\$ 159	\$ 159	\$ 159	\$ 159
Projected Insurance	\$ 18	\$ 18	\$ 18	\$ 18
Management Fee 8%	\$ 80	\$ 80	\$ 80	\$ 80
Projected PITI	\$ 661	\$ 625	\$ 555	\$ 256
Projected Rental Income	\$995.00	\$995.00	\$995.00	\$995.00
Projected Cash Flow	\$334.27	\$370.42	\$440.34	\$738.65
Annual Cash on Cash Return Projection	17.88%	16.35%	10.38%	9.10%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 4,011	\$ 4,445	\$ 5,284	\$ 8,864
Average Annual Depreciation	\$ 2,819	\$ 2,819	\$ 2,819	\$ 2,819
Average Annual Appreciation Projection	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938
Average Annual Mortgage Paydown	\$ 1,318	\$ 1,285	\$ 646	\$ -
Average Annual ROI Projection	29.91%	25.66%	21.77%	12.59%



• House Size:	925 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1961
• Garage:	1 Car Detached
• Basement:	none
• Lot Size:	59 x 123

OUTSTANDING Cincinnati commuter location!! This convenient ranch has the best of all things offered in this Sharondale/Eventdale location. Minutes away from parks, schools, shopping and interstates. Plus a large fenced yard, covered patio, and single car detached garage.

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.