

Crazy Cash Flow

20 Spandrel Dr, Fairfield, OH 45014

Price **\$127,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 127,900	\$ 127,900	\$ 127,900	\$ 127,900
Mortgage	\$ 102,320	\$ 95,925	\$ 63,950	\$ -
Down Payment	\$ 25,580	\$ 31,975	\$ 63,950	\$ 127,900
Closing Cost Estimate	\$ 4,046	\$ 3,919	\$ 3,279	\$ 500
Total Projected Cash Down	\$ 29,626	\$ 35,894	\$ 67,229	\$ 128,400
Projected Principal and Interest	\$ 534	\$ 486	\$ 394	\$ -
Projected Property Taxes	\$ 142	\$ 142	\$ 142	\$ 142
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 98	\$ 98	\$ 98	\$ 98
Projected PITI	\$ 795	\$ 747	\$ 655	\$ 261
Projected Rental Income	\$1,225.00	\$1,225.00	\$1,225.00	\$1,225.00
Projected Cash Flow	\$430.37	\$478.08	\$570.37	\$964.12

Annual Cash on Cash Return Projection 17.43% 15.98% 10.18% 9.01%

Interest Rate **4.750%**

Annual Cash Flow Projection \$ 5,164 \$ 5,737 \$ 6,844 \$ 11,569

Average Annual Depreciation \$ 3,721 \$ 3,721 \$ 3,721 \$ 3,721

Average Annual Appreciation Projection \$ 2,558 \$ 2,558 \$ 2,558 \$ 2,558

Average Annual Mortgage Paydown \$ 1,740 \$ 1,696 \$ 852 \$ -

Average Annual ROI Projection 29.40% 25.24% 21.44% 15.37%



• House Size:	1,777 sqFt
• Bedrooms:	4
• Bathrooms:	2
• Year Build:	1963
• Garage:	Storage area
• Basement:	Partial
• Lot Size:	75 x 165

Beautifully comfortable bi-level home on a cul-de-sac street. Open floor plan, generous family living spaces inside and out, private fenced backyard. Located in a beautiful family oriented neighborhood close to great schools, convenient to shopping, and nationally rated hospital.

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.