

# Crazy Cash Flow

**185 Stewart Way, Monroe OH 45050**

**Price            \$179,900**

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 179,900	\$ 179,900	\$ 179,900	\$ 179,900
Mortgage	\$ 143,920	\$ 134,925	\$ 89,950	\$ -
Down Payment	\$ 35,980	\$ 44,975	\$ 89,950	\$ 179,900
Closing Cost Estimate	\$ 5,378	\$ 5,199	\$ 4,299	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 41,358</b>	<b>\$ 50,174</b>	<b>\$ 94,249</b>	<b>\$ 180,400</b>
Projected Principal and Interest	\$ 751	\$ 684	\$ 554	\$ -
Projected Property Taxes	\$ 245	\$ 245	\$ 245	\$ 245
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee        8%	\$ 132	\$ 132	\$ 132	\$ 132
Projected PITI	\$ 1,149	\$ 1,082	\$ 952	\$ 398
Projected Rental Income	<b>\$1,645.00</b>	<b>\$1,645.00</b>	<b>\$1,645.00</b>	<b>\$1,645.00</b>
Projected Cash Flow	\$496.01	\$563.12	\$692.93	\$1,246.77
<b>Annual Cash on Cash Return Projection</b>	14.39%	13.47%	8.82%	8.29%
Interest Rate	<b>4.750%</b>			
Annual Cash Flow Projection	\$ 5,952	\$ 6,757	\$ 8,315	\$ 14,961
Average Annual Depreciation	\$ 5,233	\$ 5,233	\$ 5,233	\$ 5,233
Average Annual Appreciation Projection	\$ 3,598	\$ 3,598	\$ 3,598	\$ 3,598
Average Annual Mortgage Paydown	\$ 2,447	\$ 2,386	\$ 1,199	\$ -
Average Annual ROI Projection	27.47%	23.63%	20.09%	11.47%



• House Size:	1646 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	1998
• Garage:	2 Car
• Basement:	Full
• Lot Size:	91 x 126

**Fabulous property with great amenities!! This gorgeous two-story brick traditional has everything families are looking for.....eat-in kitchen, spacious family living spaces inside and out, corner lot with big yard, great neighborhood with great schools!!**

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.