

Crazy Cash Flow

2837 E. Turtle Creek Dr, Fairfield, OH 45014

Price \$149,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 149,900	\$ 149,900	\$ 149,900	\$ 149,900
Mortgage	\$ 119,920	\$ 112,425	\$ 74,950	\$ -
Down Payment	\$ 29,980	\$ 37,475	\$ 74,950	\$ 149,900
Closing Cost Estimate	\$ 4,398	\$ 4,249	\$ 3,499	\$ 500
Total Projected Cash Down	\$ 34,378	\$ 41,724	\$ 78,449	\$ 150,400
Projected Principal and Interest	\$ 608	\$ 553	\$ 449	\$ -
Projected Property Taxes	\$ 192	\$ 192	\$ 192	\$ 192
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 114	\$ 114	\$ 114	\$ 114
Projected PITI	\$ 938	\$ 883	\$ 780	\$ 330
Projected Rental Income	\$1,425.00	\$1,425.00	\$1,425.00	\$1,425.00
Projected Cash Flow	\$487.00	\$541.55	\$645.25	\$1,094.62
Annual Cash on Cash Return Projection	17.00%	15.58%	9.87%	8.73%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 5,844	\$ 6,499	\$ 7,743	\$ 13,135
Average Annual Depreciation	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361
Average Annual Appreciation Projection	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998
Average Annual Mortgage Paydown	\$ 2,121	\$ 2,067	\$ 1,041	\$ -
Average Annual ROI Projection	29.56%	25.31%	21.41%	11.72%



• House Size:	1528 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1983
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	75 x 160

Tremendous Tri-Level with a terrific location! Features a two car garage and a large fenced in back yard that tenants are always looking for! Located in a beautiful family oriented neighborhood close to great schools and convenient to shopping.

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.