

Crazy Cash Flow

1822 Vernon Place, Fairfield, OH 45014

Price **\$139,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 139,900	\$ 139,900	\$ 139,900	\$ 139,900
Mortgage	\$ 111,920	\$ 104,925	\$ 69,950	\$ -
Down Payment	\$ 27,980	\$ 34,975	\$ 69,950	\$ 139,900
Closing Cost Estimate	\$ 4,238	\$ 4,099	\$ 3,399	\$ 500
Total Projected Cash Down	\$ 32,218	\$ 39,074	\$ 73,349	\$ 140,400
Projected Principal and Interest	\$ 567	\$ 516	\$ 419	\$ -
Projected Property Taxes	\$ 166	\$ 166	\$ 166	\$ 166
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 106	\$ 106	\$ 106	\$ 106
Projected PITI	\$ 863	\$ 812	\$ 715	\$ 296
Projected Rental Income	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00
Projected Cash Flow	\$462.36	\$513.27	\$610.05	\$1,029.44
Annual Cash on Cash Return Projection	17.22%	15.76%	9.98%	8.80%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 5,548	\$ 6,159	\$ 7,321	\$ 12,353
Average Annual Depreciation	\$ 4,070	\$ 4,070	\$ 4,070	\$ 4,070
Average Annual Appreciation Projection	\$ 2,798	\$ 2,798	\$ 2,798	\$ 2,798
Average Annual Mortgage Paydown	\$ 1,979	\$ 1,929	\$ 972	\$ -
Average Annual ROI Projection	29.56%	25.33%	21.46%	15.35%



• House Size:	1448 sqFt
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1975
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	75 x 160

Family friendly living in a beautiful Fairfield neighborhood. Bi-level floor plan with gracious family living spaces, lots of storage, and a large lot...everything tenants desire. Award winning 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.