

Crazy Cash Flow

2351 Wienburg Drive, Dayton, OH 45439

Price **\$112,900**

| | 80% Financing | 75% Financing | 50% Financing | Cash |
|----------------------------------|-------------------|-------------------|-------------------|-------------------|
| Sales Price | \$ 112,900 | \$ 112,900 | \$ 112,900 | \$ 112,900 |
| Mortgage | \$ 90,320 | \$ 84,675 | \$ 56,450 | \$ - |
| Down Payment | \$ 22,580 | \$ 28,225 | \$ 56,450 | \$ 112,900 |
| Closing Cost Estimate | \$ 3,806 | \$ 3,694 | \$ 3,129 | \$ 500 |
| Total Projected Cash Down | \$ 26,386 | \$ 31,919 | \$ 59,579 | \$ 113,400 |
| Projected Principal and Interest | \$ 458 | \$ 417 | \$ 338 | \$ - |
| Projected Property Taxes | \$ 191 | \$ 191 | \$ 191 | \$ 191 |
| Projected Insurance | \$ 23 | \$ 23 | \$ 23 | \$ 23 |
| Management Fee 8% | \$ 86 | \$ 86 | \$ 86 | \$ 86 |
| Projected PITI | \$ 757 | \$ 716 | \$ 638 | \$ 300 |
| Projected Rental Income | \$1,075.00 | \$1,075.00 | \$1,075.00 | \$1,075.00 |
| Projected Cash Flow | \$317.76 | \$358.85 | \$436.95 | \$775.40 |

Annual Cash on Cash Return Projection 14.45% 13.49% 8.80% 8.21%

Interest Rate **4.500%**

| | | | | |
|--|----------|----------|----------|----------|
| Annual Cash Flow Projection | \$ 3,813 | \$ 4,306 | \$ 5,243 | \$ 9,305 |
| Average Annual Depreciation | \$ 3,284 | \$ 3,284 | \$ 3,284 | \$ 3,284 |
| Average Annual Appreciation Projection | \$ 2,258 | \$ 2,258 | \$ 2,258 | \$ 2,258 |
| Average Annual Mortgage Paydown | \$ 1,597 | \$ 1,557 | \$ 784 | \$ - |
| Average Annual ROI Projection | 27.26% | 23.48% | 20.09% | 15.80% |



| | |
|---------------|------------|
| • House Size: | 936 |
| • Bedrooms: | 3 |
| • Bathrooms: | 1 |
| • Year Build: | 1974 |
| • Garage: | 1 Car |
| • Basement: | Full |
| • Lot Size: | 7200 sq ft |

Top notch Dayton location!! Large living room and dining area with deck overlooking nice sized back yard and backs up to Pinnacle Park! All of this with a full finished basement!

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.