Rental Re Sale

234 Fillmore St., Dayton, OH 45410

Price $103,900 **7yr ARM**

	75% Financing	80% Financing	75% Financing	Cash
Sales Price	$ 103,900	$ 103,900	$ 103,900	$ 103,900
Mortgage	$ 77,925	$ 83,120	$ 77,925	$ -
Down Payment	$ 25,975	$ 20,780	$ 25,975	$ 103,900
Closing Cost Estimate	$ 4,559	$ 4,662	$ 4,559	$ 1,200
Total Projected Cash Down	$ 30,534	$ 25,442	$ 30,534	$ 105,100
Projected Principal and Interest	$ 485	$ 531	$ 473	$ -
Projected Property Taxes	$ 188	$ 188	$ 188	$ 188
Projected Insurance	$ 43	$ 43	$ 43	$ 43
Management Fee 8%	$ 84	$ 84	$ 84	$ 84
Projected PITI	$ 800	$ 846	$ 788	$ 315
Projected Rental Income	**$1,050.00**	**$1,050.00**	**$1,050.00**	**$1,050.00**
Projected Cash Flow	$250.12	$204.15	$261.52	$735.00
Annual Cash on Cash Return Projection	9.83%	9.63%	10.28%	8.39%
Interest Rate 6.350%				
Annual Cash Flow Projection	$ 3,001	$ 2,450	$ 3,138	$ 8,820
Average Annual Depreciation	$ 3,023	$ 3,023	$ 3,023	$ 3,023
Average Annual Appreciation Projection	$ 2,078	$ 2,078	$ 2,078	$ 2,078
Average Annual Mortgage Paydown	$ 1,021	$ 1,044	$ 1,060	$ -
Average Annual ROI Projection	19.25%	17.93%	16.05%	18.18%

• House Size:	1,042 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1900/rehab 2020
• Garage:	Detached 1 Car
• Basement:	Full
• Lot Size:	25 x 144

Cottage cute and easy to maintain. Solid performer in a well established Dayton neighborhood. Fully rehabbed in 2020 with a BIG REFRESHER in 2026. Solid performing tenants with a lease through 4/30/2027. Repairs by the Seller & $1500 held in escrow through your first year of ownership.

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 proforma. Real Estate investments are subject to risk and loss of capital. The proforma 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. Proforma sheet does not include maintenance or vacancy. 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. Investor acknowleges this is an "As-is"/Rental ReSale property.

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