# Rental ReSale

## 63 Hallwood Ave., Dayton, OH 45417

**Price** $110,500 **7yr ARM**

| | 75% Financing | 80% Financing | 75% Financing | Cash |
|---|---|---|---|---|
| **Sales Price** | $ 110,500 | $ 110,500 | $ 110,500 | $ 110,500 |
| **Mortgage** | $ 82,875 | $ 88,400 | $ 82,875 | $ - |
| **Down Payment** | $ 27,625 | $ 22,100 | $ 27,625 | $ 110,500 |
| **Closing Cost Estimate** | $ 4,658 | $ 4,768 | $ 4,658 | $ 1,200 |
| **Total Projected Cash Down** | $ 32,283 | $ 26,868 | $ 32,283 | $ 111,700 |
| **Projected Principal and Interest** | $ 516 | $ 565 | $ 504 | $ - |
| **Projected Property Taxes** | $ 208 | $ 208 | $ 208 | $ 208 |
| **Projected Insurance** | $ 47 | $ 47 | $ 47 | $ 47 |
| **Management Fee** 5% | $ 54 | $ 54 | $ 54 | $ 54 |
| **Projected PITI** | $ 824 | $ 873 | $ 812 | $ 309 |
| **Projected Rental Income** | **$1,075.00** | **$1,075.00** | **$1,075.00** | **$1,075.00** |
| **Projected Cash Flow** | $250.57 | $201.68 | $262.69 | $766.25 |
| **Annual Cash on Cash Return Projection** | 9.31% | 9.01% | 9.76% | 8.23% |

**Interest Rate** 6.350%

| | | | | |
|---|---|---|---|---|
| **Annual Cash Flow Projection** | $ 3,007 | $ 2,420 | $ 3,152 | $ 9,195 |
| **Average Annual Depreciation** | $ 3,215 | $ 3,215 | $ 3,215 | $ 3,215 |
| **Average Annual Appreciation Projection** | $ 2,210 | $ 2,210 | $ 2,210 | $ 2,210 |
| **Average Annual Mortgage Paydown** | $ 1,086 | $ 1,111 | $ 1,128 | $ - |
| **Average Annual ROI Projection** | 18.17% | 16.84% | 15.13% | 17.97% |


| | |
|---|---|
| • House Size: | 1416 Sq Ft |
| • Bedrooms: | 3 |
| • Bathrooms: | 1 |
| • Year Build: | 1904/ rehab 2019 |
| • Garage: | none |
| • Basement: | Partial |
| • Lot Size: | 35 x 102 |

**Handsome 2-story in Dayton with updates, upgrades, and easy to maintain finishes. Ca$h Flowing with WELL PERFORMING TENANTS with a lease through 1/31/2027!**
**REDUCED MANAGEMENT FEES & $1500 by the Seller 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.