Rental Re Sale

1422 Honeybee Dr., Dayton, OH 45417

Price $98,500 **7yr ARM**

	75% Financing	80% Financing	75% Financing	Cash
Sales Price	$ 98,500	$ 98,500	$ 98,500	$ 98,500
Mortgage	$ 73,875	$ 78,800	$ 73,875	$ -
Down Payment	$ 24,625	$ 19,700	$ 24,625	$ 98,500
Closing Cost Estimate	$ 4,478	$ 4,576	$ 4,478	$ 1,200
Total Projected Cash Down	$ 29,103	$ 24,276	$ 29,103	$ 99,700
Projected Principal and Interest	$ 460	$ 503	$ 449	$ -
Projected Property Taxes	$ 188	$ 188	$ 188	$ 188
Projected Insurance	$ 43	$ 43	$ 43	$ 43
Management Fee 6%	$ 59	$ 59	$ 59	$ 59
Projected PITI	$ 749	$ 793	$ 738	$ 290
Projected Rental Income	**$975.00**	**$975.00**	**$975.00**	**$975.00**
Projected Cash Flow	$225.82	$182.24	$236.63	$685.50
Annual Cash on Cash Return Projection	9.31%	9.01%	9.76%	8.25%
Interest Rate 6.350%				
Annual Cash Flow Projection	$ 2,710	$ 2,187	$ 2,840	$ 8,226
Average Annual Depreciation	$ 2,865	$ 2,865	$ 2,865	$ 2,865
Average Annual Appreciation Projection	$ 1,970	$ 1,970	$ 1,970	$ 1,970
Average Annual Mortgage Paydown	$ 968	$ 990	$ 1,005	$ -
Average Annual ROI Projection	18.18%	16.87%	15.25%	18.09%

• House Size:	864 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1957/ rehab 2018
• Garage:	none
• Basement:	none
• Lot Size:	60 x 125

Solid performer in Dayton with updates, upgrades, and easy to maintain finishes. Inspection reports ready to share with all repairs funded by the Seller along with $1500 by the Seller held in escrow through your first year.

REDUCED MANAGEMENT FEES YOUR FIRST YEAR!

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 acknowledges this is an "As-is"/Rental ReSale property.

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