

Rental ReSale

67 S McGee St, Dayton, OH 45403

Price	\$109,900		7yr ARM	
	75%	80%	75%	Cash
	Financing	Financing	Financing	
Sales Price	\$ 109,900	\$ 109,900	\$ 109,900	\$ 109,900
Mortgage	\$ 82,425	\$ 87,920	\$ 82,425	\$ -
Down Payment	\$ 27,475	\$ 21,980	\$ 27,475	\$ 109,900
Closing Cost Estimate	\$ 4,649	\$ 4,758	\$ 4,649	\$ 1,200
Total Projected Cash Down	\$ 32,124	\$ 26,738	\$ 32,124	\$ 111,100
Projected Principal and Interest	\$ 513	\$ 562	\$ 501	\$ -
Projected Property Taxes	\$ 198	\$ 198	\$ 198	\$ 198
Projected Insurance	\$ 47	\$ 47	\$ 47	\$ 47
Management Fee 6%	\$ 66	\$ 66	\$ 66	\$ 66
Projected PITI	\$ 824	\$ 872	\$ 812	\$ 311
Projected Rental Income	\$1,095.00	\$1,095.00	\$1,095.00	\$1,095.00
Projected Cash Flow	\$271.42	\$222.79	\$283.48	\$784.30
Annual Cash on Cash Return Projection	10.14%	10.00%	10.59%	8.47%
Interest Rate	6.350%			
Annual Cash Flow Projection	\$ 3,257	\$ 2,673	\$ 3,402	\$ 9,412
Average Annual Depreciation	\$ 3,197	\$ 3,197	\$ 3,197	\$ 3,197
Average Annual Appreciation Projection	\$ 2,198	\$ 2,198	\$ 2,198	\$ 2,198
Average Annual Mortgage Paydown	\$ 1,080	\$ 1,105	\$ 1,121	\$ -
Average Annual ROI Projection	19.02%	17.69%	15.81%	18.09%

PM Special!



Ca\$h Flowing!

• House Size:	1,432 sq ft
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1900/ 2019 Full Rehab
• Garage:	Detached 2 Car
• Basement:	Full
• Lot Size:	37 x 115

Traditional home with in a well established neighborhood in Dayton. Fully rehabbed in 2019 and had a FULL REFRESHER in 2025. Ca\$h Flowing with a solid performing tenant. Repairs funded by the Seller and \$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