Rental ReSale

4013 E Third St, Dayton, OH 45405

Price $115,900 **7yr ARM**

	75% Financing	80% Financing	75% Financing	Cash
Sales Price	$ 115,900	$ 115,900	$ 115,900	$ 115,900
Mortgage	$ 86,925	$ 92,720	$ 86,925	$ -
Down Payment	$ 28,975	$ 23,180	$ 28,975	$ 115,900
Closing Cost Estimate	$ 4,739	$ 4,854	$ 4,739	$ 1,200
Total Projected Cash Down	$ 33,714	$ 28,034	$ 33,714	$ 117,100
Projected Principal and Interest	$ 541	$ 592	$ 528	$ -
Projected Property Taxes	$ 215	$ 215	$ 215	$ 215
Projected Insurance	$ 49	$ 49	$ 49	$ 49
Management Fee 6%	$ 68	$ 68	$ 68	$ 68
Projected PITI	$ 872	$ 924	$ 860	$ 332
Projected Rental Income	**$1,125.00**	**$1,125.00**	**$1,125.00**	**$1,125.00**
Projected Cash Flow	$252.62	$201.34	$265.33	$793.50
Annual Cash on Cash Return Projection	8.99%	8.62%	9.44%	8.13%
Interest Rate 6.350%				
Annual Cash Flow Projection	$ 3,031	$ 2,416	$ 3,184	$ 9,522
Average Annual Depreciation	$ 3,372	$ 3,372	$ 3,372	$ 3,372
Average Annual Appreciation Projection	$ 2,318	$ 2,318	$ 2,318	$ 2,318
Average Annual Mortgage Paydown	$ 1,139	$ 1,165	$ 1,183	$ -
Average Annual ROI Projection	18.33%	17.00%	15.21%	17.94%

• House Size:	1,144 sq ft
• Bedrooms:	2
• Bathrooms:	1.5
• Year Build:	1926 / rehab 2021
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	

Beautiful Dayton home with all the bells and whistle tenants love! Great performance record and just out of a BIG REFRESHER! Repairs funded by the Seller along with $1500 in ecrow through your first year of ownership....AND REDUCED MANAGEMENT FOR ONE 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 acknowleges this is an "As-is"/Rental ReSale property.

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