Rental Re Sale

2002 Val Vista Ct., Dayton, OH 45406

Price $109,900 **7yr ARM**

	75% Financing	80% Financing	75% Financing	Cash
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 8%	$ 88	$ 88	$ 88	$ 88
Projected PITI	$ 845	$ 894	$ 833	$ 333
Projected Rental Income	**$1,095.00**	**$1,095.00**	**$1,095.00**	**$1,095.00**
Projected Cash Flow	$249.52	$200.89	$261.58	$762.40
Annual Cash on Cash Return Projection	9.32%	9.02%	9.77%	8.23%
Interest Rate 6.350%				
Annual Cash Flow Projection	$ 2,994	$ 2,411	$ 3,139	$ 9,149
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%

• House Size:	975 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1970/ rehab 2018
• Garage:	none
• Basement:	Full
• Lot Size:	6970 sq ft

Neat and tidy Dayton property with all the easy to maintain finishes and extras that tenants are lookcing for. Fully rehabbed in 2018, just out of a FULL REFRESHER, and back to ca$h flowing before you close. Great floor plan, full basement, and a fenced in backyard! Repairs by the Seller & $1500 held in escrow.

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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