Rental ReSale
112 Cliff Street, Dayton, OH 45405

Price $110,900 — **7yr ARM**

	75% Financing	80% Financing	75% Financing	Cash
Sales Price	$ 110,900	$ 110,900	$ 110,900	$ 110,900
Mortgage	$ 83,175	$ 88,720	$ 83,175	$ -
Down Payment	$ 27,725	$ 22,180	$ 27,725	$ 110,900
Closing Cost Estimate	$ 4,664	$ 4,774	$ 4,664	$ 1,200
Total Projected Cash Down	$ 32,389	$ 26,954	$ 32,389	$ 112,100
Projected Principal and Interest	$ 505	$ 567	$ 518	$ -
Projected Property Taxes	$ 209	$ 209	$ 209	$ 209
Projected Insurance	$ 47	$ 47	$ 47	$ 47
Management Fee 8%	$ 90	$ 90	$ 90	$ 90
Projected PITI	$ 851	$ 913	$ 864	$ 346
Projected Rental Income	**$1,125.00**	**$1,125.00**	**$1,125.00**	**$1,125.00**
Projected Cash Flow	$273.62	$212.38	$261.46	$779.00
Annual Cash on Cash Return Projection	10.14%	9.46%	9.69%	8.34%
Interest Rate 6.125%				
Annual Cash Flow Projection	$ 3,283	$ 2,549	$ 3,137	$ 9,348
Average Annual Depreciation	$ 3,226	$ 3,226	$ 3,226	$ 3,226
Average Annual Appreciation Projection	$ 2,218	$ 2,218	$ 2,218	$ 2,218
Average Annual Mortgage Paydown	$ 1,132	$ 1,115	$ 1,090	$ -
Average Annual ROI Projection	19.71%	17.99%	16.04%	18.31%

• House Size:	1516 Sqft
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1940/ Rehab 2019
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	47 x 157

Cottage cute, single family rental in a well established, family friendly Dayton neighborhood. Fully rehabbed in 2019 and BIG REFRESHER in 2025. Well performing tenants in place. Newer roof and scheduled for a NEW WATER HEATER.

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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