Rental ReSale

605 Creighton Ave., Dayton, OH 45410

Price $131,900

	75% Financing	80% Financing	7yr ARM 75% Financing	Cash
Sales Price	$ 131,900	$ 131,900	$ 131,900	$ 131,900
Mortgage	$ 98,925	$ 105,520	$ 98,925	$ -
Down Payment	$ 32,975	$ 26,380	$ 32,975	$ 131,900
Closing Cost Estimate	$ 4,979	$ 5,110	$ 4,979	$ 1,200
Total Projected Cash Down	$ 37,954	$ 31,490	$ 37,954	$ 133,100
Projected Principal and Interest	$ 601	$ 674	$ 616	$ -
Projected Property Taxes	$ 236	$ 236	$ 236	$ 236
Projected Insurance	$ 53	$ 53	$ 53	$ 53
Management Fee 6%	$ 77	$ 77	$ 77	$ 77
Projected PITI	$ 967	$ 1,040	$ 981	$ 366
Projected Rental Income	**$1,280.00**	**$1,280.00**	**$1,280.00**	**$1,280.00**
Projected Cash Flow	$313.12	$240.29	$298.65	$914.20
Annual Cash on Cash Return Projection	9.90%	9.16%	9.44%	8.24%
Interest Rate 6.125%				
Annual Cash Flow Projection	$ 3,757	$ 2,883	$ 3,584	$ 10,970
Average Annual Depreciation	$ 3,837	$ 3,837	$ 3,837	$ 3,837
Average Annual Appreciation Projection	$ 2,638	$ 2,638	$ 2,638	$ 2,638
Average Annual Mortgage Paydown	$ 1,346	$ 1,326	$ 1,296	$ -
Average Annual ROI Projection	19.31%	17.56%	15.56%	17.92%

• House Size:	1,216 Sq Ft
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1916/ rehab 2021
• Garage:	none
• Basement:	Full
• Lot Size:	37 x 121

Grand 2-story traditional in a family friendly Dayton neighborhood. Fully rehabbed in 2021 and REFRESHED in 2025. Inspection reports to share and repairs funded by the Seller.

REDUCED MANAGEMENT FEES & $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 acknowleges this is an "As-is"/Rental ReSale property.

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