Rental ReSale

118 Martz Avenue, Dayton, OH 45403

Price $107,500

		75% Financing	80% Financing	7yr ARM 75% Financing	Cash
Sales Price		$ 107,500	$ 107,500	$ 107,500	$ 107,500
Mortgage		$ 80,625	$ 86,000	$ 80,625	$ -
Down Payment		$ 26,875	$ 21,500	$ 26,875	$ 107,500
Closing Cost Estimate		$ 4,613	$ 4,720	$ 4,613	$ 1,200
	Total Projected Cash Down	$ 31,488	$ 26,220	$ 31,488	$ 108,700
Projected Principal and Interest		$ 490	$ 549	$ 502	$ -
Projected Property Taxes		$ 202	$ 202	$ 202	$ 202
Projected Insurance		$ 46	$ 46	$ 46	$ 46
Management Fee	6%	$ 65	$ 65	$ 65	$ 65
Projected PITI		$ 802	$ 862	$ 814	$ 313
Projected Rental Income		**$1,075.00**	**$1,075.00**	**$1,075.00**	**$1,075.00**
Projected Cash Flow		$272.61	$213.25	$260.82	$762.50
Annual Cash on Cash Return Projection		10.39%	9.76%	9.94%	8.42%
Interest Rate	6.125%				
Annual Cash Flow Projection		$ 3,271	$ 2,559	$ 3,130	$ 9,150
Average Annual Depreciation		$ 3,127	$ 3,127	$ 3,127	$ 3,127
Average Annual Appreciation Projection		$ 2,150	$ 2,150	$ 2,150	$ 2,150
Average Annual Mortgage Paydown		$ 1,097	$ 1,081	$ 1,057	$ -
Average Annual ROI Projection		19.22%	17.51%	15.68%	18.19%

• House Size:	1,592 sq ft
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1920/ rehab 2019
• Garage:	Detached 1 Car
• Basement:	Full
• Lot Size:	34 x 117

Handsome mid-western two-story traditional home. Fully rehabbed in 2019 with a refresh this year. Ca$h flowing with well performing tenants in a lease through 1/31/2027. REDUCED MANAGEMENT THROUGH YOUR 1ST 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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