

Rental ReSale

1501 Viola Ave, Dayton, OH 45405

Price **\$122,500**

7yr ARM

	75% Financing	80% Financing	75% Financing	Cash
Sales Price	\$ 122,500	\$ 122,500	\$ 122,500	\$ 122,500
Mortgage	\$ 91,875	\$ 98,000	\$ 91,875	\$ -
Down Payment	\$ 30,625	\$ 24,500	\$ 30,625	\$ 122,500
Closing Cost Estimate	\$ 4,838	\$ 4,960	\$ 4,838	\$ 1,200
Total Projected Cash Down	\$ 35,463	\$ 29,460	\$ 35,463	\$ 123,700
Projected Principal and Interest	\$ 558	\$ 626	\$ 572	\$ -
Projected Property Taxes	\$ 219	\$ 219	\$ 219	\$ 219
Projected Insurance	\$ 50	\$ 50	\$ 50	\$ 50
Management Fee 6%	\$ 74	\$ 74	\$ 74	\$ 74
Projected PITI	\$ 901	\$ 968	\$ 914	\$ 343
Projected Rental Income	\$1,225.00	\$1,225.00	\$1,225.00	\$1,225.00
Projected Cash Flow	\$324.26	\$256.61	\$310.82	\$882.50
Annual Cash on Cash Return Projection	10.97%	10.45%	10.52%	8.56%

Interest Rate **6.125%**

Annual Cash Flow Projection	\$ 3,891	\$ 3,079	\$ 3,730	\$ 10,590
Average Annual Depreciation	\$ 3,564	\$ 3,564	\$ 3,564	\$ 3,564
Average Annual Appreciation Projection	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,450
Average Annual Mortgage Paydown	\$ 1,250	\$ 1,231	\$ 1,204	\$ -
Average Annual ROI Projection	19.92%	18.18%	16.12%	18.14%



• House Size:	1,952 sq ft
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1911/ 2021 Full Rehab
• Garage:	Detached outbuilding
• Basement:	Full
• Lot Size:	40 x 115

GORGEOUS grand three story traditional home just out of a **BIG REFRESHER**. Beautiful hardwood floors, handsome wood trim, and details throughout. Lots of updates and upgrades! Repairs funded by the Seller along with \$1500 in escrow. **REDUCED PROPERTY MANAGEMENT FEES 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 acknowledges this is an "As-is"/Rental ReSale property.