

309 Maple Drive, Trenton OH

Price \$119,000

SHARE THE WEALTH

15% Option Fee

	OPTION 1		OPTION 2	
	80% Financing	80% Financing	80% Financing	80% Financing
	Additional Principal	Additional Principal	Cashflow	Cashflow
	Pmts			
Sales Price	\$ 119,000	\$ 119,000	\$ 119,000	\$ 119,000
Mortgage	\$ 95,200	\$ 95,200	\$ 95,200	\$ 95,200
Down Payment	\$ 23,800	\$ 23,800	\$ 23,800	\$ 23,800
Closing Cost Estimate	\$ 4,190	\$ 4,190	\$ 4,190	\$ 4,190
Total Projected Cash Down	\$ 27,990	\$ 27,990	\$ 27,990	\$ 27,990
STW Option Fee Received	\$ (17,850)	\$ (17,850)	\$ (17,850)	\$ (17,850)
Actual Investment After Option Fee	\$ 10,140	\$ 10,140	\$ 10,140	\$ 10,140
PITI	\$ 689	\$ 689	\$ 689	\$ 689
Additional Principal or CASH FLOW	\$ 60	\$ 60	\$ 60	\$ 60
Current Rent	\$ 749	\$ 749	\$ 749	\$ 749
Annual Cash Flow	\$ 714	\$ 714	\$ 714	\$ 714
Annual Depreciation	\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,462
Average Annual Appreciation	\$ 1,839	\$ 1,839	\$ 1,839	\$ 1,839
Average Annual Mortgage Paydown	\$ 2,309	\$ 1,495	\$ 2,309	\$ 1,495
Average Annual ROI	39%	38%	39%	38%

Five Year Sale Calculation

Principal Reduction Option 1

Total Investment	\$10,140
Total Appreciation@ 1.5%	\$9,197
Total Principal Pay down	\$11,546
Total Tax Impact @33% Rate	\$3,284
Return	\$24,027
Less Investment	\$10,140
Total Return	\$13,888
Annual ROI	39%



309 Maple Drive, Trenton OH is leased to a qualified tenant on a 1 year lease

Sq Ft.	1278
Number of Bedrooms	1274
Number of Dining Rooms	3
Number of Bathrooms	1
Garage (Number of cars)	2
Year Built	1978