

Crazy Cash Flow

631 Blackburn Ave, Fairfield, Ohio 45014

Price **\$119,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 119,900	\$ 119,900	\$ 119,900	\$ 119,900
Mortgage	\$ 95,920	\$ 89,925	\$ 59,950	\$ -
Down Payment	\$ 23,980	\$ 29,975	\$ 59,950	\$ 119,900
Closing Cost Estimate	\$ 3,918	\$ 3,799	\$ 3,199	\$ 500
Total Projected Cash Down	\$ 27,898	\$ 33,774	\$ 63,149	\$ 120,400
Projected Principal and Interest	\$ 486	\$ 442	\$ 359	\$ -
Projected Property Taxes	\$ 108	\$ 108	\$ 108	\$ 108
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 88	\$ 88	\$ 88	\$ 88
Projected PITI	\$ 708	\$ 664	\$ 581	\$ 222
Projected Rental Income	\$1,095.00	\$1,095.00	\$1,095.00	\$1,095.00
Projected Cash Flow	\$387.44	\$431.07	\$514.02	\$873.45
Annual Cash on Cash Return Projection	16.66%	15.32%	9.77%	8.71%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 4,649	\$ 5,173	\$ 6,168	\$ 10,481
Average Annual Depreciation	\$ 3,488	\$ 3,488	\$ 3,488	\$ 3,488
Average Annual Appreciation Projection	\$ 2,398	\$ 2,398	\$ 2,398	\$ 2,398
Average Annual Mortgage Paydown	\$ 1,696	\$ 1,653	\$ 833	\$ -
Average Annual ROI Projection	28.78%	24.71%	21.05%	14.87%



• House Size:	960 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1952
• Garage:	1 Car plus barn
• Basement:	none
• Lot Size:	65 x 100

Great ranch style home blocks away from all the best in Middletown! Parks, schools, shopping....this location is convenient to everything!! All the upgrades, exceptional value, quality, and Crazy Ca\$h Flow you have come to expect from our company!

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

Above information is simplified and does not contain all costs. Buyer is advised that all information contained above has been obtained from sources deemed reliable but is not guaranteed and Buyer agrees to take full responsibility for verifying the accuracy. Rates and Terms are subject to change, and will be based on the applicants credit and financing program chosen. A good faith estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.