

# Crazy Cash Flow

519 Boylston St, Middletown OH 45044

Price **\$99,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 99,900	\$ 99,900	\$ 99,900	\$ 99,900
Mortgage	\$ 79,920	\$ 74,925	\$ 49,950	\$ -
Down Payment	\$ 19,980	\$ 24,975	\$ 49,950	\$ 99,900
Closing Cost Estimate	\$ 3,098	\$ 2,999	\$ 2,499	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 23,078</b>	<b>\$ 27,974</b>	<b>\$ 52,449</b>	<b>\$ 100,400</b>
Projected Principal and Interest	\$ 417	\$ 380	\$ 308	\$ -
Projected Property Taxes	\$ 141	\$ 141	\$ 141	\$ 141
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 80	\$ 80	\$ 80	\$ 80
Projected PITI	\$ 659	\$ 621	\$ 549	\$ 242
Projected Rental Income	<b>\$995.00</b>	<b>\$995.00</b>	<b>\$995.00</b>	<b>\$995.00</b>
Projected Cash Flow	\$336.46	\$373.73	\$445.81	\$753.36

**Annual Cash on Cash Return Projection** 17.49% 16.03% 10.20% 9.00%

Interest Rate 4.750%

Annual Cash Flow Projection \$ 4,038 \$ 4,485 \$ 5,350 \$ 9,040

Average Annual Depreciation \$ 2,906 \$ 2,906 \$ 2,906 \$ 2,906

Average Annual Appreciation Projection \$ 1,998 \$ 1,998 \$ 1,998 \$ 1,998

Average Annual Mortgage Paydown \$ 1,359 \$ 1,325 \$ 666 \$ -

Average Annual ROI Projection 29.63% 25.42% 21.56% 15.92%



• House Size:	1408 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1962
• Garage:	1 Car
• Basement:	none
• Lot Size:	65 x 130

**Comfortable ranch home with a great Middletown location! Low maintenance brick, hardwood floors, family friendly floorplan, large fenced in lot. Convenient to schools, parks, shopping, and of course all easy to maintain upgrades 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.