

Crazy Cash Flow

2132 Brentwood St, Middletown, OH 45044

Price **\$74,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 74,900	\$ 74,900	\$ 74,900	\$ 74,900
Mortgage	\$ 59,920	\$ 56,175	\$ 37,450	\$ -
Down Payment	\$ 14,980	\$ 18,725	\$ 37,450	\$ 74,900
Closing Cost Estimate	\$ 2,698	\$ 2,624	\$ 2,249	\$ 500
Total Projected Cash Down	\$ 17,678	\$ 21,349	\$ 39,699	\$ 75,400
Projected Principal and Interest	\$ 317	\$ 297	\$ 198	\$ -
Projected Property Taxes	\$ 120	\$ 120	\$ 120	\$ 120
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 62	\$ 62	\$ 62	\$ 62
Projected PITI	\$ 520	\$ 500	\$ 401	\$ 203
Projected Rental Income	\$775.00	\$775.00	\$775.00	\$775.00
Projected Cash Flow	\$254.71	\$274.53	\$373.62	\$571.81
Annual Cash on Cash Return Projection	17.29%	15.43%	11.29%	9.10%
Interest Rate	4.875%			
Annual Cash Flow Projection	\$ 3,056	\$ 3,294	\$ 4,483	\$ 6,862
Average Annual Depreciation	\$ 2,179	\$ 2,179	\$ 2,179	\$ 2,179
Average Annual Appreciation Projection	\$ 1,498	\$ 1,498	\$ 1,498	\$ 1,498
Average Annual Mortgage Paydown	\$ 999	\$ 936	\$ 624	\$ -
Average Annual ROI Projection	28.86%	24.44%	20.94%	16.38%



• House Size:	1,082 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1937
• Garage:	1 Car Detached w/carport
• Basement:	Partial
• Lot Size:	50 x 325

2-story home in the heart of Middletown. Just blocks away from parks and schools. Gorgeous enclosed porch, private fenced in backyard with covered patio, partial basement, great additional storage. Solid location, solid investment, CRAZY CA\$H FLOW!

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.