

Crazy Cash Flow

2309 Byron St, Middletown, Ohio 45042

Price \$67,200

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 67,200	\$ 67,200	\$ 67,200	\$ 67,200
Mortgage	\$ 53,760	\$ 50,400	\$ 33,600	\$ -
Down Payment	\$ 13,440	\$ 16,800	\$ 33,600	\$ 67,200
Closing Cost Estimate	\$ 2,575	\$ 2,508	\$ 2,172	\$ 500
Total Projected Cash Down	\$ 16,015	\$ 19,308	\$ 35,772	\$ 67,700
Projected Principal and Interest	\$ 272	\$ 248	\$ 201	\$ -
Projected Property Taxes	\$ 60	\$ 60	\$ 60	\$ 60
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 54	\$ 54	\$ 54	\$ 54
Projected PITI	\$ 410	\$ 385	\$ 339	\$ 138
Projected Rental Income	\$675.00	\$675.00	\$675.00	\$675.00
Projected Cash Flow	\$265.07	\$289.53	\$336.02	\$537.47

Annual Cash on Cash Return Projection	19.86%	17.99%	11.27%	9.53%
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Interest Rate 4.500%

Annual Cash Flow Projection	\$ 3,181	\$ 3,474	\$ 4,032	\$ 6,450
Average Annual Depreciation	\$ 1,955	\$ 1,955	\$ 1,955	\$ 1,955
Average Annual Appreciation Projection	\$ 1,344	\$ 1,344	\$ 1,344	\$ 1,344
Average Annual Mortgage Paydown	\$ 951	\$ 927	\$ 467	\$ -
Average Annual ROI Projection	30.43%	26.17%	22.40%	11.89%



• House Size:	720 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1952
• Garage:	Detached ?Car
• Basement:	Full
• Lot Size:	50 x 200

Cozy cottage living in an OUTSTANDING Middletown location! Blocks away from parks, schools, and shopping. Full basement and two car detached garage gives great additional space tenants desire.

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.