

# Crazy Cash Flow

1724 Carolina St., Middletown, OH 45044

Price **\$74,900**

|  | 80%<br>Financing | 75%<br>Financing | 50%<br>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           |
| <b>Total Projected Cash Down</b>             | <b>\$ 17,678</b> | <b>\$ 21,349</b> | <b>\$ 39,699</b> | <b>\$ 75,400</b> |
| Projected Principal and Interest             | \$ 304           | \$ 276           | \$ 225           | \$ -             |
| Projected Property Taxes                     | \$ 80            | \$ 80            | \$ 80            | \$ 80            |
| Projected Insurance                          | \$ 21            | \$ 21            | \$ 21            | \$ 21            |
| Management Fee 8%                            | \$ 58            | \$ 58            | \$ 58            | \$ 58            |
| Projected PITI                               | \$ 463           | \$ 435           | \$ 384           | \$ 159           |
| Projected Rental Income                      | <b>\$725.00</b>  | <b>\$725.00</b>  | <b>\$725.00</b>  | <b>\$725.00</b>  |
| Projected Cash Flow                          | \$262.39         | \$289.65         | \$341.47         | \$566.00         |
| <b>Annual Cash on Cash Return Projection</b> | <b>17.81%</b>    | <b>16.28%</b>    | <b>10.32%</b>    | <b>9.01%</b>     |
| Interest Rate                                | <b>4.500%</b>    |                  |                  |                  |
| Annual Cash Flow Projection                  | \$ 3,149         | \$ 3,476         | \$ 4,098         | \$ 6,792         |
| 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              | \$ 1,060         | \$ 1,033         | \$ 520           | \$ -             |
| Average Annual ROI Projection                | 29.25%           | 25.16%           | 21.51%           | 15.43%           |



|               |                |
|---------------|----------------|
| • House Size: | 686 sqFt       |
| • Bedrooms:   | 2              |
| • Bathrooms:  | 1              |
| • Year Build: | 1944           |
| • Garage:     | 1 Car Detached |
| • Basement:   | Partial        |
| • Lot Size:   | 45 x 150       |

**Cozy cottage living in an OUTSTANDING Middletown location! Blocks away from parks, schools, and shopping. Basement and 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.