

# Crazy Cash Flow

4304 Central Ave, Middletown, OH 45044

Price **\$118,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 118,900	\$ 118,900	\$ 118,900	\$ 118,900
Mortgage	\$ 95,120	\$ 89,175	\$ 59,450	\$ -
Down Payment	\$ 23,780	\$ 29,725	\$ 59,450	\$ 118,900
Closing Cost Estimate	\$ 3,902	\$ 3,784	\$ 3,189	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 27,682</b>	<b>\$ 33,509</b>	<b>\$ 62,639</b>	<b>\$ 119,400</b>
Projected Principal and Interest	\$ 496	\$ 452	\$ 366	\$ -
Projected Property Taxes	\$ 104	\$ 104	\$ 104	\$ 104
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee <b>8%</b>	\$ 88	\$ 88	\$ 88	\$ 88
Projected PITI	\$ 708	\$ 664	\$ 578	\$ 212
Projected Rental Income	<b>\$1,095.00</b>	<b>\$1,095.00</b>	<b>\$1,095.00</b>	<b>\$1,095.00</b>
Projected Cash Flow	\$386.59	\$430.95	\$516.74	\$882.79
<b>Annual Cash on Cash Return Projection</b>	<b>16.76%</b>	<b>15.43%</b>	<b>9.90%</b>	<b>8.87%</b>
Interest Rate	<b>4.750%</b>			
Annual Cash Flow Projection	\$ 4,639	\$ 5,171	\$ 6,201	\$ 10,593
Average Annual Depreciation	\$ 3,459	\$ 3,459	\$ 3,459	\$ 3,459
Average Annual Appreciation Projection	\$ 2,378	\$ 2,378	\$ 2,378	\$ 2,378
Average Annual Mortgage Paydown	\$ 1,617	\$ 1,577	\$ 792	\$ -
Average Annual ROI Projection	28.69%	24.67%	21.02%	11.14%



• House Size:	1254 sqFt
• Bedrooms:	4
• Bathrooms:	1.5
• Year Build:	1940
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	79 x 180

**Cape Cod cute inside and out, but so much larger than it looks!! Enclosed porch and generous living spaces inside and out! Full basement, oversized detached garage, great location.....all that means Crazy Ca\$h Flow back to you!!**

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.