

Crazy Cash Flow

2711 Central Avenue, Middletown, OH 45042

Price **\$124,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 124,900	\$ 124,900	\$ 124,900	\$ 124,900
Mortgage	\$ 99,920	\$ 93,675	\$ 62,450	\$ -
Down Payment	\$ 24,980	\$ 31,225	\$ 62,450	\$ 124,900
Closing Cost Estimate	\$ 3,998	\$ 3,874	\$ 3,249	\$ 500
Total Projected Cash Down	\$ 28,978	\$ 35,099	\$ 65,699	\$ 125,400
Projected Principal and Interest	\$ 506	\$ 461	\$ 374	\$ -
Projected Property Taxes	\$ 157	\$ 157	\$ 157	\$ 157
Projected Insurance	\$ 23	\$ 23	\$ 23	\$ 23
Management Fee 8%	\$ 88	\$ 88	\$ 88	\$ 88
Projected PITI	\$ 774	\$ 729	\$ 642	\$ 268
Projected Rental Income	\$1,095.00	\$1,095.00	\$1,095.00	\$1,095.00
Projected Cash Flow	\$320.83	\$366.29	\$452.69	\$827.11
Annual Cash on Cash Return Projection	13.29%	12.52%	8.27%	7.91%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 3,850	\$ 4,395	\$ 5,432	\$ 9,925
Average Annual Depreciation	\$ 3,633	\$ 3,633	\$ 3,633	\$ 3,633
Average Annual Appreciation Projection	\$ 2,498	\$ 2,498	\$ 2,498	\$ 2,498
Average Annual Mortgage Paydown	\$ 1,767	\$ 1,722	\$ 868	\$ -
Average Annual ROI Projection	26.50%	22.83%	19.51%	11.11%



• House Size:	908 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1927
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	53 x 145

Handsome home from a bygone era! From the moment you step up on the welcoming, covered front porch you will know this one is not your average investment property. All the character you just can't get in new construction but will all the updates and conveniences of today! Great heart of Middletown location close to parks and schools will mean 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.