

Crazy Cash Flow

2205 Christel Ave Middletown, Oh 45044

Price **\$69,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 69,900	\$ 69,900	\$ 69,900	\$ 69,900
Mortgage	\$ 55,920	\$ 52,425	\$ 34,950	\$ -
Down Payment	\$ 13,980	\$ 17,475	\$ 34,950	\$ 69,900
Closing Cost Estimate	\$ 2,618	\$ 2,549	\$ 2,199	\$ 500
Total Projected Cash Down	\$ 16,598	\$ 20,024	\$ 37,149	\$ 70,400
Projected Principal and Interest	\$ 292	\$ 266	\$ 215	\$ -
Projected Property Taxes	\$ 83	\$ 83	\$ 83	\$ 83
Projected Insurance	\$ 18	\$ 18	\$ 18	\$ 18
Management Fee 8%	\$ 58	\$ 58	\$ 58	\$ 58
Projected PITI	\$ 451	\$ 425	\$ 375	\$ 159
Projected Rental Income	\$725.00	\$725.00	\$725.00	\$725.00
Projected Cash Flow	\$273.98	\$300.06	\$350.50	\$565.69
Annual Cash on Cash Return Projection	19.81%	17.98%	11.32%	9.64%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,288	\$ 3,601	\$ 4,206	\$ 6,788
Average Annual Depreciation	\$ 2,033	\$ 2,033	\$ 2,033	\$ 2,033
Average Annual Appreciation Projection	\$ 1,398	\$ 1,398	\$ 1,398	\$ 1,398
Average Annual Mortgage Paydown	\$ 951	\$ 927	\$ 466	\$ -
Average Annual ROI Projection	30.44%	26.19%	22.39%	16.05%



• House Size:	884 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1960
• Garage:	2 Car
• Basement:	Crawl
• Lot Size:	36 x 112

Great neighborhood setting with the convenience of nearby shopping, schools, and a nationally rated hospital!! Family friendly tri-level plan with plenty of living space. Large, fenced yard with additional storage shed. All this will mean solid 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.