

# Crazy Cash Flow

2407 Christel Ave, Middletown, Oh 45044

Price **\$92,900**

		80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$	92,900	\$ 92,900	\$ 92,900	\$ 92,900
Mortgage	\$	74,320	\$ 69,675	\$ 46,450	\$ -
Down Payment	\$	18,580	\$ 23,225	\$ 46,450	\$ 92,900
Closing Cost Estimate	\$	2,986	\$ 2,894	\$ 2,429	\$ 500
<b>Total Projected Cash Down</b>	\$	<b>21,566</b>	<b>\$ 26,119</b>	<b>\$ 48,879</b>	<b>\$ 93,400</b>
	\$	388	\$ 363	\$ 242	\$ -
Projected Property Taxes	\$	130	\$ 130	\$ 130	\$ 130
Projected Insurance	\$	21	\$ 21	\$ 21	\$ 21
Management Fee <b>8%</b>	\$	80	\$ 80	\$ 80	\$ 80
Projected PITI	\$	619	\$ 594	\$ 473	\$ 231
Projected Rental Income		<b>\$995.00</b>	<b>\$995.00</b>	<b>\$995.00</b>	<b>\$995.00</b>
Projected Cash Flow		\$376.37	\$400.60	\$521.75	\$764.05
<b>Annual Cash on Cash Return Projection</b>		<b>20.94%</b>	<b>18.41%</b>	<b>12.81%</b>	<b>9.82%</b>
Interest Rate	<b>4.750%</b>				
Annual Cash Flow Projection	\$	4,516	\$ 4,807	\$ 6,261	\$ 9,169
Average Annual Depreciation	\$	2,703	\$ 2,703	\$ 2,703	\$ 2,703
Average Annual Appreciation Projection	\$	1,858	\$ 1,858	\$ 1,858	\$ 1,858
Average Annual Mortgage Paydown	\$	1,264	\$ 1,185	\$ 790	\$ -
Average Annual ROI Projection		<b>31.99%</b>	<b>26.95%</b>	<b>22.82%</b>	<b>16.51%</b>

**Under Rehab**



• House Size:	1874 SqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1919
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	40 x 112

**Great low maintenance, high efficiency brick ranch that is well on it's way to being new inside and out! Large yard, plenty of family living space, and schools nearby will mean a solid return on investment if you act fast. At this price, it will be gone in a flash!**

**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.