

Crazy Cash Flow

645 Diamond Loop, Middletown, Oh 45044

Price **\$94,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 94,900	\$ 94,900	\$ 94,900	\$ 94,900
Mortgage	\$ 75,920	\$ 71,175	\$ 47,450	\$ -
Down Payment	\$ 18,980	\$ 23,725	\$ 47,450	\$ 94,900
Closing Cost Estimate	\$ 3,018	\$ 2,924	\$ 2,449	\$ 500
Total Projected Cash Down	\$ 21,998	\$ 26,649	\$ 49,899	\$ 95,400
Projected Principal and Interest	\$ 385	\$ 350	\$ 284	\$ -
Projected Property Taxes	\$ 128	\$ 128	\$ 128	\$ 128
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 74	\$ 74	\$ 74	\$ 74
Projected PITI	\$ 609	\$ 574	\$ 508	\$ 224
Projected Rental Income	\$925.00	\$925.00	\$925.00	\$925.00
Projected Cash Flow	\$316.34	\$350.88	\$416.53	\$701.02

Annual Cash on Cash Return Projection 17.26% 15.80% 10.02% 8.82%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,796	\$ 4,211	\$ 4,998	\$ 8,412
Average Annual Depreciation	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761
Average Annual Appreciation Projection	\$ 1,898	\$ 1,898	\$ 1,898	\$ 1,898
Average Annual Mortgage Paydown	\$ 1,343	\$ 1,309	\$ 659	\$ -
Average Annual ROI Projection	29.46%	25.27%	21.46%	11.97%



• House Size:	1176 sqFt
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	2007
• Garage:	2 Car
• Basement:	None
• Lot Size:	57 x 191

Fabulous updated traditional ranch with a GREAT Middletown location!! Tenants will love the open floor plan and all the natural light from the sunny breakfast nook bay window. Walk out to the patio that overlooks the big, open backyard. Walk-in closets and plenty of extra storage and all of this close to schools and shopping.

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.