

Crazy Cash Flow

1012 Elwood St., Middletown, Ohio 45044

Price **\$59,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 59,900	\$ 59,900	\$ 59,900	\$ 59,900
Mortgage	\$ 47,920	\$ 44,925	\$ 29,950	\$ -
Down Payment	\$ 11,980	\$ 14,975	\$ 29,950	\$ 59,900
Closing Cost Estimate	\$ 2,458	\$ 2,399	\$ 2,099	\$ 500
Total Projected Cash Down	\$ 14,438	\$ 17,374	\$ 32,049	\$ 60,400
Projected Principal and Interest	\$ 243	\$ 221	\$ 180	\$ -
Projected Property Taxes	\$ 54	\$ 54	\$ 54	\$ 54
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 50	\$ 50	\$ 50	\$ 50
Projected PITI	\$ 368	\$ 346	\$ 305	\$ 125
Projected Rental Income	\$625.00	\$625.00	\$625.00	\$625.00
Projected Cash Flow	\$257.20	\$279.00	\$320.43	\$500.00
Annual Cash on Cash Return Projection	21.38%	19.27%	12.00%	9.93%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,086	\$ 3,348	\$ 3,845	\$ 6,000
Average Annual Depreciation	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743
Average Annual Appreciation Projection	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198
Average Annual Mortgage Paydown	\$ 847	\$ 826	\$ 416	\$ -
Average Annual ROI Projection	31.20%	26.85%	23.03%	15.90%



• House Size:	928 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1917
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	33 x 130

Cottage cute inside and out, but so much larger than it looks!! Covered front porch welcomes you into generous living inside and out! Large lot, full basement, 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.