

Crazy Cash Flow

806 Elwood St., Middletown, OH 45042

Price **\$62,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 62,900	\$ 62,900	\$ 62,900	\$ 62,900
Mortgage	\$ 50,320	\$ 47,175	\$ 31,450	\$ -
Down Payment	\$ 12,580	\$ 15,725	\$ 31,450	\$ 62,900
Closing Cost Estimate	\$ 2,506	\$ 2,444	\$ 2,129	\$ 500
Total Projected Cash Down	\$ 15,086	\$ 18,169	\$ 33,579	\$ 63,400
Projected Principal and Interest	\$ 255	\$ 232	\$ 189	\$ -
Projected Property Taxes	\$ 54	\$ 54	\$ 54	\$ 54
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 50	\$ 50	\$ 50	\$ 50
Projected PITI	\$ 383	\$ 360	\$ 317	\$ 128
Projected Rental Income	\$625.00	\$625.00	\$625.00	\$625.00
Projected Cash Flow	\$242.04	\$264.93	\$308.44	\$497.00
Annual Cash on Cash Return Projection	19.25%	17.50%	11.02%	9.41%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 2,904	\$ 3,179	\$ 3,701	\$ 5,964
Average Annual Depreciation	\$ 1,830	\$ 1,830	\$ 1,830	\$ 1,830
Average Annual Appreciation Projection	\$ 1,258	\$ 1,258	\$ 1,258	\$ 1,258
Average Annual Mortgage Paydown	\$ 890	\$ 867	\$ 437	\$ -
Average Annual ROI Projection	29.80%	25.66%	22.04%	15.51%



• House Size:	984 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1920
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	15 x 133

Great traditional single story home in a convenient Middletown location. Full basement and detached garage give the extra storage space that tenants desire. This one will soon will be on its way to be made new inside and out!!

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.