

Crazy Cash Flow

1825 Fernwood St, Middletown, Ohio 45044

Price **\$74,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 74,900	\$ 74,900	\$ 74,900	\$ 74,900
Mortgage	\$ 59,920	\$ 56,175	\$ 37,450	\$ -
Down Payment	\$ 14,980	\$ 18,725	\$ 37,450	\$ 74,900
Closing Cost Estimate	\$ 2,698	\$ 2,624	\$ 2,249	\$ 500
Total Projected Cash Down	\$ 17,678	\$ 21,349	\$ 39,699	\$ 75,400
Projected Principal and Interest	\$ 304	\$ 276	\$ 225	\$ -
Projected Property Taxes	\$ 77	\$ 77	\$ 77	\$ 77
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 60	\$ 60	\$ 60	\$ 60
Projected PITI	\$ 465	\$ 437	\$ 386	\$ 161
Projected Rental Income	\$745.00	\$745.00	\$745.00	\$745.00
Projected Cash Flow	\$280.40	\$307.66	\$359.48	\$584.01

Annual Cash on Cash Return Projection 19.03% 17.29% 10.87% 9.29%

Interest Rate **4.500%**

Annual Cash Flow Projection \$ 3,365 \$ 3,692 \$ 4,314 \$ 7,008

Average Annual Depreciation \$ 2,179 \$ 2,179 \$ 2,179 \$ 2,179

Average Annual Appreciation Projection \$ 1,498 \$ 1,498 \$ 1,498 \$ 1,498

Average Annual Mortgage Paydown \$ 1,060 \$ 1,033 \$ 520 \$ -

Average Annual ROI Projection 30.15% 25.90% 22.10% 15.64%



• House Size:	1008 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1957/1971
• Garage:	none
• Basement:	none
• Lot Size:	50 x 150

Comfortable ranch home in great Middletown location! Hardwood floors throughout, nice kitchen layout, level lot. Convenient to schools, parks, shopping, and of course all easy to maintain upgrades and Crazy Ca\$h Flow you have come to expect from our company!

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.