

# Crazy Cash Flow

812 Fifth Avenue, Middletown, OH 45044

Price **\$85,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 85,900	\$ 85,900	\$ 85,900	\$ 85,900
Mortgage	\$ 68,720	\$ 64,425	\$ 42,950	\$ -
Down Payment	\$ 17,180	\$ 21,475	\$ 42,950	\$ 85,900
Closing Cost Estimate	\$ 2,874	\$ 2,789	\$ 2,359	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 20,054</b>	<b>\$ 24,264</b>	<b>\$ 45,309</b>	<b>\$ 86,400</b>
Projected Principal and Interest	\$ 358	\$ 326	\$ 258	\$ -
Projected Property Taxes	\$ 104	\$ 104	\$ 104	\$ 104
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 70	\$ 70	\$ 70	\$ 70
Projected PITI	\$ 556	\$ 524	\$ 456	\$ 198
Projected Rental Income	<b>\$875.00</b>	<b>\$875.00</b>	<b>\$875.00</b>	<b>\$875.00</b>
Projected Cash Flow	\$318.52	\$350.57	\$419.49	\$677.00

**Annual Cash on Cash Return Projection** 19.06% 17.34% 11.11% 9.40%

Interest Rate **4.750%**

Annual Cash Flow Projection	\$ 3,822	\$ 4,207	\$ 5,034	\$ 8,124
Average Annual Depreciation	\$ 2,499	\$ 2,499	\$ 2,499	\$ 2,499
Average Annual Appreciation Projection	\$ 1,718	\$ 1,718	\$ 1,718	\$ 1,718
Average Annual Mortgage Paydown	\$ 1,168	\$ 1,139	\$ 597	\$ -
Average Annual ROI Projection	30.41%	26.11%	22.19%	15.97%



• House Size:	2,502 Sq Ft
• Bedrooms:	4
• Bathrooms:	2.5
• Year Build:	1899
• Garage:	none
• Basement:	Partial
• Lot Size:	49 x 114

**Like stepping back in time with all the amenities of today. Spacious home with large living and dining rooms and hardwood floors throughout. Partial basement and detached garage means plenty of extra storage. This one is what we mean by Crazy Ca\$h Flow!!!!**

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

There are no implied or expressed guarantees on the proforma. Real Estate investments are subject to risk and loss of capital. The proforma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Proforma sheet does not include maintenance or vacancy. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.