

Crazy Cash Flow

121 Harrison Street, Middletown, OH 45042

Price **\$92,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 92,900	\$ 92,900	\$ 92,900	\$ 92,900
Mortgage	\$ 74,320	\$ 69,675	\$ 46,450	\$ -
Down Payment	\$ 18,580	\$ 23,225	\$ 46,450	\$ 92,900
Closing Cost Estimate	\$ 2,986	\$ 2,894	\$ 2,429	\$ 500
Total Projected Cash Down	\$ 21,566	\$ 26,119	\$ 48,879	\$ 93,400
Projected Principal and Interest	\$ 377	\$ 343	\$ 278	\$ -
Projected Property Taxes	\$ 136	\$ 136	\$ 136	\$ 136
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 74	\$ 74	\$ 74	\$ 74
Projected PITI	\$ 608	\$ 574	\$ 510	\$ 231
Projected Rental Income	\$925.00	\$925.00	\$925.00	\$925.00
Projected Cash Flow	\$317.21	\$351.02	\$415.29	\$693.78
Annual Cash on Cash Return Projection	17.65%	16.13%	10.20%	8.91%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 3,807	\$ 4,212	\$ 4,984	\$ 8,325
Average Annual Depreciation	\$ 2,703	\$ 2,703	\$ 2,703	\$ 2,703
Average Annual Appreciation Projection	\$ 1,858	\$ 1,858	\$ 1,858	\$ 1,858
Average Annual Mortgage Paydown	\$ 1,314	\$ 1,281	\$ 645	\$ -
Average Annual ROI Projection	29.74%	25.50%	21.66%	12.23%



• House Size:	1731 sqFt
• Bedrooms:	4
• Bathrooms:	1.5
• Year Build:	1914/1980
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	40 x 158

Grand 2-story traditional home that is big on space! Large rooms, oversized windows, handsome trim. The oversized garage, the fabulous open deck, and covered porches combined with a fenced yard are guaranteed tenant pleasers! All of this with a great Middletown location close to schools, parks, 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.