

# Crazy Cash Flow

209 Harrison St, 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
<b>Total Projected Cash Down</b>	<b>\$ 21,566</b>	<b>\$ 26,119</b>	<b>\$ 48,879</b>	<b>\$ 93,400</b>
Projected Principal and Interest	\$ 388	\$ 353	\$ 286	\$ -
Projected Property Taxes	\$ 114	\$ 114	\$ 114	\$ 114
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 74	\$ 74	\$ 74	\$ 74
Projected PITI	\$ 599	\$ 565	\$ 498	\$ 212
<b>Projected Rental Income</b>	<b>\$925.00</b>	<b>\$925.00</b>	<b>\$925.00</b>	<b>\$925.00</b>
<b>Projected Cash Flow</b>	<b>\$325.65</b>	<b>\$360.30</b>	<b>\$427.33</b>	<b>\$713.33</b>
<b>Annual Cash on Cash Return Projection</b>	<b>18.12%</b>	<b>16.55%</b>	<b>10.49%</b>	<b>9.16%</b>

Interest Rate **4.750%**

Annual Cash Flow Projection	\$ 3,908	\$ 4,324	\$ 5,128	\$ 8,560
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	\$ 1,264	\$ 1,232	\$ 619	\$ -
<b>Average Annual ROI Projection</b>	<b>29.89%</b>	<b>25.66%</b>	<b>21.79%</b>	<b>12.06%</b>



• House Size:	1,344 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1919/1980
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	40 x 158

90 day deed restriction

**Handsome home from a bygone era! From the moment you step up on the welcoming, covered front porch you will know this one is not your average investment property. Gorgeous hand crafted hardwood trim and character you just can't get in new construction but will all the updates and conveniences of today! All of this with a heart of Middletown location close to parks and schools!**

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