

# Crazy Cash Flow

**2220 Hawthorne St, Middletown, OH 45042**

**Price \$79,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 79,900	\$ 79,900	\$ 79,900	\$ 79,900
Mortgage	\$ 63,920	\$ 59,925	\$ 39,950	\$ -
Down Payment	\$ 15,980	\$ 19,975	\$ 39,950	\$ 79,900
Closing Cost Estimate	\$ 2,778	\$ 2,699	\$ 2,299	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 18,758</b>	<b>\$ 22,674</b>	<b>\$ 42,249</b>	<b>\$ 80,400</b>
Projected Principal and Interest	\$ 333	\$ 304	\$ 211	\$ -
Projected Property Taxes	\$ 138	\$ 138	\$ 138	\$ 138
Projected Insurance	\$ 19	\$ 19	\$ 19	\$ 19
Management Fee 8%	\$ 66	\$ 66	\$ 66	\$ 66
Projected PITI	\$ 557	\$ 527	\$ 435	\$ 223
Projected Rental Income	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$825.00</b>	<b>\$825.00</b>
Projected Cash Flow	\$268.23	\$298.04	\$390.25	\$601.67
<b>Annual Cash on Cash Return Projection</b>	<b>17.16%</b>	<b>15.77%</b>	<b>11.08%</b>	<b>8.98%</b>
Interest Rate	<b>4.750%</b>			
Annual Cash Flow Projection	\$ 3,219	\$ 3,576	\$ 4,683	\$ 7,220
Average Annual Depreciation	\$ 2,324	\$ 2,324	\$ 2,324	\$ 2,324
Average Annual Appreciation Projection	\$ 1,598	\$ 1,598	\$ 1,598	\$ 1,598
Average Annual Mortgage Paydown	\$ 1,087	\$ 1,060	\$ 666	\$ -
Average Annual ROI Projection	29.00%	24.96%	21.32%	12.72%



• House Size:	1512 sqFt
• Bedrooms:	4
• Bathrooms:	1
• Year Build:	1961
• Garage:	1 Car Detached
• Basement:	none
• Lot Size:	50 x 200

DEED RESTRICTION

**Cost effective, low maintenance, super efficient....do we need to go on? Great cottage home that is much larger than it looks! All the best of Middletown with easy access to schools, shopping, and interstate access will translate into happy tenants and CRAZY CA\$H FLOW!!**

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.