

Crazy Cash Flow

1813 Henry Avenue, Middletown, OH 45042

Price **\$73,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 73,900	\$ 73,900	\$ 73,900	\$ 73,900
Mortgage	\$ 59,120	\$ 55,425	\$ 36,950	\$ -
Down Payment	\$ 14,780	\$ 18,475	\$ 36,950	\$ 73,900
Closing Cost Estimate	\$ 2,682	\$ 2,609	\$ 2,239	\$ 500
Total Projected Cash Down	\$ 17,462	\$ 21,084	\$ 39,189	\$ 74,400
Projected Principal and Interest	\$ 300	\$ 273	\$ 222	\$ -
Projected Property Taxes	\$ 74	\$ 74	\$ 74	\$ 74
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 60	\$ 60	\$ 60	\$ 60
Projected PITI	\$ 455	\$ 428	\$ 377	\$ 155
Projected Rental Income	\$745.00	\$745.00	\$745.00	\$745.00
Projected Cash Flow	\$290.17	\$317.06	\$368.19	\$589.72
Annual Cash on Cash Return Projection	19.94%	18.05%	11.27%	9.51%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 3,482	\$ 3,805	\$ 4,418	\$ 7,077
Average Annual Depreciation	\$ 2,150	\$ 2,150	\$ 2,150	\$ 2,150
Average Annual Appreciation Projection	\$ 1,478	\$ 1,478	\$ 1,478	\$ 1,478
Average Annual Mortgage Paydown	\$ 1,045	\$ 1,019	\$ 513	\$ -
Average Annual ROI Projection	30.75%	26.40%	22.52%	15.70%



• House Size:	1,152
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1900
• Garage:	Detached Garage
• Basement:	Full
• Lot Size:	36 x 149

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 hardwood floors and character you just can't get in new construction but with all the updates and conveniences of today! All of this with a heart of Middletown location close to parks and schools

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 pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma 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. 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.