

Crazy Cash Flow

2315 Hill Ave Middletown, Oh 45044

Price \$74,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 74,900	\$ 74,900	\$ 74,900	\$ 74,900
Mortgage	\$ 59,920	\$ 56,175	\$ 37,450	\$ -
Down Payment	\$ 14,980	\$ 18,725	\$ 37,450	\$ 74,900
Closing Cost Estimate	\$ 2,698	\$ 2,624	\$ 2,249	\$ 500
Total Projected Cash Down	\$ 17,678	\$ 21,349	\$ 39,699	\$ 75,400
Projected Principal and Interest	\$ 313	\$ 285	\$ 231	\$ -
Projected Property Taxes	\$ 126	\$ 126	\$ 126	\$ 126
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 64	\$ 64	\$ 64	\$ 64
Projected PITI	\$ 523	\$ 495	\$ 441	\$ 211
Projected Rental Income	\$795.00	\$795.00	\$795.00	\$795.00
Projected Cash Flow	\$271.83	\$299.77	\$353.81	\$584.40
Annual Cash on Cash Return Projection	18.45%	16.85%	10.69%	9.30%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,262	\$ 3,597	\$ 4,246	\$ 7,013
Average Annual Depreciation	\$ 2,179	\$ 2,179	\$ 2,179	\$ 2,179
Average Annual Appreciation Projection	\$ 1,498	\$ 1,498	\$ 1,498	\$ 1,498
Average Annual Mortgage Paydown	\$ 1,019	\$ 993	\$ 499	\$ -
Average Annual ROI Projection	29.78%	25.63%	21.89%	12.94%



• House Size:	1422 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1943/1973
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	50 x 128

Cape Cod cottage living in an OUTSTANDING Middletown location! Blocks away from parks, schools, and shopping. Full basement and a single car detached garage gives great additional space tenants ALWAYS desire.

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.