

# Crazy Cash Flow

245 Hollytree Dr, Middletown, OH 45044

Price **\$167,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 167,900	\$ 167,900	\$ 167,900	\$ 167,900
Mortgage	\$ 134,320	\$ 125,925	\$ 83,950	\$ -
Down Payment	\$ 33,580	\$ 41,975	\$ 83,950	\$ 167,900
Closing Cost Estimate	\$ 5,186	\$ 5,019	\$ 4,179	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 38,766</b>	<b>\$ 46,994</b>	<b>\$ 88,129</b>	<b>\$ 168,400</b>
Projected Principal and Interest	\$ 681	\$ 619	\$ 503	\$ -
Projected Property Taxes	\$ 229	\$ 229	\$ 229	\$ 229
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 116	\$ 116	\$ 116	\$ 116
Projected PITI	\$ 1,047	\$ 986	\$ 870	\$ 366
Projected Rental Income	<b>\$1,445.00</b>	<b>\$1,445.00</b>	<b>\$1,445.00</b>	<b>\$1,445.00</b>
Projected Cash Flow	\$398.17	\$459.28	\$575.43	\$1,078.75

**Annual Cash on Cash Return Projection** 12.33% 11.73% 7.84% 7.69%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 4,778	\$ 5,511	\$ 6,905	\$ 12,945
Average Annual Depreciation	\$ 4,884	\$ 4,884	\$ 4,884	\$ 4,884
Average Annual Appreciation Projection	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358
Average Annual Mortgage Paydown	\$ 2,375	\$ 2,315	\$ 1,166	\$ -
Average Annual ROI Projection	25.96%	22.37%	19.11%	11.05%



• House Size:	1,642 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	2004
• Garage:	2 Car
• Basement:	Full
• Lot Size:	80 x 202

Home Owners Association \$101 per year

**Cost effective, low maintenance, super efficient, new construction....do we need to go on? Great 2-story home with all the best of Middletown! Easy access to schools and shopping 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.