

Crazy Cash Flow

4106 Jewell St Middletown, Ohio 45044

Price \$64,900

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 64,900	\$ 64,900	\$ 64,900	\$ 64,900
Mortgage	\$ 51,920	\$ 48,675	\$ 32,450	\$ -
Down Payment	\$ 12,980	\$ 16,225	\$ 32,450	\$ 64,900
Closing Cost Estimate	\$ 2,538	\$ 2,474	\$ 2,149	\$ 500
Total Projected Cash Down	\$ 15,518	\$ 18,699	\$ 34,599	\$ 65,400
Projected Principal and Interest	\$ 271	\$ 247	\$ 200	\$ -
Projected Property Taxes	\$ 104	\$ 104	\$ 104	\$ 104
Projected Insurance	\$ 18	\$ 18	\$ 18	\$ 18
Management Fee 8%	\$ 54	\$ 54	\$ 54	\$ 54
Projected PITI	\$ 447	\$ 423	\$ 376	\$ 176
Projected Rental Income	\$675.00	\$675.00	\$675.00	\$675.00
Projected Cash Flow	\$227.86	\$252.07	\$298.90	\$498.70
Annual Cash on Cash Return Projection	17.62%	16.18%	10.37%	9.15%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 2,734	\$ 3,025	\$ 3,587	\$ 5,984
Average Annual Depreciation	\$ 1,888	\$ 1,888	\$ 1,888	\$ 1,888
Average Annual Appreciation Projection	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298
Average Annual Mortgage Paydown	\$ 883	\$ 861	\$ 432	\$ -
Average Annual ROI Projection	28.77%	24.83%	21.35%	16.41%



• House Size:	672 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1951
• Garage:	1 Car
• Basement:	Partial
• Lot Size:	50 x 200

BIG opportunity comes in a small package!!! Great Middletown location and freshly rehabbed inside and out! Complete with all the easy to maintain standards and the quality that you have come to expect from us, and best of all.....CRAZY CASH 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.