

# Crazy Cash Flow

3006 Judy Drive, Middletown, OH 45044

Price **\$69,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 69,900	\$ 69,900	\$ 69,900	\$ 69,900
Mortgage	\$ 55,920	\$ 52,425	\$ 34,950	\$ -
Down Payment	\$ 13,980	\$ 17,475	\$ 34,950	\$ 69,900
Closing Cost Estimate	\$ 2,618	\$ 2,549	\$ 2,199	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 16,598</b>	<b>\$ 20,024</b>	<b>\$ 37,149</b>	<b>\$ 70,400</b>
Projected Principal and Interest	\$ 283	\$ 258	\$ 210	\$ -
Projected Property Taxes	\$ 89	\$ 89	\$ 89	\$ 89
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 58	\$ 58	\$ 58	\$ 58
Projected PITI	\$ 456	\$ 431	\$ 383	\$ 173
Projected Rental Income	<b>\$725.00</b>	<b>\$725.00</b>	<b>\$725.00</b>	<b>\$725.00</b>
Projected Cash Flow	\$268.70	\$294.14	\$342.50	\$552.04

**Annual Cash on Cash Return Projection** 19.43% 17.63% 11.06% 9.41%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,224	\$ 3,530	\$ 4,110	\$ 6,624
Average Annual Depreciation	\$ 2,033	\$ 2,033	\$ 2,033	\$ 2,033
Average Annual Appreciation Projection	\$ 1,398	\$ 1,398	\$ 1,398	\$ 1,398
Average Annual Mortgage Paydown	\$ 989	\$ 964	\$ 486	\$ -
Average Annual ROI Projection	30.34%	26.08%	22.30%	16.20%



• House Size:	1320 sqFt
• Bedrooms:	2
• Bathrooms:	2
• Year Build:	1955
• Garage:	1 Car Detached
• Basement:	none
• Lot Size:	60 x 304

**Cost effective, low maintenance, super efficient....do we need to go on? Great ranch home with all the best of Middletown! 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.