

Crazy Cash Flow

430 Kenridge Drive, Middletown, OH 45042

Price **\$189,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 189,900	\$ 189,900	\$ 189,900	\$ 189,900
Mortgage	\$ 151,920	\$ 142,425	\$ 94,950	\$ -
Down Payment	\$ 37,980	\$ 47,475	\$ 94,950	\$ 189,900
Closing Cost Estimate	\$ 5,538	\$ 5,349	\$ 4,399	\$ 500
Total Projected Cash Down	\$ 43,518	\$ 52,824	\$ 99,349	\$ 190,400
Projected Principal and Interest	\$ 792	\$ 722	\$ 569	\$ -
Projected Property Taxes	\$ 293	\$ 293	\$ 293	\$ 293
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 136	\$ 136	\$ 136	\$ 136
Projected PITI	\$ 1,245	\$ 1,174	\$ 1,022	\$ 453
Projected Rental Income	\$1,695.00	\$1,695.00	\$1,695.00	\$1,695.00
Projected Cash Flow	\$449.84	\$520.68	\$673.06	\$1,242.33
Annual Cash on Cash Return Projection	12.40%	11.83%	8.13%	7.83%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 5,398	\$ 6,248	\$ 8,077	\$ 14,908
Average Annual Depreciation	\$ 5,524	\$ 5,524	\$ 5,524	\$ 5,524
Average Annual Appreciation Projection	\$ 3,798	\$ 3,798	\$ 3,798	\$ 3,798
Average Annual Mortgage Paydown	\$ 2,583	\$ 2,519	\$ 1,319	\$ -
Average Annual ROI Projection	26.18%	22.55%	19.20%	15.19%



• House Size:	2,754 Sq Ft
• Bedrooms:	4
• Bathrooms:	2
• Year Build:	1969
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	114 x 186

Beautiful family friendly 2-story home with lots of space inside and out! Great Middletown location close to schools, retail, and more.

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 proforma. Real Estate investments are subject to risk and loss of capital. The proforma 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. Proforma sheet does not include maintenance or vacancy. 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.