

Crazy Cash Flow

623 Louis Pl, Middletown, Oh 45044

Price **\$59,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 59,900	\$ 59,900	\$ 59,900	\$ 59,900
Mortgage	\$ 47,920	\$ 44,925	\$ 29,950	\$ -
Down Payment	\$ 11,980	\$ 14,975	\$ 29,950	\$ 59,900
Closing Cost Estimate	\$ 2,458	\$ 2,399	\$ 2,099	\$ 500
Total Projected Cash Down	\$ 14,438	\$ 17,374	\$ 32,049	\$ 60,400
Projected Principal and Interest	\$ 250	\$ 228	\$ 184	\$ -
Projected Property Taxes	\$ 109	\$ 109	\$ 109	\$ 109
Projected Insurance	\$ 16	\$ 16	\$ 16	\$ 16
Management Fee 8%	\$ 50	\$ 50	\$ 50	\$ 50
Projected PITI	\$ 425	\$ 403	\$ 360	\$ 175
Projected Rental Income	\$625.00	\$625.00	\$625.00	\$625.00
Projected Cash Flow	\$199.69	\$222.04	\$265.26	\$449.67
Annual Cash on Cash Return Projection	16.60%	15.34%	9.93%	8.93%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 2,396	\$ 2,664	\$ 3,183	\$ 5,396
Average Annual Depreciation	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743
Average Annual Appreciation Projection	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198
Average Annual Mortgage Paydown	\$ 815	\$ 794	\$ 399	\$ -
Average Annual ROI Projection	27.85%	24.09%	20.82%	12.85%



• House Size:	816 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1957
• Garage:	1.5 Car Detached
• Basement:	Full
• Lot Size:	60 x 159

BIG opportunity comes in a small package!!! Great Middletown location and on it's way to being new inside and out! This one will have all the easy to maintain standards and the quality that you have come to expect from us, and best of all.....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.