

Crazy Cash Flow

24 Magnolia Dr, Middletown, OH 45042

Price **\$104,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 104,900	\$ 104,900	\$ 104,900	\$ 104,900
Mortgage	\$ 83,920	\$ 78,675	\$ 52,450	\$ -
Down Payment	\$ 20,980	\$ 26,225	\$ 52,450	\$ 104,900
Closing Cost Estimate	\$ 3,678	\$ 3,574	\$ 3,049	\$ 500
Total Projected Cash Down	\$ 24,658	\$ 29,799	\$ 55,499	\$ 105,400
Projected Principal and Interest	\$ 444	\$ 416	\$ 278	\$ -
Projected Property Taxes	\$ 154	\$ 154	\$ 154	\$ 154
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 84	\$ 84	\$ 84	\$ 84
Projected PITI	\$ 705	\$ 677	\$ 539	\$ 261
Projected Rental Income	\$1,045.00	\$1,045.00	\$1,045.00	\$1,045.00
Projected Cash Flow	\$339.77	\$367.53	\$506.31	\$783.88
Annual Cash on Cash Return Projection	16.53%	14.80%	10.95%	8.92%
Interest Rate	4.875%			
Annual Cash Flow Projection	\$ 4,077	\$ 4,410	\$ 6,076	\$ 9,407
Average Annual Depreciation	\$ 3,052	\$ 3,052	\$ 3,052	\$ 3,052
Average Annual Appreciation Projection	\$ 2,098	\$ 2,098	\$ 2,098	\$ 2,098
Average Annual Mortgage Paydown	\$ 1,399	\$ 1,312	\$ 874	\$ -
Average Annual ROI Projection	28.37%	24.02%	20.57%	15.98%



• House Size:	1,294 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1949
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	49 x 121

Handsome, solid brick Cape Cod in a ideal neighborhood location! Great space inside and out with the bonus of extra space in the full basement and oversized detached garage. Park like setting on a corner lot is convenient to schools and shopping. Act fast, this solid build is going to be smart, solid investment!

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.