

Crazy Cash Flow

109 McKinley Street Middletown Ohio 45042

Price **\$76,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 76,900	\$ 76,900	\$ 76,900	\$ 76,900
Mortgage	\$ 61,520	\$ 57,675	\$ 38,450	\$ -
Down Payment	\$ 15,380	\$ 19,225	\$ 38,450	\$ 76,900
Closing Cost Estimate	\$ 2,730	\$ 2,654	\$ 2,269	\$ 500
Total Projected Cash Down	\$ 18,110	\$ 21,879	\$ 40,719	\$ 77,400
Projected Principal and Interest	\$ 321	\$ 301	\$ 201	\$ -
Projected Property Taxes	\$ 117	\$ 117	\$ 117	\$ 117
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 64	\$ 64	\$ 64	\$ 64
Projected PITI	\$ 522	\$ 502	\$ 402	\$ 201
Projected Rental Income	\$795.00	\$795.00	\$795.00	\$795.00
Projected Cash Flow	\$272.98	\$293.04	\$393.33	\$593.90
Annual Cash on Cash Return Projection	18.09%	16.07%	11.59%	9.21%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,276	\$ 3,516	\$ 4,720	\$ 7,127
Average Annual Depreciation	\$ 2,237	\$ 2,237	\$ 2,237	\$ 2,237
Average Annual Appreciation Projection	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538
Average Annual Mortgage Paydown	\$ 1,046	\$ 981	\$ 654	\$ -
Average Annual ROI Projection	29.53%	24.97%	21.35%	12.58%

Under Rehab



• House Size:	1304
• Bedrooms:	2
• Bathrooms:	2
• Year Build:	1900
• Garage:	Detached with car port
• Basement:	Full, partial finished
• Lot Size:	40*162

Classic bungalow with all the character you would hope to find!! HANDSOME! HANDSOME! HANDSOME!
Beautiful solid hardwood floors and trim that are all natural, original, and soooooo gorgeous!!! Located on a family friendly, tree lined street in the heart of Middletown close to parks, schools, and shopping. This property is under contract for us to purchase. Reservation available.

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.