

Crazy Cash Flow

1104 Oxford State Road, Middletown, OH 45044

Price **\$72,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 72,900	\$ 72,900	\$ 72,900	\$ 72,900
Mortgage	\$ 58,320	\$ 54,675	\$ 36,450	\$ -
Down Payment	\$ 14,580	\$ 18,225	\$ 36,450	\$ 72,900
Closing Cost Estimate	\$ 2,666	\$ 2,594	\$ 2,229	\$ 500
Total Projected Cash Down	\$ 17,246	\$ 20,819	\$ 38,679	\$ 73,400
Projected Principal and Interest	\$ 295	\$ 269	\$ 219	\$ -
Projected Property Taxes	\$ 112	\$ 112	\$ 112	\$ 112
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 60	\$ 60	\$ 60	\$ 60
Projected PITI	\$ 489	\$ 462	\$ 412	\$ 193
Projected Rental Income	\$745.00	\$745.00	\$745.00	\$745.00
Projected Cash Flow	\$256.06	\$282.59	\$333.02	\$551.56

Annual Cash on Cash Return Projection 17.82% 16.29% 10.33% 9.02%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,073	\$ 3,391	\$ 3,996	\$ 6,619
Average Annual Depreciation	\$ 2,121	\$ 2,121	\$ 2,121	\$ 2,121
Average Annual Appreciation Projection	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458
Average Annual Mortgage Paydown	\$ 1,031	\$ 1,005	\$ 506	\$ -
Average Annual ROI Projection	29.33%	25.23%	21.59%	16.24%



• House Size:	1,060
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1930
• Garage:	none
• Basement:	Full
• Lot Size:	41 x 158

Beautifully comfortable, 2-story Midwestern home on a family friendly street in Middletown. Large rooms, oversized windows, gorgeous hardwoods, handsome trim and details throughout! Located minutes from hospitals, schools, shopping.

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 pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma 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. 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.