

Crazy Cash Flow

3212 Raymond Dr, Middletown, OH 45042

Price \$87,900

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 87,900	\$ 87,900	\$ 87,900	\$ 87,900
Mortgage	\$ 70,320	\$ 65,925	\$ 43,950	\$ -
Down Payment	\$ 17,580	\$ 21,975	\$ 43,950	\$ 87,900
Closing Cost Estimate	\$ 2,906	\$ 2,819	\$ 2,379	\$ 500
Total Projected Cash Down	\$ 20,486	\$ 24,794	\$ 46,329	\$ 88,400
Projected Principal and Interest	\$ 367	\$ 334	\$ 271	\$ -
Projected Property Taxes	\$ 132	\$ 132	\$ 132	\$ 132
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 72	\$ 72	\$ 72	\$ 72
Projected PITI	\$ 591	\$ 559	\$ 495	\$ 225
Projected Rental Income	\$895.00	\$895.00	\$895.00	\$895.00
Projected Cash Flow	\$303.62	\$336.41	\$399.83	\$670.44
Annual Cash on Cash Return Projection	17.78%	16.28%	10.36%	9.10%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,643	\$ 4,037	\$ 4,798	\$ 8,045
Average Annual Depreciation	\$ 2,557	\$ 2,557	\$ 2,557	\$ 2,557
Average Annual Appreciation Projection	\$ 1,758	\$ 1,758	\$ 1,758	\$ 1,758
Average Annual Mortgage Paydown	\$ 1,196	\$ 1,166	\$ 586	\$ -
Average Annual ROI Projection	29.61%	25.44%	21.64%	16.18%



• House Size:	1144 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1955
• Garage:	2.5 Car Detached
• Basement:	none
• Lot Size:	60 x 167

Calling all investors! 3212 Raymond is one of the best kept secrets in Middletown! Convenient to schools, shopping, restaurants, and parks. Comfortable ranch living with a handy man's dream garage, this one has it all!!

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.