

Crazy Cash Flow

3223 Raymond Dr., Middletown, OH 45042

Price \$89,900

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 89,900	\$ 89,900	\$ 89,900	\$ 89,900
Mortgage	\$ 71,920	\$ 67,425	\$ 44,950	\$ -
Down Payment	\$ 17,980	\$ 22,475	\$ 44,950	\$ 89,900
Closing Cost Estimate	\$ 2,938	\$ 2,849	\$ 2,399	\$ 500
Total Projected Cash Down	\$ 20,918	\$ 25,324	\$ 47,349	\$ 90,400
Projected Principal and Interest	\$ 364	\$ 332	\$ 269	\$ -
Projected Property Taxes	\$ 102	\$ 102	\$ 102	\$ 102
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 72	\$ 72	\$ 72	\$ 72
Projected PITI	\$ 562	\$ 529	\$ 467	\$ 198
Projected Rental Income	\$895.00	\$895.00	\$895.00	\$895.00
Projected Cash Flow	\$333.09	\$365.81	\$428.00	\$697.50
Annual Cash on Cash Return Projection	19.11%	17.33%	10.85%	9.26%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 3,997	\$ 4,390	\$ 5,136	\$ 8,370
Average Annual Depreciation	\$ 2,615	\$ 2,615	\$ 2,615	\$ 2,615
Average Annual Appreciation Projection	\$ 1,798	\$ 1,798	\$ 1,798	\$ 1,798
Average Annual Mortgage Paydown	\$ 1,272	\$ 1,240	\$ 624	\$ -
Average Annual ROI Projection	30.64%	26.25%	22.28%	15.72%



• House Size:	888 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1954/1979
• Garage:	Carport
• Basement:	none
• Lot Size:	80 x 114

Efficient ranch living with a GREAT Middletown location! We can't wait to polish this gem into a Crazy Ca\$h Flow treasure!!! Convenient to schools, shopping, and parks! This one is proof that good things come in small packages!!!

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

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