

# Crazy Cash Flow

801 Richardson Drive, Middletown, OH 45042

Price **\$92,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 92,900	\$ 92,900	\$ 92,900	\$ 92,900
Mortgage	\$ 74,320	\$ 69,675	\$ 46,450	\$ -
Down Payment	\$ 18,580	\$ 23,225	\$ 46,450	\$ 92,900
Closing Cost Estimate	\$ 2,986	\$ 2,894	\$ 2,429	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 21,566</b>	<b>\$ 26,119</b>	<b>\$ 48,879</b>	<b>\$ 93,400</b>
Projected Principal and Interest	\$ 377	\$ 343	\$ 278	\$ -
Projected Property Taxes	\$ 108	\$ 108	\$ 108	\$ 108
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 72	\$ 72	\$ 72	\$ 72
Projected PITI	\$ 580	\$ 547	\$ 482	\$ 204
Projected Rental Income	<b>\$895.00</b>	<b>\$895.00</b>	<b>\$895.00</b>	<b>\$895.00</b>
Projected Cash Flow	\$314.67	\$348.48	\$412.75	\$691.24
<b>Annual Cash on Cash Return Projection</b>	<b>17.51%</b>	<b>16.01%</b>	<b>10.13%</b>	<b>8.88%</b>
Interest Rate	<b>4.500%</b>			
Annual Cash Flow Projection	\$ 3,776	\$ 4,182	\$ 4,953	\$ 8,295
Average Annual Depreciation	\$ 2,703	\$ 2,703	\$ 2,703	\$ 2,703
Average Annual Appreciation Projection	\$ 1,858	\$ 1,858	\$ 1,858	\$ 1,858
Average Annual Mortgage Paydown	\$ 1,314	\$ 1,281	\$ 645	\$ -
Average Annual ROI Projection	29.55%	25.35%	21.54%	15.49%



• House Size:	864
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1955
• Garage:	2 Car Detached
• Basement:	none
• Lot Size:	79 x 115

**Cost effective, low maintenance, super efficient....do we need to go on? Great ranch home with all the best of Middletown! Easy access to schools, shopping, and interstate access will translate into happy tenants and CRAZY CA\$H FLOW!!**

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

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