

# Crazy Cash Flow

1905 Sheffield St, Middletown, OH 45044

Price **\$79,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 79,900	\$ 79,900	\$ 79,900	\$ 79,900
Mortgage	\$ 63,920	\$ 59,925	\$ 39,950	\$ -
Down Payment	\$ 15,980	\$ 19,975	\$ 39,950	\$ 79,900
Closing Cost Estimate	\$ 2,778	\$ 2,699	\$ 2,299	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 18,758</b>	<b>\$ 22,674</b>	<b>\$ 42,249</b>	<b>\$ 80,400</b>
Projected Principal and Interest	\$ 333	\$ 304	\$ 211	\$ -
Projected Property Taxes	\$ 113	\$ 113	\$ 113	\$ 113
Projected Insurance	\$ 19	\$ 19	\$ 19	\$ 19
Management Fee <b>8%</b>	\$ 64	\$ 64	\$ 64	\$ 64
Projected PITI	\$ 529	\$ 499	\$ 407	\$ 195
Projected Rental Income	<b>\$795.00</b>	<b>\$795.00</b>	<b>\$795.00</b>	<b>\$795.00</b>
Projected Cash Flow	\$266.46	\$296.27	\$388.48	\$599.90
<b>Annual Cash on Cash Return Projection</b>	<b>17.05%</b>	<b>15.68%</b>	<b>11.03%</b>	<b>8.95%</b>
Interest Rate	<b>4.750%</b>			
Annual Cash Flow Projection	\$ 3,198	\$ 3,555	\$ 4,662	\$ 7,199
Average Annual Depreciation	\$ 2,324	\$ 2,324	\$ 2,324	\$ 2,324
Average Annual Appreciation Projection	\$ 1,598	\$ 1,598	\$ 1,598	\$ 1,598
Average Annual Mortgage Paydown	\$ 1,087	\$ 1,060	\$ 666	\$ -
Average Annual ROI Projection	28.82%	24.81%	21.20%	12.16%



• House Size:	1170 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1955/2002
• Garage:	none
• Basement:	none
• Lot Size:	50 x 150

Deed Restriction

**BIG opportunity comes in a small package!!! Great Middletown location and on it's way to being new inside and out! This one will have all the easy to maintain standards and the quality that you have come to expect from us, and best of all.....CRAZY CA\$H FLOW!!!**

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.