

# Crazy Cash Flow

2013 Sherman Ave, Middletown, Ohio 45044

Price **\$70,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900
Mortgage	\$ 56,720	\$ 53,175	\$ 35,450	\$ -
Down Payment	\$ 14,180	\$ 17,725	\$ 35,450	\$ 70,900
Closing Cost Estimate	\$ 2,634	\$ 2,564	\$ 2,209	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 16,814</b>	<b>\$ 20,289</b>	<b>\$ 37,659</b>	<b>\$ 71,400</b>
Projected Principal and Interest	\$ 287	\$ 262	\$ 213	\$ -
Projected Property Taxes	\$ 83	\$ 83	\$ 83	\$ 83
Projected Insurance	\$ 20	\$ 20	\$ 20	\$ 20
Management Fee 8%	\$ 58	\$ 58	\$ 58	\$ 58
Projected PITI	\$ 449	\$ 423	\$ 374	\$ 161
Projected Rental Income	<b>\$725.00</b>	<b>\$725.00</b>	<b>\$725.00</b>	<b>\$725.00</b>
Projected Cash Flow	\$276.13	\$301.93	\$350.98	\$563.52

**Annual Cash on Cash Return Projection** 19.71% 17.86% 11.18% 9.47%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,314	\$ 3,623	\$ 4,212	\$ 6,762
Average Annual Depreciation	\$ 2,063	\$ 2,063	\$ 2,063	\$ 2,063
Average Annual Appreciation Projection	\$ 1,418	\$ 1,418	\$ 1,418	\$ 1,418
Average Annual Mortgage Paydown	\$ 1,003	\$ 978	\$ 492	\$ -
Average Annual ROI Projection	30.53%	26.23%	22.41%	15.94%



• House Size:	1252 sqFt
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1975
• Garage:	none
• Basement:	none
• Lot Size:	40 x 148

**Modern ranch living with a heart of Middletown location! Cute covered porch, large fenced lot , and a kitchen that tenants will love! Convenient to schools, shopping, parks and community activities!**

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.