

Crazy Cash Flow

1610 Smith Ave Middletown, Oh 45044

Price \$59,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 59,900	\$ 59,900	\$ 59,900	\$ 59,900
Mortgage	\$ 47,920	\$ 44,925	\$ 29,950	\$ -
Down Payment	\$ 11,980	\$ 14,975	\$ 29,950	\$ 59,900
Closing Cost Estimate	\$ 2,458	\$ 2,399	\$ 2,099	\$ 500
Total Projected Cash Down	\$ 14,438	\$ 17,374	\$ 32,049	\$ 60,400
Projected Principal and Interest	\$ 250	\$ 228	\$ 184	\$ -
Projected Property Taxes	\$ 100	\$ 100	\$ 100	\$ 100
Projected Insurance	\$ 19	\$ 19	\$ 19	\$ 19
Management Fee 8%	\$ 50	\$ 50	\$ 50	\$ 50
Projected PITI	\$ 419	\$ 397	\$ 353	\$ 169
Projected Rental Income	\$625.00	\$625.00	\$625.00	\$625.00
Projected Cash Flow	\$206.03	\$228.37	\$271.59	\$456.00
Annual Cash on Cash Return Projection	17.12%	15.77%	10.17%	9.06%

Interest Rate 4.750%

Annual Cash Flow Projection	\$ 2,472	\$ 2,740	\$ 3,259	\$ 5,472
Average Annual Depreciation	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743
Average Annual Appreciation Projection	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198
Average Annual Mortgage Paydown	\$ 815	\$ 794	\$ 399	\$ -
Average Annual ROI Projection	28.20%	24.38%	21.06%	12.77%



• House Size:	720 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1929
• Garage:	2 Car
• Basement:	Full
• Lot Size:	40 x 130

Great traditional single story home in a convenient Middletown location is on it's way to be made new inside and out!! Convenient to schools, parks, shopping, and restaurants. Enclosed front porch adds to great family living space, while full basement and garage give extra storage that tenants desire.

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.