

# Crazy Cash Flow

1709 Taylor Avenue, Middletown, OH 45044

Price **\$63,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 63,900	\$ 63,900	\$ 63,900	\$ 63,900
Mortgage	\$ 51,120	\$ 47,925	\$ 31,950	\$ -
Down Payment	\$ 12,780	\$ 15,975	\$ 31,950	\$ 63,900
Closing Cost Estimate	\$ 2,522	\$ 2,459	\$ 2,139	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 15,302</b>	<b>\$ 18,434</b>	<b>\$ 34,089</b>	<b>\$ 64,400</b>
Projected Principal and Interest	\$ 267	\$ 243	\$ 192	\$ -
Projected Property Taxes	\$ 80	\$ 80	\$ 80	\$ 80
Projected Insurance	\$ 20	\$ 20	\$ 20	\$ 20
Management Fee 8%	\$ 52	\$ 52	\$ 52	\$ 52
Projected PITI	\$ 419	\$ 395	\$ 344	\$ 152
Projected Rental Income	<b>\$650.00</b>	<b>\$650.00</b>	<b>\$650.00</b>	<b>\$650.00</b>
Projected Cash Flow	\$231.33	\$255.17	\$306.44	\$498.00

**Annual Cash on Cash Return Projection** 18.14% 16.61% 10.79% 9.28%

Interest Rate **4.750%**

Annual Cash Flow Projection	\$ 2,776	\$ 3,062	\$ 3,677	\$ 5,976
Average Annual Depreciation	\$ 1,859	\$ 1,859	\$ 1,859	\$ 1,859
Average Annual Appreciation Projection	\$ 1,278	\$ 1,278	\$ 1,278	\$ 1,278
Average Annual Mortgage Paydown	\$ 869	\$ 848	\$ 444	\$ -
Average Annual ROI Projection	29.01%	25.04%	21.53%	15.96%



• House Size:	864 Sq Ft
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1928
• Garage:	none
• Basement:	Full
• Lot Size:	40 x 90

**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.

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