

Crazy Cash Flow

732 Trafalgar Ct, Middletown, OH 45044

Price \$124,900

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 124,900	\$ 124,900	\$ 124,900	\$ 124,900
Mortgage	\$ 99,920	\$ 93,675	\$ 62,450	\$ -
Down Payment	\$ 24,980	\$ 31,225	\$ 62,450	\$ 124,900
Closing Cost Estimate	\$ 3,998	\$ 3,874	\$ 3,249	\$ 500
Total Projected Cash Down	\$ 28,978	\$ 35,099	\$ 65,699	\$ 125,400
Projected Principal and Interest	\$ 506	\$ 461	\$ 374	\$ -
Projected Property Taxes	\$ 166	\$ 166	\$ 166	\$ 166
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 98	\$ 98	\$ 98	\$ 98
Projected PITI	\$ 794	\$ 749	\$ 663	\$ 288
Projected Rental Income	\$1,225.00	\$1,225.00	\$1,225.00	\$1,225.00
Projected Cash Flow	\$430.53	\$475.99	\$562.39	\$936.81
Annual Cash on Cash Return Projection	17.83%	16.27%	10.27%	8.96%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 5,166	\$ 5,712	\$ 6,749	\$ 11,242
Average Annual Depreciation	\$ 3,633	\$ 3,633	\$ 3,633	\$ 3,633
Average Annual Appreciation Projection	\$ 2,498	\$ 2,498	\$ 2,498	\$ 2,498
Average Annual Mortgage Paydown	\$ 1,767	\$ 1,722	\$ 868	\$ -
Average Annual ROI Projection	29.83%	25.58%	21.72%	12.01%



• House Size:	1,825 sqFt
• Bedrooms:	4
• Bathrooms:	1.5
• Year Build:	1971
• Garage:	2 Car
• Basement:	none
• Lot Size:	70 x 148

2-story home in the heart of Middletown. Convenient to parks, schools, and shopping. Private fenced in backyard, two car garage, plenty of storage. Solid location, solid investment, CRAZY CASH 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.