

# Crazy Cash Flow

4957 Trenton Franklin Rd, Middletown, OH 45042

Price **\$138,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 138,900	\$ 138,900	\$ 138,900	\$ 138,900
Mortgage	\$ 111,120	\$ 104,175	\$ 69,450	\$ -
Down Payment	\$ 27,780	\$ 34,725	\$ 69,450	\$ 138,900
Closing Cost Estimate	\$ 4,222	\$ 4,084	\$ 3,389	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 32,002</b>	<b>\$ 38,809</b>	<b>\$ 72,839</b>	<b>\$ 139,400</b>
Projected Principal and Interest	\$ 563	\$ 512	\$ 416	\$ -
Projected Property Taxes	\$ 197	\$ 197	\$ 197	\$ 197
Projected Insurance	\$ 28	\$ 28	\$ 28	\$ 28
Management Fee 8%	\$ 104	\$ 104	\$ 104	\$ 104
Projected PITI	\$ 892	\$ 841	\$ 745	\$ 329
Projected Rental Income	<b>\$1,295.00</b>	<b>\$1,295.00</b>	<b>\$1,295.00</b>	<b>\$1,295.00</b>
Projected Cash Flow	\$403.27	\$453.82	\$549.91	\$966.30
<b>Annual Cash on Cash Return Projection</b>	<b>15.12%</b>	<b>14.03%</b>	<b>9.06%</b>	<b>8.32%</b>
Interest Rate	<b>4.500%</b>			
Annual Cash Flow Projection	\$ 4,839	\$ 5,446	\$ 6,599	\$ 11,596
Average Annual Depreciation	\$ 4,041	\$ 4,041	\$ 4,041	\$ 4,041
Average Annual Appreciation Projection	\$ 2,778	\$ 2,778	\$ 2,778	\$ 2,778
Average Annual Mortgage Paydown	\$ 1,965	\$ 1,915	\$ 965	\$ -
Average Annual ROI Projection	28.10%	24.13%	20.50%	15.45%



• House Size:	1,787 Sq Ft
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1974
• Garage:	2 car
• Basement:	Full
• Lot Size:	20,517 Sq Ft

**Family friendly split -level home on a fenced in half acre lot. Lots of living space and plenty of storage! All of this with a heart of Middletown location close to parks and schools!**

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.