

Crazy Cash Flow

2815 Wildwood Rd., Middletown, OH 45042

Price **\$92,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 92,900	\$ 92,900	\$ 92,900	\$ 92,900
Mortgage	\$ 74,320	\$ 69,675	\$ 46,450	\$ -
Down Payment	\$ 18,580	\$ 23,225	\$ 46,450	\$ 92,900
Closing Cost Estimate	\$ 2,986	\$ 2,894	\$ 2,429	\$ 500
Total Projected Cash Down	\$ 21,566	\$ 26,119	\$ 48,879	\$ 93,400
Projected Principal and Interest	\$ 377	\$ 343	\$ 278	\$ -
Projected Property Taxes	\$ 116	\$ 116	\$ 116	\$ 116
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 74	\$ 74	\$ 74	\$ 74
Projected PITI	\$ 590	\$ 557	\$ 492	\$ 214
Projected Rental Income	\$925.00	\$925.00	\$925.00	\$925.00
Projected Cash Flow	\$334.51	\$368.32	\$432.59	\$711.08

Annual Cash on Cash Return Projection 18.61% 16.92% 10.62% 9.14%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 4,014	\$ 4,420	\$ 5,191	\$ 8,533
Average Annual Depreciation	\$ 2,703	\$ 2,703	\$ 2,703	\$ 2,703
Average Annual Appreciation Projection	\$ 1,858	\$ 1,858	\$ 1,858	\$ 1,858
Average Annual Mortgage Paydown	\$ 1,314	\$ 1,281	\$ 645	\$ -
Average Annual ROI Projection	30.38%	26.03%	22.08%	15.81%



• House Size:	1092 sqFt
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1975
• Garage:	none
• Basement:	none
• Lot Size:	88 x 103

DEED RESTRICTION

Convenient! Great Middletown location, easy ranch style living,.....this property is on the way to being made like new inside and out!

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.