

Crazy Cash Flow

2639 Worchester Pl, Middletown, Oh 45044

Price **\$116,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 116,900	\$ 116,900	\$ 116,900	\$ 116,900
Mortgage	\$ 93,520	\$ 87,675	\$ 58,450	\$ -
Down Payment	\$ 23,380	\$ 29,225	\$ 58,450	\$ 116,900
Closing Cost Estimate	\$ 3,870	\$ 3,754	\$ 3,169	\$ 500
Total Projected Cash Down	\$ 27,250	\$ 32,979	\$ 61,619	\$ 117,400
Projected Principal and Interest	\$ 488	\$ 444	\$ 360	\$ -
Projected Property Taxes	\$ 164	\$ 164	\$ 164	\$ 164
Projected Insurance	\$ 17	\$ 17	\$ 17	\$ 17
Management Fee 8%	\$ 88	\$ 88	\$ 88	\$ 88
Projected PITI	\$ 756	\$ 713	\$ 628	\$ 269
Projected Rental Income	\$1,095.00	\$1,095.00	\$1,095.00	\$1,095.00
Projected Cash Flow	\$338.56	\$382.16	\$466.51	\$826.40
Annual Cash on Cash Return Projection	14.91%	13.91%	9.09%	8.45%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 4,063	\$ 4,586	\$ 5,598	\$ 9,917
Average Annual Depreciation	\$ 3,401	\$ 3,401	\$ 3,401	\$ 3,401
Average Annual Appreciation Projection	\$ 2,338	\$ 2,338	\$ 2,338	\$ 2,338
Average Annual Mortgage Paydown	\$ 1,590	\$ 1,550	\$ 779	\$ -
Average Annual ROI Projection	27.45%	23.66%	20.22%	11.67%



• House Size:	1520 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1990
• Garage:	2 car
• Basement:	Partial Finished
• Lot Size:	63 x 139

Spacious split-level home in a beautiful neighborhood! This one is big on living space inside and out! Throw in the convenience to parks, schools, and shopping...this one is a CRAZY CA\$H FLOW dream!!!

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.