

1 Year Performance Projection

Spacious two story turnkey property in Middletown!
Middletown, OH 45044
3 bedroom, 1 bathroom - built in 1919.



Square Feet	1,166
Initial Market Value	\$79,900
Purchase Price	\$79,900
Downpayment	\$19,975
Loan Origination Fees	\$1,348
Depreciable Closing Costs	\$3,995
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$25,318
Cost per Square Foot	\$69
Monthly Rent per Square Foot	\$0.75

Income	Monthly	Annual
Gross Rent	\$875	\$10,500
Vacancy Losses	-\$70	-\$840
Operating Income	\$805	\$9,660

Expenses	Monthly	Annual
Property Taxes	-\$40	-\$479
Insurance	-\$50	-\$599
Management Fees	-\$64	-\$773
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$70	-\$840
Other	-\$0	-\$0
Operating Expenses	-\$224	-\$2,691

Net Performance	Monthly	Annual
Net Operating Income	\$581	\$6,969
- Mortgage Payments	-\$398	-\$4,779
= Cash Flow	\$182	\$2,189
+ Principal Reduction	\$51	\$610
+ First-Year Appreciation	\$400	\$4,794
= Gross Equity Income	\$633	\$7,593
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$633	\$7,593

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$59,925	\$0
Monthly Payment	\$398.28	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.46
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	91
Capitalization Rate	8.7%
Cash on Cash Return	9%
Total Return on Investment	30%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	8%

Comments
Great opportunity north of Cincinnati! This property of
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.