

Crazy Cash Flow

2611 Andrew Ave, Hamilton, Ohio 45015

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	\$ 81	\$ 81	\$ 81	\$ 81
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 71	\$ 71	\$ 71	\$ 71
Projected PITI	\$ 554	\$ 521	\$ 456	\$ 178
Projected Rental Income	\$885.00	\$885.00	\$885.00	\$885.00
Projected Cash Flow	\$330.58	\$364.39	\$428.66	\$707.15
Annual Cash on Cash Return Projection	18.39%	16.74%	10.52%	9.09%
Interest Rate 4.500%				
Annual Cash Flow Projection	\$ 3,967	\$ 4,373	\$ 5,144	\$ 8,486
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	30.12%	25.81%	21.91%	15.18%



• House Size:	720 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1949
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	50 x 107

BIG opportunity comes in a small package!!! Great Hamilton location and on it's way to being new inside and out! This one will have all the easy to maintain standards and the quality that you have come to expect from us, and best of all.....CRAZY CASH FLOW!!!

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