

# Crazy Cash Flow

**5 Barbara Ave Hamilton, Oh 45013**

**Price            \$129,000**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 129,000	\$ 129,000	\$ 129,000	\$ 129,000
Mortgage	\$ 103,200	\$ 96,750	\$ 64,500	\$ -
Down Payment	\$ 25,800	\$ 32,250	\$ 64,500	\$ 129,000
Closing Cost Estimate	\$ 4,064	\$ 3,935	\$ 3,290	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 29,864</b>	<b>\$ 36,185</b>	<b>\$ 67,790</b>	<b>\$ 129,500</b>
Projected Principal and Interest	\$ 538	\$ 490	\$ 397	\$ -
Projected Property Taxes	\$ 133	\$ 133	\$ 133	\$ 133
Projected Insurance	\$ 18	\$ 18	\$ 18	\$ 18
Management Fee        8%	\$ 96	\$ 96	\$ 96	\$ 96
Projected PITI	\$ 785	\$ 736	\$ 643	\$ 246
Projected Rental Income	<b>\$1,195.00</b>	<b>\$1,195.00</b>	<b>\$1,195.00</b>	<b>\$1,195.00</b>
Projected Cash Flow	\$410.41	\$458.53	\$551.61	\$948.75
<b>Annual Cash on Cash Return Projection</b>	<b>16.49%</b>	<b>15.21%</b>	<b>9.76%</b>	<b>8.79%</b>
Interest Rate	<b>4.750%</b>			
Annual Cash Flow Projection	\$ 4,925	\$ 5,502	\$ 6,619	\$ 11,385
Average Annual Depreciation	\$ 3,753	\$ 3,753	\$ 3,753	\$ 3,753
Average Annual Appreciation Projection	\$ 2,580	\$ 2,580	\$ 2,580	\$ 2,580
Average Annual Mortgage Paydown	\$ 1,755	\$ 1,711	\$ 859	\$ -
Average Annual ROI Projection	28.70%	24.66%	20.97%	15.04%



• House Size:	2020 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	1984
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	94 x 191

**Spacious tri-level home in a beautiful neighborhood! This one is big on living space with an eat-in kitchen, dining room, living room, and family room! Throw in the convenience to parks, schools, golf courses and Great Miami River green spaces...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.