

Crazy Cash Flow

1194 Beissinger Rd, Hamilton, OH 45013

Price **\$159,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 159,900	\$ 159,900	\$ 159,900	\$ 159,900
Mortgage	\$ 127,920	\$ 119,925	\$ 79,950	\$ -
Down Payment	\$ 31,980	\$ 39,975	\$ 79,950	\$ 159,900
Closing Cost Estimate	\$ 5,058	\$ 4,899	\$ 4,099	\$ 500
Total Projected Cash Down	\$ 37,038	\$ 44,874	\$ 84,049	\$ 160,400
Projected Principal and Interest	\$ 648	\$ 590	\$ 479	\$ -
Projected Property Taxes	\$ 154	\$ 154	\$ 154	\$ 154
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 110	\$ 110	\$ 110	\$ 110
Projected PITI	\$ 934	\$ 876	\$ 765	\$ 286
Projected Rental Income	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00
Projected Cash Flow	\$440.93	\$499.12	\$609.74	\$1,089.08

Annual Cash on Cash Return Projection 14.29% 13.35% 8.71% 8.15%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 5,291	\$ 5,989	\$ 7,317	\$ 13,069
Average Annual Depreciation	\$ 4,652	\$ 4,652	\$ 4,652	\$ 4,652
Average Annual Appreciation Projection	\$ 3,198	\$ 3,198	\$ 3,198	\$ 3,198
Average Annual Mortgage Paydown	\$ 2,262	\$ 2,205	\$ 1,111	\$ -
Average Annual ROI Projection	27.17%	23.38%	19.94%	14.46%



• House Size:	1900 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	1973
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	120 x 230

Great split-level home blocks away from all the best in Hamilton! Parks, schools, shopping....this location is convenient to everything!! All the upgrades, exceptional value, quality, and Crazy Ca\$h Flow you have come to expect from our company!

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.