

Crazy Cash Flow

39 Bluegrass Ct, Hamilton OH 45011

Price **\$174,900**

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 174,900	\$ 174,900	\$ 174,900	\$ 174,900
Mortgage	\$ 139,920	\$ 131,175	\$ 87,450	\$ -
Down Payment	\$ 34,980	\$ 43,725	\$ 87,450	\$ 174,900
Closing Cost Estimate	\$ 5,298	\$ 5,124	\$ 4,249	\$ 500
Total Projected Cash Down	\$ 40,278	\$ 48,849	\$ 91,699	\$ 175,400
Projected Principal and Interest	\$ 709	\$ 645	\$ 524	\$ -
Projected Property Taxes	\$ 228	\$ 228	\$ 228	\$ 228
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 128	\$ 128	\$ 128	\$ 128
Projected PITI	\$ 1,087	\$ 1,023	\$ 902	\$ 378
Projected Rental Income	\$1,595.00	\$1,595.00	\$1,595.00	\$1,595.00
Projected Cash Flow	\$508.30	\$571.96	\$692.95	\$1,217.26
Annual Cash on Cash Return Projection	15.14%	14.05%	9.07%	8.33%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 6,100	\$ 6,863	\$ 8,315	\$ 14,607
Average Annual Depreciation	\$ 5,088	\$ 5,088	\$ 5,088	\$ 5,088
Average Annual Appreciation Projection	\$ 3,498	\$ 3,498	\$ 3,498	\$ 3,498
Average Annual Mortgage Paydown	\$ 2,474	\$ 2,412	\$ 1,215	\$ -
Average Annual ROI Projection	28.08%	24.10%	20.48%	11.41%



• House Size:	2203 sqFt
• Bedrooms:	4
• Bathrooms:	3
• Year Build:	1967/1979
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	148 x 219

Great neighborhood setting with the convenience of nearby shopping and schools!! Family friendly quad level plan with plenty of living space inside and out. All this will mean solid Crazy Ca\$h Flow!!!

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.