

Crazy Cash Flow

348 Chase Ave, Hamilton, Ohio 45015

Price \$96,900

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 96,900	\$ 96,900	\$ 96,900	\$ 96,900
Mortgage	\$ 77,520	\$ 72,675	\$ 48,450	\$ -
Down Payment	\$ 19,380	\$ 24,225	\$ 48,450	\$ 96,900
Closing Cost Estimate	\$ 3,050	\$ 2,954	\$ 2,469	\$ 500
Total Projected Cash Down	\$ 22,430	\$ 27,179	\$ 50,919	\$ 97,400
Projected Principal and Interest	\$ 393	\$ 358	\$ 290	\$ -
Projected Property Taxes	\$ 121	\$ 121	\$ 121	\$ 121
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 75	\$ 75	\$ 75	\$ 75
Projected PITI	\$ 614	\$ 579	\$ 512	\$ 221
Projected Rental Income	\$935.00	\$935.00	\$935.00	\$935.00
Projected Cash Flow	\$320.76	\$356.02	\$423.06	\$713.54
Annual Cash on Cash Return Projection	17.16%	15.72%	9.97%	8.79%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 3,849	\$ 4,272	\$ 5,077	\$ 8,562
Average Annual Depreciation	\$ 2,819	\$ 2,819	\$ 2,819	\$ 2,819
Average Annual Appreciation Projection	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938
Average Annual Mortgage Paydown	\$ 1,371	\$ 1,336	\$ 673	\$ -
Average Annual ROI Projection	29.41%	25.22%	21.41%	15.58%



• House Size:	1658 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1924
• Garage:	Detached
• Basement:	Full
• Lot Size:	7,200 sq ft

Gorgeous 2-story Midwestern home in a great Hamilton location! Private fenced corner lot, plenty of storage in the full basement, and convenient to fabulous shopping, restaurants, and family friendly green spaces!

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.