

Crazy Cash Flow

81 South Columbus Drive, 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	\$ 134	\$ 134	\$ 134	\$ 134
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 112	\$ 112	\$ 112	\$ 112
Projected PITI	\$ 918	\$ 860	\$ 749	\$ 270
Projected Rental Income	\$1,395.00	\$1,395.00	\$1,395.00	\$1,395.00
Projected Cash Flow	\$476.98	\$535.17	\$645.79	\$1,125.13

Annual Cash on Cash Return Projection	15.45%	14.31%	9.22%	8.42%
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Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 5,724	\$ 6,422	\$ 7,749	\$ 13,502
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	27.99%	24.05%	20.48%	14.47%



• House Size:	1,770
• Bedrooms:	3
• Bathrooms:	2
• Year Build:	1968
• Garage:	2 Car
• Basement:	Full
• Lot Size:	95 x 170

Cost effective, low maintenance, super efficient....do we need to go on? Great ranch home with all the best of Hamilton! Easy access to schools, shopping, and interstate access will translate into happy tenants and CRAZY CA\$H FLOW!!

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.