

Crazy Cash Flow

742 Coralie Ave., Hamilton, OH 45013

Price **\$79,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 79,900	\$ 79,900	\$ 79,900	\$ 79,900
Mortgage	\$ 63,920	\$ 59,925	\$ 39,950	\$ -
Down Payment	\$ 15,980	\$ 19,975	\$ 39,950	\$ 79,900
Closing Cost Estimate	\$ 2,778	\$ 2,699	\$ 2,299	\$ 500
Total Projected Cash Down	\$ 18,758	\$ 22,674	\$ 42,249	\$ 80,400
Projected Principal and Interest	\$ 324	\$ 295	\$ 240	\$ -
Projected Property Taxes	\$ 93	\$ 93	\$ 93	\$ 93
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 66	\$ 66	\$ 66	\$ 66
Projected PITI	\$ 509	\$ 480	\$ 425	\$ 185
Projected Rental Income	\$825.00	\$825.00	\$825.00	\$825.00
Projected Cash Flow	\$316.13	\$345.21	\$400.48	\$640.00
Annual Cash on Cash Return Projection	20.22%	18.27%	11.37%	9.55%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 3,794	\$ 4,142	\$ 4,806	\$ 7,680
Average Annual Depreciation	\$ 2,324	\$ 2,324	\$ 2,324	\$ 2,324
Average Annual Appreciation Projection	\$ 1,598	\$ 1,598	\$ 1,598	\$ 1,598
Average Annual Mortgage Paydown	\$ 1,130	\$ 1,102	\$ 555	\$ -
Average Annual ROI Projection	31.21%	26.76%	22.75%	16.07%



• House Size:	816 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1942
• Garage:	1 Car
• Basement:	Full
• Lot Size:	40 x 100

Relax and enjoy the Crazy Ca\$h Flow from this great Hamilton cottage home! So much character and living space inside and out. Solid construction, solid neighborhood, convenient to schools and shopping. This one has it all!!!

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.