

Crazy Cash Flow

5597 Creekside Meadows Dr, Hamilton, OH 45011

Price **\$245,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 245,900	\$ 245,900	\$ 245,900	\$ 245,900
Mortgage	\$ 196,720	\$ 184,425	\$ 122,950	\$ -
Down Payment	\$ 49,180	\$ 61,475	\$ 122,950	\$ 245,900
Closing Cost Estimate	\$ 6,434	\$ 6,189	\$ 4,959	\$ 500
Total Projected Cash Down	\$ 55,614	\$ 67,664	\$ 127,909	\$ 246,400
Projected Principal and Interest	\$ 997	\$ 907	\$ 737	\$ -
Projected Property Taxes	\$ 339	\$ 339	\$ 339	\$ 339
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 6%	\$ 120	\$ 120	\$ 120	\$ 120
Projected PITI	\$ 1,480	\$ 1,390	\$ 1,220	\$ 483
Projected Rental Income	\$1,995.00	\$1,995.00	\$1,995.00	\$1,995.00
Projected Cash Flow	\$515.22	\$604.71	\$774.82	\$1,511.97
Annual Cash on Cash Return Projection	11.12%	10.72%	7.27%	7.36%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 6,183	\$ 7,257	\$ 9,298	\$ 18,144
Average Annual Depreciation	\$ 7,153	\$ 7,153	\$ 7,153	\$ 7,153
Average Annual Appreciation Projection	\$ 4,918	\$ 4,918	\$ 4,918	\$ 4,918
Average Annual Mortgage Paydown	\$ 3,479	\$ 3,391	\$ 1,708	\$ -
Average Annual ROI Projection	25.09%	21.58%	18.32%	14.41%



• House Size:	2090 sqFt
• Bedrooms:	4
• Bathrooms:	2.5
• Year Build:	2007
• Garage:	2 Car
• Basement:	Full
• Lot Size:	90 x 140

Prestigious property with all the bells and whistles!! This gorgeous two-story brick traditional has everything families are looking for.....eat-in kitchen, spacious family living spaces inside and out, great neighborhood with great schools!! Location is everything and this one has it!

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.