

# Crazy Cash Flow

537 North D Street, Hamilton, OH 45013

Price **\$84,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 84,900	\$ 84,900	\$ 84,900	\$ 84,900
Mortgage	\$ 67,920	\$ 63,675	\$ 42,450	\$ -
Down Payment	\$ 16,980	\$ 21,225	\$ 42,450	\$ 84,900
Closing Cost Estimate	\$ 2,858	\$ 2,774	\$ 2,349	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 19,838</b>	<b>\$ 23,999</b>	<b>\$ 44,799</b>	<b>\$ 85,400</b>
Projected Principal and Interest	\$ 359	\$ 337	\$ 225	\$ -
Projected Property Taxes	\$ 106	\$ 106	\$ 106	\$ 106
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 72	\$ 72	\$ 72	\$ 72
Projected PITI	\$ 558	\$ 535	\$ 423	\$ 198
Projected Rental Income	<b>\$895.00</b>	<b>\$895.00</b>	<b>\$895.00</b>	<b>\$895.00</b>
Projected Cash Flow	\$337.13	\$359.60	\$471.92	\$696.57

**Annual Cash on Cash Return Projection** 20.39% 17.98% 12.64% 9.79%

Interest Rate **4.875%**

Annual Cash Flow Projection	\$ 4,046	\$ 4,315	\$ 5,663	\$ 8,359
Average Annual Depreciation	\$ 2,470	\$ 2,470	\$ 2,470	\$ 2,470
Average Annual Appreciation Projection	\$ 1,698	\$ 1,698	\$ 1,698	\$ 1,698
Average Annual Mortgage Paydown	\$ 1,132	\$ 1,061	\$ 708	\$ -
Average Annual ROI Projection	31.30%	26.42%	22.45%	16.25%



• House Size:	1,184 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1920
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	30 x 125

**Beautifully comfortable, 2-story Midwestern home on a family friendly street in the heart of Hamilton. Large rooms, oversized windows, great family living spaces! Located minutes from hospitals, schools, shopping.**

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.