

# Crazy Cash Flow

1026 Dayton St, Hamilton, Oh 45011

Price **\$74,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 74,900	\$ 74,900	\$ 74,900	\$ 74,900
Mortgage	\$ 59,920	\$ 56,175	\$ 37,450	\$ -
Down Payment	\$ 14,980	\$ 18,725	\$ 37,450	\$ 74,900
Closing Cost Estimate	\$ 2,698	\$ 2,624	\$ 2,249	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 17,678</b>	<b>\$ 21,349</b>	<b>\$ 39,699</b>	<b>\$ 75,400</b>
Projected Principal and Interest	\$ 313	\$ 285	\$ 231	\$ -
Projected Property Taxes	\$ 56	\$ 56	\$ 56	\$ 56
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 58	\$ 58	\$ 58	\$ 58
Projected PITI	\$ 451	\$ 423	\$ 369	\$ 138
Projected Rental Income	<b>\$725.00</b>	<b>\$725.00</b>	<b>\$725.00</b>	<b>\$725.00</b>
Projected Cash Flow	\$274.43	\$302.37	\$356.41	\$587.00
<b>Annual Cash on Cash Return Projection</b>	<b>18.63%</b>	<b>17.00%</b>	<b>10.77%</b>	<b>9.34%</b>

Interest Rate **4.750%**

Annual Cash Flow Projection	\$ 3,293	\$ 3,628	\$ 4,277	\$ 7,044
Average Annual Depreciation	\$ 2,179	\$ 2,179	\$ 2,179	\$ 2,179
Average Annual Appreciation Projection	\$ 1,498	\$ 1,498	\$ 1,498	\$ 1,498
Average Annual Mortgage Paydown	\$ 1,019	\$ 993	\$ 499	\$ -
Average Annual ROI Projection	29.65%	25.51%	21.80%	11.48%



• House Size:	1356 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1900
• Garage:	None
• Basement:	Full
• Lot Size:	30 x 100

**Covered porch says "Welcome Home" to this Hamilton treasure! Spacious home with large living and dining rooms, hardwood floors through out, and beautiful details. One of the most FABULOUS streets in Hamilton...we can't wait to polish this gem!**

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.