

Crazy Cash Flow

560 Elvin Ave, Hamilton, OH 45013

Price **\$89,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 89,900	\$ 89,900	\$ 89,900	\$ 89,900
Mortgage	\$ 71,920	\$ 67,425	\$ 44,950	\$ -
Down Payment	\$ 17,980	\$ 22,475	\$ 44,950	\$ 89,900
Closing Cost Estimate	\$ 2,938	\$ 2,849	\$ 2,399	\$ 500
Total Projected Cash Down	\$ 20,918	\$ 25,324	\$ 47,349	\$ 90,400
Projected Principal and Interest	\$ 381	\$ 357	\$ 238	\$ -
Projected Property Taxes	\$ 83	\$ 83	\$ 83	\$ 83
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 72	\$ 72	\$ 72	\$ 72
Projected PITI	\$ 556	\$ 532	\$ 413	\$ 176
Projected Rental Income	\$895.00	\$895.00	\$895.00	\$895.00
Projected Cash Flow	\$338.77	\$362.56	\$481.50	\$719.38
Annual Cash on Cash Return Projection	19.43%	17.18%	12.20%	9.55%
Interest Rate	4.875%			
Annual Cash Flow Projection	\$ 4,065	\$ 4,351	\$ 5,778	\$ 8,633
Average Annual Depreciation	\$ 2,615	\$ 2,615	\$ 2,615	\$ 2,615
Average Annual Appreciation Projection	\$ 1,798	\$ 1,798	\$ 1,798	\$ 1,798
Average Annual Mortgage Paydown	\$ 1,199	\$ 1,124	\$ 749	\$ -
Average Annual ROI Projection	30.63%	25.84%	21.96%	15.52%



• House Size:	1,278 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1929
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	40 x 80

Covered porch says "Welcome Home" to this Hamilton treasure! Spacious home with large living and dining rooms, hardwood floors through out, and beautiful solid hardwood trim. Full basement and detached garage means plenty of extra storage. This one is what we mean by Crazy Ca\$h Flow!!!!

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.