

# Crazy Cash Flow

624 South 14th St, Hamilton, Ohio 45011

Price **\$49,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 49,900	\$ 49,900	\$ 49,900	\$ 49,900
Mortgage	\$ 39,920	\$ 37,425	\$ 24,950	\$ -
Down Payment	\$ 9,980	\$ 12,475	\$ 24,950	\$ 49,900
Closing Cost Estimate	\$ 2,298	\$ 2,249	\$ 1,999	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 12,278</b>	<b>\$ 14,724</b>	<b>\$ 26,949</b>	<b>\$ 50,400</b>
Projected Principal and Interest	\$ 202	\$ 184	\$ 150	\$ -
Projected Property Taxes	\$ 55	\$ 55	\$ 55	\$ 55
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 50	\$ 50	\$ 50	\$ 50
Projected PITI	\$ 329	\$ 311	\$ 276	\$ 127
Projected Rental Income	<b>\$625.00</b>	<b>\$625.00</b>	<b>\$625.00</b>	<b>\$625.00</b>
Projected Cash Flow	\$295.87	\$314.03	\$348.56	\$498.14
<b>Annual Cash on Cash Return Projection</b>	<b>28.92%</b>	<b>25.59%</b>	<b>15.52%</b>	<b>11.86%</b>

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,550	\$ 3,768	\$ 4,183	\$ 5,978
Average Annual Depreciation	\$ 1,452	\$ 1,452	\$ 1,452	\$ 1,452
Average Annual Appreciation Projection	\$ 998	\$ 998	\$ 998	\$ 998
Average Annual Mortgage Paydown	\$ 706	\$ 688	\$ 347	\$ -
Average Annual ROI Projection	36.19%	31.08%	26.57%	14.03%



• House Size:	952
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1909
• Garage:	None
• Basement:	Full
• Lot Size:	25x120

**DEED RESTRICTION**

**Family friendly two story living in an a traditional Hamilton neighborhood. Quiet street close to hospital, schools, and shopping. Handsome original details and trim and oversized windows flood the rooms with light!**

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.