

# Crazy Cash Flow

2229 Freeman Ave, Hamilton OH 45015

Price **\$70,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900
Mortgage	\$ 56,720	\$ 53,175	\$ 35,450	\$ -
Down Payment	\$ 14,180	\$ 17,725	\$ 35,450	\$ 70,900
Closing Cost Estimate	\$ 2,634	\$ 2,564	\$ 2,209	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 16,814</b>	<b>\$ 20,289</b>	<b>\$ 37,659</b>	<b>\$ 71,400</b>
Projected Principal and Interest	\$ 296	\$ 269	\$ 218	\$ -
Projected Property Taxes	\$ 83	\$ 83	\$ 83	\$ 83
Projected Insurance	\$ 18	\$ 18	\$ 18	\$ 18
Management Fee 8%	\$ 58	\$ 58	\$ 58	\$ 58
Projected PITI	\$ 455	\$ 428	\$ 377	\$ 159
Projected Rental Income	<b>\$725.00</b>	<b>\$725.00</b>	<b>\$725.00</b>	<b>\$725.00</b>
Projected Cash Flow	\$270.12	\$296.57	\$347.73	\$566.00
<b>Annual Cash on Cash Return Projection</b>	<b>19.28%</b>	<b>17.54%</b>	<b>11.08%</b>	<b>9.51%</b>

Interest Rate **4.750%**

Annual Cash Flow Projection	\$ 3,241	\$ 3,559	\$ 4,173	\$ 6,792
Average Annual Depreciation	\$ 2,063	\$ 2,063	\$ 2,063	\$ 2,063
Average Annual Appreciation Projection	\$ 1,418	\$ 1,418	\$ 1,418	\$ 1,418
Average Annual Mortgage Paydown	\$ 964	\$ 940	\$ 472	\$ -
Average Annual ROI Projection	30.08%	25.89%	22.14%	15.92%



• House Size:	780 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1929/1974
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	45 x 118

**BIG opportunity comes in a small package!!! Great Hamilton location with a welcoming front porch and gorgeous hardwood floors and trim. The oversized detached garage and full basement offer the extra storage tenants desire! This one will have all the easy to maintain standards and the quality that you have come to expect from us, and best of all.....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.

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