

Crazy Cash Flow

118 Gordon Ave, Hamilton, OH 45013

Price **\$72,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 72,900	\$ 72,900	\$ 72,900	\$ 72,900
Mortgage	\$ 58,320	\$ 54,675	\$ 36,450	\$ -
Down Payment	\$ 14,580	\$ 18,225	\$ 36,450	\$ 72,900
Closing Cost Estimate	\$ 2,666	\$ 2,594	\$ 2,229	\$ 500
Total Projected Cash Down	\$ 17,246	\$ 20,819	\$ 38,679	\$ 73,400
Projected Principal and Interest	\$ 304	\$ 277	\$ 224	\$ -
Projected Property Taxes	\$ 59	\$ 59	\$ 59	\$ 59
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 58	\$ 58	\$ 58	\$ 58
Projected PITI	\$ 442	\$ 415	\$ 362	\$ 138
Projected Rental Income	\$725.00	\$725.00	\$725.00	\$725.00
Projected Cash Flow	\$282.97	\$310.16	\$362.76	\$587.19

Annual Cash on Cash Return Projection 19.69% 17.88% 11.25% 9.60%

Interest Rate 4.750%

Annual Cash Flow Projection \$ 3,396 \$ 3,722 \$ 4,353 \$ 7,046

Average Annual Depreciation \$ 2,121 \$ 2,121 \$ 2,121 \$ 2,121

Average Annual Appreciation Projection \$ 1,458 \$ 1,458 \$ 1,458 \$ 1,458

Average Annual Mortgage Paydown \$ 992 \$ 967 \$ 486 \$ -

Average Annual ROI Projection 30.36% 26.11% 22.30% 11.70%



• House Size:	1,152 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1913
• Garage:	none
• Basement:	Full
• Lot Size:	30 x 125

Covered porch says "Welcome Home" to this Hamilton treasure! Spacious home with large living and dining rooms, oversized windows, and beautiful details. Full basement 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.