

Crazy Cash Flow

1312 Greenwood Ave., Hamilton, OH 45011

Price **\$64,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 64,900	\$ 64,900	\$ 64,900	\$ 64,900
Mortgage	\$ 51,920	\$ 48,675	\$ 32,450	\$ -
Down Payment	\$ 12,980	\$ 16,225	\$ 32,450	\$ 64,900
Closing Cost Estimate	\$ 2,538	\$ 2,474	\$ 2,149	\$ 500
Total Projected Cash Down	\$ 15,518	\$ 18,699	\$ 34,599	\$ 65,400
Projected Principal and Interest	\$ 263	\$ 239	\$ 195	\$ -
Projected Property Taxes	\$ 62	\$ 62	\$ 62	\$ 62
Projected Insurance	\$ 18	\$ 18	\$ 18	\$ 18
Management Fee 8%	\$ 52	\$ 52	\$ 52	\$ 52
Projected PITI	\$ 395	\$ 371	\$ 326	\$ 131
Projected Rental Income	\$645.00	\$645.00	\$645.00	\$645.00
Projected Cash Flow	\$250.48	\$274.10	\$319.00	\$513.55

Annual Cash on Cash Return Projection 19.37% 17.59% 11.06% 9.42%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,006	\$ 3,289	\$ 3,828	\$ 6,163
Average Annual Depreciation	\$ 1,888	\$ 1,888	\$ 1,888	\$ 1,888
Average Annual Appreciation Projection	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298
Average Annual Mortgage Paydown	\$ 918	\$ 895	\$ 451	\$ -
Average Annual ROI Projection	29.97%	25.80%	22.12%	15.51%



• House Size:	876 Sq Ft
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1925
• Garage:	none
• Basement:	Full
• Lot Size:	30 x 175

Beautiful bungalow on a quiet tree lined street in an OUTSTANDING Hamilton location! Blocks away from parks, schools, and shopping. Full basement, covered front porch, and back deck gives great additional space tenants desire.

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.