

Crazy Cash Flow

1045 Hayes Ave, Hamilton OH 45015

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	\$ 375	\$ 342	\$ 277	\$ -
Projected Property Taxes	\$ 110	\$ 110	\$ 110	\$ 110
Projected Insurance	\$ 23	\$ 23	\$ 23	\$ 23
Management Fee 8%	\$ 72	\$ 72	\$ 72	\$ 72
Projected PITI	\$ 580	\$ 546	\$ 481	\$ 205
Projected Rental Income	\$895.00	\$895.00	\$895.00	\$895.00
Projected Cash Flow	\$315.26	\$348.80	\$413.67	\$690.43
Annual Cash on Cash Return Projection	18.09%	16.53%	10.48%	9.17%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,783	\$ 4,186	\$ 4,964	\$ 8,285
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	\$ 1,223	\$ 1,192	\$ 599	\$ -
Average Annual ROI Projection	29.80%	25.59%	21.75%	12.05%



• House Size:	768 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1950
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	50 x 114

BIG opportunity comes in a small package!!! Great Hamilton location and on it's way to being new inside and out! 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 CASH 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.