

Crazy Cash Flow

216 Heathrow Ct, Hamilton OH 45013

Price \$129,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 129,900	\$ 129,900	\$ 129,900	\$ 129,900
Mortgage	\$ 103,920	\$ 97,425	\$ 64,950	\$ -
Down Payment	\$ 25,980	\$ 32,475	\$ 64,950	\$ 129,900
Closing Cost Estimate	\$ 4,078	\$ 3,949	\$ 3,299	\$ 500
Total Projected Cash Down	\$ 30,058	\$ 36,424	\$ 68,249	\$ 130,400
Projected Principal and Interest	\$ 542	\$ 494	\$ 400	\$ -
Projected Property Taxes	\$ 156	\$ 156	\$ 156	\$ 156
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 96	\$ 96	\$ 96	\$ 96
Projected PITI	\$ 815	\$ 767	\$ 673	\$ 273
Projected Rental Income	\$1,195.00	\$1,195.00	\$1,195.00	\$1,195.00
Projected Cash Flow	\$379.97	\$428.43	\$522.16	\$922.07
Annual Cash on Cash Return Projection	15.17%	14.12%	9.18%	8.49%

Interest Rate 4.750%

Annual Cash Flow Projection	\$ 4,560	\$ 5,141	\$ 6,266	\$ 11,065
Average Annual Depreciation	\$ 3,779	\$ 3,779	\$ 3,779	\$ 3,779
Average Annual Appreciation Projection	\$ 2,598	\$ 2,598	\$ 2,598	\$ 2,598
Average Annual Mortgage Paydown	\$ 1,767	\$ 1,723	\$ 865	\$ -
Average Annual ROI Projection	27.81%	23.93%	20.38%	15.14%



• House Size:	1620 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1987
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	79 x 129

Immaculate split-level home on a cul-de-sac street. Open floor plan, generous family living spaces inside and out. Features a two car garage with the extra storage space that tenants are always looking for! Located in a beautiful family oriented Hamilton neighborhood close to great schools and convenient to shopping.

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.