

Crazy Cash Flow

1753 Helen Ave, Hamilton, OH 45011

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	\$ 364	\$ 332	\$ 269	\$ -
Projected Property Taxes	\$ 92	\$ 92	\$ 92	\$ 92
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 68	\$ 68	\$ 68	\$ 68
Projected PITI	\$ 548	\$ 515	\$ 453	\$ 183
Projected Rental Income	\$845.00	\$845.00	\$845.00	\$845.00
Projected Cash Flow	\$297.33	\$330.05	\$392.24	\$661.74

Annual Cash on Cash Return Projection 17.06% 15.64% 9.94% 8.78%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,568	\$ 3,961	\$ 4,707	\$ 7,941
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	\$ 1,272	\$ 1,240	\$ 624	\$ -
Average Annual ROI Projection	29.11%	24.99%	21.27%	11.45%



• House Size:	1206 sqFt
• Bedrooms:	2
• Bathrooms:	2
• Year Build:	1944
• Garage:	Detached
• Basement:	Full
• Lot Size:	51 x 44

Classic Cape Cod with easy living floorplan in a fabulous Hamilton location. Hardwoods, spacious master, and loads of extra storage space! Convenient to schools, shopping, and green spaces in a well established, family friendly neighborhood.

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.