

Crazy Cash Flow

629 Laurel Ave., Hamilton, OH 45015

Price **\$79,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 79,900	\$ 79,900	\$ 79,900	\$ 79,900
Mortgage	\$ 63,920	\$ 59,925	\$ 39,950	\$ -
Down Payment	\$ 15,980	\$ 19,975	\$ 39,950	\$ 79,900
Closing Cost Estimate	\$ 2,778	\$ 2,699	\$ 2,299	\$ 500
Total Projected Cash Down	\$ 18,758	\$ 22,674	\$ 42,249	\$ 80,400
Projected Principal and Interest	\$ 324	\$ 295	\$ 240	\$ -
Projected Property Taxes	\$ 95	\$ 95	\$ 95	\$ 95
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 66	\$ 66	\$ 66	\$ 66
Projected PITI	\$ 511	\$ 482	\$ 426	\$ 187
Projected Rental Income	\$825.00	\$825.00	\$825.00	\$825.00
Projected Cash Flow	\$314.42	\$343.50	\$398.77	\$638.29
Annual Cash on Cash Return Projection	20.11%	18.18%	11.33%	9.53%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,773	\$ 4,122	\$ 4,785	\$ 7,659
Average Annual Depreciation	\$ 2,324	\$ 2,324	\$ 2,324	\$ 2,324
Average Annual Appreciation Projection	\$ 1,598	\$ 1,598	\$ 1,598	\$ 1,598
Average Annual Mortgage Paydown	\$ 1,130	\$ 1,102	\$ 555	\$ -
Average Annual ROI Projection	31.14%	26.70%	22.70%	16.08%



Under Rehab

• House Size:	1448 sqFt
• Bedrooms:	4
• Bathrooms:	1.5
• Year Build:	1906
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	35 x 140

DEED RESTRICTION

Beautifully comfortable, 2-story Midwestern home on a family friendly street in Hamilton. Large rooms, oversized windows, handsome hardwoods, and details throughout! Located minutes from hospitals, schools, 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.