

Crazy Cash Flow

705 Main St., Hamilton, OH 45013

Price **\$149,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 149,900	\$ 149,900	\$ 149,900	\$ 149,900
Mortgage	\$ 119,920	\$ 112,425	\$ 74,950	\$ -
Down Payment	\$ 29,980	\$ 37,475	\$ 74,950	\$ 149,900
Closing Cost Estimate	\$ 4,398	\$ 4,249	\$ 3,499	\$ 500
Total Projected Cash Down	\$ 34,378	\$ 41,724	\$ 78,449	\$ 150,400
Projected Principal and Interest	\$ 608	\$ 553	\$ 449	\$ -
Projected Property Taxes	\$ 154	\$ 154	\$ 154	\$ 154
Projected Insurance	\$ 27	\$ 27	\$ 27	\$ 27
Management Fee 8%	\$ 106	\$ 106	\$ 106	\$ 106
Projected PITI	\$ 895	\$ 840	\$ 736	\$ 287
Projected Rental Income	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00
Projected Cash Flow	\$430.45	\$485.01	\$588.71	\$1,038.07
Annual Cash on Cash Return Projection	15.03%	13.95%	9.01%	8.28%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 5,165	\$ 5,820	\$ 7,064	\$ 12,457
Average Annual Depreciation	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361
Average Annual Appreciation Projection	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998
Average Annual Mortgage Paydown	\$ 2,121	\$ 2,067	\$ 1,041	\$ -
Average Annual ROI Projection	28.05%	24.06%	20.42%	14.73%



• House Size:	2584 sqFt
• Bedrooms:	4
• Bathrooms:	2
• Year Build:	1910
• Garage:	Detached
• Basement:	Full
• Lot Size:	50 x 190

DEED RESTRICTION

Handsome home from a bygone era! From the moment you step up on the welcoming, covered front porch you will know this one is not your average investment property. Gorgeous hand crafted hardwood trim and character you just can't get in new construction but will all the updates and conveniences of today! All of this with a heart of Hamilton location close to shopping and schools!

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.