

Crazy Cash Flow

903 Main St., Hamilton, OH 45013

Price **\$139,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 139,900	\$ 139,900	\$ 139,900	\$ 139,900
Mortgage	\$ 111,920	\$ 104,925	\$ 69,950	\$ -
Down Payment	\$ 27,980	\$ 34,975	\$ 69,950	\$ 139,900
Closing Cost Estimate	\$ 4,238	\$ 4,099	\$ 3,399	\$ 500
Total Projected Cash Down	\$ 32,218	\$ 39,074	\$ 73,349	\$ 140,400
Projected Principal and Interest	\$ 567	\$ 516	\$ 419	\$ -
Projected Property Taxes	\$ 156	\$ 156	\$ 156	\$ 156
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 96	\$ 96	\$ 96	\$ 96
Projected PITI	\$ 842	\$ 792	\$ 695	\$ 275
Projected Rental Income	\$1,195.00	\$1,195.00	\$1,195.00	\$1,195.00
Projected Cash Flow	\$352.57	\$403.48	\$500.26	\$919.65

Annual Cash on Cash Return Projection 13.13% 12.39% 8.18% 7.86%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 4,231	\$ 4,842	\$ 6,003	\$ 11,036
Average Annual Depreciation	\$ 4,070	\$ 4,070	\$ 4,070	\$ 4,070
Average Annual Appreciation Projection	\$ 2,798	\$ 2,798	\$ 2,798	\$ 2,798
Average Annual Mortgage Paydown	\$ 1,979	\$ 1,929	\$ 972	\$ -
Average Annual ROI Projection	26.57%	22.86%	19.48%	14.55%



• House Size:	2100 sqFt
• Bedrooms:	4
• Bathrooms:	2
• Year Build:	1927/1978
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	80 x 190

Like stepping back in time with all the amenities of today. FABULOUS home, handsome details, oversized windows flood the home with light! All of this with the parks, shopping, and conveniences that come with the heart of Hamilton location!!! This one really is as GREAT as it sounds!

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.