

# Crazy Cash Flow

1437 Maple Ave, Hamilton, Ohio 45011

Price **\$74,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 74,900	\$ 74,900	\$ 74,900	\$ 74,900
Mortgage	\$ 59,920	\$ 56,175	\$ 37,450	\$ -
Down Payment	\$ 14,980	\$ 18,725	\$ 37,450	\$ 74,900
Closing Cost Estimate	\$ 2,698	\$ 2,624	\$ 2,249	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 17,678</b>	<b>\$ 21,349</b>	<b>\$ 39,699</b>	<b>\$ 75,400</b>
Projected Principal and Interest	\$ 304	\$ 276	\$ 225	\$ -
Projected Property Taxes	\$ 76	\$ 76	\$ 76	\$ 76
Projected Insurance	\$ 28	\$ 28	\$ 28	\$ 28
Management Fee 8%	\$ 64	\$ 64	\$ 64	\$ 64
Projected PITI	\$ 471	\$ 444	\$ 392	\$ 168
Projected Rental Income	<b>\$795.00</b>	<b>\$795.00</b>	<b>\$795.00</b>	<b>\$795.00</b>
Projected Cash Flow	\$323.79	\$351.05	\$402.87	\$627.40
<b>Annual Cash on Cash Return Projection</b>	<b>21.98%</b>	<b>19.73%</b>	<b>12.18%</b>	<b>9.99%</b>
Interest Rate	<b>4.500%</b>			
Annual Cash Flow Projection	\$ 3,886	\$ 4,213	\$ 4,834	\$ 7,529
Average Annual Depreciation	\$ 2,179	\$ 2,179	\$ 2,179	\$ 2,179
Average Annual Appreciation Projection	\$ 1,498	\$ 1,498	\$ 1,498	\$ 1,498
Average Annual Mortgage Paydown	\$ 1,060	\$ 1,033	\$ 520	\$ -
Average Annual ROI Projection	32.30%	27.68%	23.53%	16.20%



• House Size:	1248 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1921
• Garage:	Oversized 1 Car Detached
• Basement:	Full
• Lot Size:	39 x 135

**Covered porch says "Welcome Home" to this Hamilton treasure! This traditional 2-story is convenient to schools, hospital, and vibrant Main Street. All of this on a family friendly, tree-lined street. This one is what we mean by Crazy Ca\$h Flow!!!!**

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.