

Crazy Cash Flow

630 S McKinley Ave, Hamilton, Ohio 45013

Price **\$71,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900
Mortgage	\$ 57,520	\$ 53,925	\$ 35,950	\$ -
Down Payment	\$ 14,380	\$ 17,975	\$ 35,950	\$ 71,900
Closing Cost Estimate	\$ 2,650	\$ 2,579	\$ 2,219	\$ 500
Total Projected Cash Down	\$ 17,030	\$ 20,554	\$ 38,169	\$ 72,400
Projected Principal and Interest	\$ 291	\$ 265	\$ 216	\$ -
Projected Property Taxes	\$ 65	\$ 65	\$ 65	\$ 65
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 58	\$ 58	\$ 58	\$ 58
Projected PITI	\$ 436	\$ 410	\$ 361	\$ 145
Projected Rental Income	\$725.00	\$725.00	\$725.00	\$725.00
Projected Cash Flow	\$288.56	\$314.73	\$364.47	\$580.01

Annual Cash on Cash Return Projection 20.33% 18.38% 11.46% 9.61%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 3,463	\$ 3,777	\$ 4,374	\$ 6,960
Average Annual Depreciation	\$ 2,092	\$ 2,092	\$ 2,092	\$ 2,092
Average Annual Appreciation Projection	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438
Average Annual Mortgage Paydown	\$ 1,017	\$ 991	\$ 499	\$ -
Average Annual ROI Projection	30.94%	26.57%	22.67%	15.63%



• House Size:	858 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1928
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	30 x 120

Calling all investors! 630 McKinley Ave is one of the best kept secrets in Hamilton! Walking distance to parks, a top hospital, Main Street, and the beautiful Great Miami River. Fenced in backyard, covered front porch and rear patio this one has it all!!

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.