

Crazy Cash Flow

1220 Park Ave, Hamilton, OH 45013

Price **\$132,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 132,900	\$ 132,900	\$ 132,900	\$ 132,900
Mortgage	\$ 106,320	\$ 99,675	\$ 66,450	\$ -
Down Payment	\$ 26,580	\$ 33,225	\$ 66,450	\$ 132,900
Closing Cost Estimate	\$ 4,126	\$ 3,994	\$ 3,329	\$ 500
Total Projected Cash Down	\$ 30,706	\$ 37,219	\$ 69,779	\$ 133,400
Projected Principal and Interest	\$ 555	\$ 505	\$ 409	\$ -
Projected Property Taxes	\$ 181	\$ 181	\$ 181	\$ 181
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 102	\$ 102	\$ 102	\$ 102
Projected PITI	\$ 863	\$ 814	\$ 718	\$ 309
Projected Rental Income	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00
Projected Cash Flow	\$411.88	\$461.46	\$557.36	\$966.50
Annual Cash on Cash Return Projection	16.10%	14.88%	9.58%	8.69%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 4,943	\$ 5,538	\$ 6,688	\$ 11,598
Average Annual Depreciation	\$ 3,866	\$ 3,866	\$ 3,866	\$ 3,866
Average Annual Appreciation Projection	\$ 2,658	\$ 2,658	\$ 2,658	\$ 2,658
Average Annual Mortgage Paydown	\$ 1,808	\$ 1,763	\$ 885	\$ -
Average Annual ROI Projection	28.59%	24.56%	20.87%	15.61%



• House Size:	2160 sqFt
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1931/1982
• Garage:	2 Car Detached
• Basement:	Partial finished, Full
• Lot Size:	50 x 120

Immaculate 2-story English Tudor with all the character you would hope to find!! Located in the prestigious Highland Park neighborhood. Handsome solid hardwood trim, gorgeous hardwood flooring, and beautifully crafted built-ins!! Just minutes from parks, schools, restaurants, and 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.