

Crazy Cash Flow

1946 Patton Ave., Hamilton, OH 45015

Price **\$72,900**

	80%	75%	50%	
	Financing	Financing	Financing	Cash
Sales Price	\$ 72,900	\$ 72,900	\$ 72,900	\$ 72,900
Mortgage	\$ 58,320	\$ 54,675	\$ 36,450	\$ -
Down Payment	\$ 14,580	\$ 18,225	\$ 36,450	\$ 72,900
Closing Cost Estimate	\$ 2,666	\$ 2,594	\$ 2,229	\$ 500
Total Projected Cash Down	\$ 17,246	\$ 20,819	\$ 38,679	\$ 73,400
Projected Principal and Interest	\$ 295	\$ 269	\$ 219	\$ -
Projected Property Taxes	\$ 66	\$ 66	\$ 66	\$ 66
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 58	\$ 58	\$ 58	\$ 58
Projected PITI	\$ 443	\$ 417	\$ 366	\$ 148
Projected Rental Income	\$725.00	\$725.00	\$725.00	\$725.00
Projected Cash Flow	\$281.63	\$308.16	\$358.59	\$577.13
Annual Cash on Cash Return Projection	19.60%	17.76%	11.13%	9.44%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 3,380	\$ 3,698	\$ 4,303	\$ 6,926
Average Annual Depreciation	\$ 2,121	\$ 2,121	\$ 2,121	\$ 2,121
Average Annual Appreciation Projection	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458
Average Annual Mortgage Paydown	\$ 1,031	\$ 1,005	\$ 506	\$ -
Average Annual ROI Projection	30.45%	26.16%	22.33%	15.54%



• House Size:	770 sqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1929
• Garage:	1 Car Detached
• Basement:	Full
• Lot Size:	30 x 130

DEED RESTRICTION

BIG opportunity comes in a small package!!! Great Hamilton location is convenient to schools, parks, and shopping. This one will have all the easy to maintain standards and the quality that you have come to expect from us, and best of all.....CRAZY CA\$H FLOW!!!

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.