

Crazy Cash Flow

3 Ramsey Dr, Hamilton, OH 45013

Price **\$145,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 145,900	\$ 145,900	\$ 145,900	\$ 145,900
Mortgage	\$ 116,720	\$ 109,425	\$ 72,950	\$ -
Down Payment	\$ 29,180	\$ 36,475	\$ 72,950	\$ 145,900
Closing Cost Estimate	\$ 4,334	\$ 4,189	\$ 3,459	\$ 500
Total Projected Cash Down	\$ 33,514	\$ 40,664	\$ 76,409	\$ 146,400
Projected Principal and Interest	\$ 591	\$ 538	\$ 437	\$ -
Projected Property Taxes	\$ 149	\$ 149	\$ 149	\$ 149
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 104	\$ 104	\$ 104	\$ 104
Projected PITI	\$ 866	\$ 813	\$ 712	\$ 275
Projected Rental Income	\$1,295.00	\$1,295.00	\$1,295.00	\$1,295.00
Projected Cash Flow	\$428.58	\$481.67	\$582.61	\$1,019.98

Annual Cash on Cash Return Projection 15.35% 14.21% 9.15% 8.36%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 5,143	\$ 5,780	\$ 6,991	\$ 12,240
Average Annual Depreciation	\$ 4,244	\$ 4,244	\$ 4,244	\$ 4,244
Average Annual Appreciation Projection	\$ 2,918	\$ 2,918	\$ 2,918	\$ 2,918
Average Annual Mortgage Paydown	\$ 2,064	\$ 2,012	\$ 1,013	\$ -
Average Annual ROI Projection	28.22%	24.21%	20.55%	11.00%



• House Size:	1663 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	1976
• Garage:	2 Car
• Basement:	Partial
• Lot Size:	84 x 140

Tri-Level home in a choice heart of Hamilton location! Great family friendly spaces inside and out. Corner lot with a rear patio to enjoy the great outdoor space. This one will truly be a GREAT example of our 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.