

Crazy Cash Flow

7415 Redcoat Dr, Hamilton, OH 45011

Price \$179,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 179,900	\$ 179,900	\$ 179,900	\$ 179,900
Mortgage	\$ 143,920	\$ 134,925	\$ 89,950	\$ -
Down Payment	\$ 35,980	\$ 44,975	\$ 89,950	\$ 179,900
Closing Cost Estimate	\$ 5,378	\$ 5,199	\$ 4,299	\$ 500
Total Projected Cash Down	\$ 41,358	\$ 50,174	\$ 94,249	\$ 180,400
Projected Principal and Interest	\$ 729	\$ 664	\$ 539	\$ -
Projected Property Taxes	\$ 206	\$ 206	\$ 206	\$ 206
Projected Insurance	\$ 26	\$ 26	\$ 26	\$ 26
Management Fee 8%	\$ 128	\$ 128	\$ 128	\$ 128
Projected PITI	\$ 1,089	\$ 1,024	\$ 899	\$ 360
Projected Rental Income	\$1,595.00	\$1,595.00	\$1,595.00	\$1,595.00
Projected Cash Flow	\$505.86	\$571.33	\$695.78	\$1,235.08
Annual Cash on Cash Return Projection	14.68%	13.66%	8.86%	8.22%
Interest Rate	4.500%			
Annual Cash Flow Projection	\$ 6,070	\$ 6,856	\$ 8,349	\$ 14,821
Average Annual Depreciation	\$ 5,233	\$ 5,233	\$ 5,233	\$ 5,233
Average Annual Appreciation Projection	\$ 3,598	\$ 3,598	\$ 3,598	\$ 3,598
Average Annual Mortgage Paydown	\$ 2,545	\$ 2,481	\$ 1,250	\$ -
Average Annual ROI Projection	27.75%	23.82%	20.24%	11.10%



• House Size:	1898 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	1979
• Garage:	2 Car
• Basement:	Full
• Lot Size:	103 x 141

Spacious tri-level home in a beautiful neighborhood! This one is big on living space with an eat-in kitchen, dining room, living room, and family room! Throw in the convenience to parks, schools, golf courses and Great Miami River green spaces...this one is a CRAZY CA\$H FLOW dream!!!

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.