

Crazy Cash Flow

725 Ridgelawn Ave., Hamilton, OH 45013

Price **\$119,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 119,900	\$ 119,900	\$ 119,900	\$ 119,900
Mortgage	\$ 95,920	\$ 89,925	\$ 59,950	\$ -
Down Payment	\$ 23,980	\$ 29,975	\$ 59,950	\$ 119,900
Closing Cost Estimate	\$ 3,918	\$ 3,799	\$ 3,199	\$ 500
Total Projected Cash Down	\$ 27,898	\$ 33,774	\$ 63,149	\$ 120,400
Projected Principal and Interest	\$ 486	\$ 442	\$ 359	\$ -
Projected Property Taxes	\$ 106	\$ 106	\$ 106	\$ 106
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 88	\$ 88	\$ 88	\$ 88
Projected PITI	\$ 701	\$ 658	\$ 575	\$ 215
Projected Rental Income	\$1,095.00	\$1,095.00	\$1,095.00	\$1,095.00
Projected Cash Flow	\$393.66	\$437.29	\$520.24	\$879.67

Annual Cash on Cash Return Projection 16.93% 15.54% 9.89% 8.77%

Interest Rate **4.500%**

Annual Cash Flow Projection	\$ 4,724	\$ 5,248	\$ 6,243	\$ 10,556
Average Annual Depreciation	\$ 3,488	\$ 3,488	\$ 3,488	\$ 3,488
Average Annual Appreciation Projection	\$ 2,398	\$ 2,398	\$ 2,398	\$ 2,398
Average Annual Mortgage Paydown	\$ 1,696	\$ 1,653	\$ 833	\$ -
Average Annual ROI Projection	28.96%	24.86%	21.17%	14.83%



• House Size:	1479 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1922/1979
• Garage:	2 Car Detached
• Basement:	Full
• Lot Size:	40 x 140

Traditional home with a heart of Middletown location! Gorgeous original hardwood flooring and handsome original moldings throughout. Cute covered porch, large fenced corner lot with a detached garage. Convenient to schools, shopping, parks and community activities!

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.