

Crazy Cash Flow

410 Ridgelawn Ave Hamiton, Oh 45013

Price **\$89,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 89,900	\$ 89,900	\$ 89,900	\$ 89,900
Mortgage	\$ 71,920	\$ 67,425	\$ 44,950	\$ -
Down Payment	\$ 17,980	\$ 22,475	\$ 44,950	\$ 89,900
Closing Cost Estimate	\$ 2,938	\$ 2,849	\$ 2,399	\$ 500
Total Projected Cash Down	\$ 20,918	\$ 25,324	\$ 47,349	\$ 90,400
Projected Principal and Interest	\$ 375	\$ 342	\$ 277	\$ -
Projected Property Taxes	\$ 105	\$ 105	\$ 105	\$ 105
Projected Insurance	\$ 21	\$ 21	\$ 21	\$ 21
Management Fee 8%	\$ 72	\$ 72	\$ 72	\$ 72
Projected PITI	\$ 572	\$ 539	\$ 474	\$ 197
Projected Rental Income	\$895.00	\$895.00	\$895.00	\$895.00
Projected Cash Flow	\$322.73	\$356.27	\$421.14	\$697.90
Annual Cash on Cash Return Projection	18.51%	16.88%	10.67%	9.26%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,873	\$ 4,275	\$ 5,054	\$ 8,375
Average Annual Depreciation	\$ 2,615	\$ 2,615	\$ 2,615	\$ 2,615
Average Annual Appreciation Projection	\$ 1,798	\$ 1,798	\$ 1,798	\$ 1,798
Average Annual Mortgage Paydown	\$ 1,223	\$ 1,192	\$ 599	\$ -
Average Annual ROI Projection	30.09%	25.83%	21.94%	11.99%



• House Size:	1520 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1929
• Garage:	1 Car
• Basement:	Full
• Lot Size:	54 x 100

Beautifully comfortable, 2-story Midwestern home on a family friendly street in Hamilton. Large rooms, oversized windows, gorgeous hardwoods, handsome trim and details throughout! Located minutes from parks, schools, 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.