

# Crazy Cash Flow

2657 Rochester Ave, Hamilton, OH 45011

Price **\$118,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 118,900	\$ 118,900	\$ 118,900	\$ 118,900
Mortgage	\$ 95,120	\$ 89,175	\$ 59,450	\$ -
Down Payment	\$ 23,780	\$ 29,725	\$ 59,450	\$ 118,900
Closing Cost Estimate	\$ 3,902	\$ 3,784	\$ 3,189	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 27,682</b>	<b>\$ 33,509</b>	<b>\$ 62,639</b>	<b>\$ 119,400</b>
Projected Principal and Interest	\$ 496	\$ 452	\$ 366	\$ -
Projected Property Taxes	\$ 178	\$ 178	\$ 178	\$ 178
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 96	\$ 96	\$ 96	\$ 96
Projected PITI	\$ 792	\$ 748	\$ 662	\$ 296
Projected Rental Income	<b>\$1,195.00</b>	<b>\$1,195.00</b>	<b>\$1,195.00</b>	<b>\$1,195.00</b>
Projected Cash Flow	\$403.00	\$447.35	\$533.14	\$899.19

**Annual Cash on Cash Return Projection** 17.47% 16.02% 10.21% 9.04%

Interest Rate 4.750%

Annual Cash Flow Projection	\$ 4,836	\$ 5,368	\$ 6,398	\$ 10,790
Average Annual Depreciation	\$ 3,459	\$ 3,459	\$ 3,459	\$ 3,459
Average Annual Appreciation Projection	\$ 2,378	\$ 2,378	\$ 2,378	\$ 2,378
Average Annual Mortgage Paydown	\$ 1,617	\$ 1,577	\$ 792	\$ -
Average Annual ROI Projection	29.39%	25.26%	21.49%	12.33%



• House Size:	1440 sqFt
• Bedrooms:	4
• Bathrooms:	1
• Year Build:	1972/1982
• Garage:	2 Car Detached
• Basement:	none
• Lot Size:	69 x 133

**Great ranch style home blocks away from all the best in Hamilton! Parks, schools, and shopping, shopping, shopping....this location is convenient to everything!! Low maintenance finishes in a great neighborhood and Crazy Ca\$h Flow...better HURRY!**

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.