

Crazy Cash Flow

5057 Rockdale Rd, Hamilton, Ohio 45011

Price \$112,900

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 112,900	\$ 112,900	\$ 112,900	\$ 112,900
Mortgage	\$ 90,320	\$ 84,675	\$ 56,450	\$ -
Down Payment	\$ 22,580	\$ 28,225	\$ 56,450	\$ 112,900
Closing Cost Estimate	\$ 3,806	\$ 3,694	\$ 3,129	\$ 500
Total Projected Cash Down	\$ 26,386	\$ 31,919	\$ 59,579	\$ 113,400
Projected Principal and Interest	\$ 458	\$ 417	\$ 338	\$ -
Projected Property Taxes	\$ 194	\$ 194	\$ 194	\$ 194
Projected Insurance	\$ 22	\$ 22	\$ 22	\$ 22
Management Fee 8%	\$ 88	\$ 88	\$ 88	\$ 88
Projected PITI	\$ 761	\$ 720	\$ 642	\$ 304
Projected Rental Income	\$1,095.00	\$1,095.00	\$1,095.00	\$1,095.00
Projected Cash Flow	\$333.58	\$374.67	\$452.77	\$791.22
Annual Cash on Cash Return Projection	15.17%	14.09%	9.12%	8.37%
Interest Rate 4.500%				
Annual Cash Flow Projection	\$ 4,003	\$ 4,496	\$ 5,433	\$ 9,495
Average Annual Depreciation	\$ 3,284	\$ 3,284	\$ 3,284	\$ 3,284
Average Annual Appreciation Projection	\$ 2,258	\$ 2,258	\$ 2,258	\$ 2,258
Average Annual Mortgage Paydown	\$ 1,597	\$ 1,557	\$ 784	\$ -
Average Annual ROI Projection	27.79%	23.92%	20.45%	15.96%



Reservation Available

• House Size:	1242 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1956
• Garage:	2 Car
• Basement:	none
• Lot Size:	100 x 217

Great ranch style home with all the best in Hamilton! Parks, schools, shopping....this location is convenient to everything!! All the upgrades, exceptional value, quality, and Crazy Ca\$h Flow you have come to expect from our company!

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.