

Crazy Cash Flow

3794 Rose Ave, Hamilton, Oh 45015

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	\$ 128	\$ 128	\$ 128	\$ 128
Projected Insurance	\$ 18	\$ 18	\$ 18	\$ 18
Management Fee 8%	\$ 72	\$ 72	\$ 72	\$ 72
Projected PITI	\$ 593	\$ 559	\$ 494	\$ 218
Projected Rental Income	\$895.00	\$895.00	\$895.00	\$895.00
Projected Cash Flow	\$302.23	\$335.77	\$400.64	\$677.40
Annual Cash on Cash Return Projection	17.34%	15.91%	10.15%	8.99%
Interest Rate	4.750%			
Annual Cash Flow Projection	\$ 3,627	\$ 4,029	\$ 4,808	\$ 8,129
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	29.30%	25.17%	21.42%	12.17%



• House Size:	1644 sqFt
• Bedrooms:	4
• Bathrooms:	2
• Year Build:	1950
• Garage:	1.5 Car Detached
• Basement:	Full
• Lot Size:	100 x 100

Cape Cod Lindenwald treasure that is big on space! Great family kitchen and living spaces on both the main floor and the finished basement! Detached garage and a large fenced yard offers all the indoor/outdoor/storage spaces that tenants desire. This one is what we mean by Crazy Ca\$h Flow!!!!

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.