Crazy Cash Flow

503 Sanders Dr Hamilton, Oh 45013

Price \$167,900

		F	80% inancing	75% Financing	F	50% Financing	Cash
Sales Price		\$	167,900	\$ 167,900	\$	167,900	\$ 167,900
Mortgage		\$	134,320	\$ 125,925	\$	83,950	\$ -
Down Payment		\$	33,580	\$ 41,975	\$	83,950	\$ 167,900
Closing Cost Estimate		\$	5,186	\$ 5,019	\$	4,179	\$ 500
_	Total Projected Cash Down	\$	38,766	\$ 46,994	\$	88,129	\$ 168,400
Projected Principal and I	nterest	\$	701	\$ 638	\$	444	\$ _
Projected Property Taxes		\$	220	\$ 220	\$	220	\$ 220
Projected Insurance		\$	21	\$ 21	\$	21	\$ 21
Management Fee	8%	\$	112	\$ 112	\$	112	\$ 112
Projected PITI		\$	1,053	\$ 991	\$	797	\$ 353
Projected Rental Income			\$1,395.00	\$1,395.00		\$1,395.00	\$1,395.00
Projected Cash Flow			\$341.72	\$404.36		\$598.13	\$1,042.40
Annual Cash on Cash Ret	turn Projection		10.58%	10.33%		8.14%	7.43%
Interest Rate	4.750%						
Annual Cash Flow Projec	tion	\$	4,101	\$ 4,852	\$	7,178	\$ 12,509
Average Annual Deprecia	ition	\$	4,884	\$ 4,884	\$	4,884	\$ 4,884
Average Annual Apprecia	ation Projection	\$	3,358	\$ 3,358	\$	3,358	\$ 3,358
Average Annual Mortgag	e Paydown	\$	2,284	\$ 2,227	\$	1,399	\$ -
A			5%	21.23%		18.20%	10.76%



• House Size:	2780 sqFt
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	1972
• Garage:	2 Car
• Basement:	Full
• Lot Size:	85 x 133

Exceptional brick ranch home with a GREAT location! Big on family living space with a full basement, and a large lot, great storage space throughout. Convenient to schools, parks, shopping, and of course all easy to maintain upgrades 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.