

Crazy Cash Flow

1220 Sipple Ave, Hamilton, Oh 45011

Price **\$57,500**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 57,500	\$ 57,500	\$ 57,500	\$ 57,500
Mortgage	\$ 46,000	\$ 43,125	\$ 28,750	\$ -
Down Payment	\$ 11,500	\$ 14,375	\$ 28,750	\$ 57,500
Closing Cost Estimate	\$ 2,420	\$ 2,363	\$ 2,075	\$ 500
Total Projected Cash Down	\$ 13,920	\$ 16,738	\$ 30,825	\$ 58,000
P&I	\$ 240	\$ 225	\$ 150	\$ -
Projected Property Taxes	\$ 62	\$ 62	\$ 62	\$ 62
Projected Insurance	\$ 19	\$ 19	\$ 19	\$ 19
Management Fee 8%	\$ 48	\$ 48	\$ 48	\$ 48
Projected PITI	\$ 369	\$ 354	\$ 279	\$ 129
Projected Rental Income	\$595.00	\$595.00	\$595.00	\$595.00
Projected Cash Flow	\$226.44	\$241.44	\$316.43	\$466.40

Annual Cash on Cash Return Projection 19.52% 17.31% 12.32% 9.65%

Interest Rate **4.500%**

Annual Cash Flow Projection \$ 2,717 \$ 2,897 \$ 3,797 \$ 5,597

Average Annual Depreciation \$ 1,673 \$ 1,673 \$ 1,673 \$ 1,673

Average Annual Appreciation Projection \$ 1,150 \$ 1,150 \$ 1,150 \$ 1,150

Average Annual Mortgage Paydown \$ 782 \$ 733 \$ 489

Average Annual ROI Projection 29.66% 30.40% 26.23% 15.95%



• House Size:	946 SqFt
• Bedrooms:	2
• Bathrooms:	1
• Year Build:	1927
• Garage:	1 Car
• Basement:	Full
• Lot Size:	40 x 102

1220 Sipple simply put is an incredible investment! \$57,500 for a "better than new" 2BR ranch with a full basement and detached garage? Already occupied with a well qualified tenant! Ridiculously low price and cash already flowing will mean that this one will go quickly!

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.