

Crazy Cash Flow

1200 Southern Hills Blvd Hamilton, Oh 45013

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	\$ 478	\$ 448	\$ 299	\$ -
Projected Property Taxes	\$ 57	\$ 57	\$ 57	\$ 57
Projected Insurance	\$ 19	\$ 19	\$ 19	\$ 19
Management Fee 8%	\$ 82	\$ 82	\$ 82	\$ 82
Projected PITI	\$ 636	\$ 606	\$ 457	\$ 158
Projected Rental Income	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00
Projected Cash Flow	\$389.10	\$418.97	\$568.34	\$867.08

Annual Cash on Cash Return Projection 17.70% 15.75% 11.45% 9.18%

Interest Rate 4.875%

Annual Cash Flow Projection	\$ 4,669	\$ 5,028	\$ 6,820	\$ 10,405
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	\$ 1,506	\$ 1,412	\$ 941	\$ -
Average Annual ROI Projection	29.08%	24.59%	20.98%	14.47%



• House Size:	1344 sqFt
• Bedrooms:	3
• Bathrooms:	1
• Year Build:	1955
• Garage:	1 Car
• Basement:	Full
• Lot Size:	90 x 90

Beautifully appointed brick ranch home in a great Hamilton neighborhood! Walking distance to parks, schools, and convenient to shopping. Gorgeous corner lot with a large covered patio to enjoy it all. This one will truly be a GREAT example of our 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.