

# Crazy Cash Flow

6220 Zoellners Place, Hamilton, OH 45011

Price **\$223,900**

	80% Financing	75% Financing	50% Financing	Cash
Sales Price	\$ 223,900	\$ 223,900	\$ 223,900	\$ 223,900
Mortgage	\$ 179,120	\$ 167,925	\$ 111,950	\$ -
Down Payment	\$ 44,780	\$ 55,975	\$ 111,950	\$ 223,900
Closing Cost Estimate	\$ 6,082	\$ 5,859	\$ 4,739	\$ 500
<b>Total Projected Cash Down</b>	<b>\$ 50,862</b>	<b>\$ 61,834</b>	<b>\$ 116,689</b>	<b>\$ 224,400</b>
Projected Principal and Interest	\$ 908	\$ 826	\$ 671	\$ -
Projected Property Taxes	\$ 292	\$ 292	\$ 292	\$ 292
Projected Insurance	\$ 24	\$ 24	\$ 24	\$ 24
Management Fee 8%	\$ 146	\$ 146	\$ 146	\$ 146
Projected PITI	\$ 1,369	\$ 1,288	\$ 1,133	\$ 462
Projected Rental Income	<b>\$1,825.00</b>	<b>\$1,825.00</b>	<b>\$1,825.00</b>	<b>\$1,825.00</b>
Projected Cash Flow	\$455.64	\$537.12	\$692.01	\$1,363.21
<b>Annual Cash on Cash Return Projection</b>	<b>10.75%</b>	<b>10.42%</b>	<b>7.12%</b>	<b>7.29%</b>
Interest Rate	<b>4.500%</b>			
Annual Cash Flow Projection	\$ 5,468	\$ 6,445	\$ 8,304	\$ 16,359
Average Annual Depreciation	\$ 6,513	\$ 6,513	\$ 6,513	\$ 6,513
Average Annual Appreciation Projection	\$ 4,478	\$ 4,478	\$ 4,478	\$ 4,478
Average Annual Mortgage Paydown	\$ 3,168	\$ 3,087	\$ 1,555	\$ -
Average Annual ROI Projection	25.29%	21.76%	18.50%	14.38%



• House Size:	2,655
• Bedrooms:	3
• Bathrooms:	2.5
• Year Build:	2009
• Garage:	2 Car Garage
• Basement:	Finished
• Lot Size:	75 X 134

Immaculate two-story home with an open floor plan, generous family living spaces inside and out. Features a two car garage with the extra storage space that tenants are always looking for! Located in a beautiful family oriented neighborhood close to great schools and convenient to shopping.

Investment property management by Dix Property Management, LLC, a company of seasoned professionals owned and operated by Missy McCall.

There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.