Rental ReSale

329 N Tenth St, Hamilton, OH 45011

Price $113,500

	75% Financing	80% Financing	7yr ARM 75% Financing	Cash
Sales Price	$ 113,500	$ 113,500	$ 113,500	$ 113,500
Mortgage	$ 85,125	$ 90,800	$ 85,125	$ -
Down Payment	$ 28,375	$ 22,700	$ 28,375	$ 113,500
Closing Cost Estimate	$ 4,703	$ 4,816	$ 4,703	$ 1,200
Total Projected Cash Down	$ 33,078	$ 27,516	$ 33,078	$ 114,700
Projected Principal and Interest	$ 517	$ 580	$ 530	$ -
Projected Property Taxes	$ 157	$ 157	$ 157	$ 157
Projected Insurance	$ 48	$ 48	$ 48	$ 48
Management Fee 6%	$ 65	$ 65	$ 65	$ 65
Projected PITI	$ 787	$ 849	$ 799	$ 270
Projected Rental Income	**$1,075.00**	**$1,075.00**	**$1,075.00**	**$1,075.00**
Projected Cash Flow	$288.27	$225.60	$275.82	$805.50
Annual Cash on Cash Return Projection	10.46%	9.84%	10.01%	8.43%
Interest Rate 6.125%				
Annual Cash Flow Projection	$ 3,459	$ 2,707	$ 3,310	$ 9,666
Average Annual Depreciation	$ 3,302	$ 3,302	$ 3,302	$ 3,302
Average Annual Appreciation Projection	$ 2,270	$ 2,270	$ 2,270	$ 2,270
Average Annual Mortgage Paydown	$ 1,158	$ 1,141	$ 1,116	$ -
Average Annual ROI Projection	19.31%	17.59%	15.70%	17.39%

• House Size:	1,460
• Bedrooms:	3
• Bathrooms:	1.5
• Year Build:	1920 /Rehab 2019
• Garage:	none
• Basement:	Full
• Lot Size:	24 x 97

Beautiful 2-story with a heart of Hamilton location. Well performing, long term tenants since 2021 in a lease through 8/31/2028! Repairs funded by the Seller along with $1500 in escrow AND 2 YEARS OF REDUCED MANAGEMENT FEES!!

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 proforma. Real Estate investments are subject to risk and loss of capital. The proforma 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. Proforma sheet does not include maintenance or vacancy. 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. Investor acknowleges this is an "As-is"/Rental ReSale property.

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