

# 440 South G Street Hamilton

# Share the Wealth

Price \$87,000

**SHARE THE WEALTH**  
**OPTION 1**  
 80% Financing  
 Additional Principal  
 Pmts

**OPTION 2**  
 80% Financing  
 Cashflow

Sales Price	\$	87,000	\$	87,000
Mortgage	\$	69,600	\$	69,600
Down Payment	\$	17,400	\$	17,400
Closing Cost Estimate	\$	1,200	\$	3,101
<b>Total Projected Cash Down</b>	\$	<b>18,600</b>	\$	<b>20,501</b>
STW Option Fee Received	\$	(4,350)	\$	(4,350)
<b>Actual Investment After Option Fee</b>	\$	<b>14,250</b>	\$	<b>16,151</b>
PITI	\$	608	\$	608
<b>Additional Principal or CASH FLOW</b>	\$	<b>82</b>	\$	<b>82</b>
Current Rent	\$	690	\$	690
Annual Cash Flow	\$	979	\$	979
Annual Depreciation	\$	2,531	\$	2,531
Average Annual Appreciation	\$	1,345	\$	1,345
Average Annual Mortgage Paydown	\$	1,932	\$	749
Average Annual ROI		23%		18%

## 5% Option Fee

**Five Year Sale Calculation**  
**Principal Reduction Option 1**

<b>Total Investment</b>	<b>\$14,250</b>
<b>Total Appreciation@ 1.5%</b>	<b>\$6,724</b>
<b>Total Principal Pay down</b>	<b>\$9,662</b>
<b>Total Tax Impact @33% Rate</b>	<b>\$1,384</b>
<b>Return</b>	<b>\$17,769</b>
<b>Less Investment</b>	<b>\$14,250</b>
<b>Total Return</b>	<b>\$3,519</b>
<b>Annual ROI</b>	<b>23%</b>



440 South G Street is leased to a qualified tenant on a one year lease.

Sq Ft.	1050
Number of Bedrooms	2
Number of Dining Rooms	1
Number of Bathrooms	2
Garage (Number of cars)	2
Year Built	1930