

2698 John Jacobs Ct, Hamilton Ohio

Price \$199,000

SHARE THE WEALTH

	OPTION 1 80% Financing Additional Principal Pmts		OPTION 2 80% Financing Cashflow	
Sales Price	\$	199,000	\$	199,000
Mortgage	\$	159,200	\$	159,200
Down Payment	\$	39,800	\$	39,800
Closing Cost Estimate	\$	6,162	\$	6,162
Total Projected Cash Down	\$	45,962	\$	45,962
STW Option Fee Received	\$	(29,850)	\$	(29,850)
Actual Investment After Option Fee	\$	16,112	\$	16,112
PITI	\$	1,171	\$	1,171
Additional Principal or CASH FLOW	\$	100	\$	100
Current Rent	\$	1,270	\$	1,270
Annual Cash Flow	\$	1,194	\$	1,194
Annual Depreciation	\$	5,789	\$	5,789
Average Annual Appreciation	\$	3,076	\$	3,076
Average Annual Mortgage Paydown	\$	3,816	\$	2,450
Average Annual ROI		42%		41%

15% Option Fee

Five Year Sale Calculation Principal Reduction Option 1

Total Investment	\$16,112
Total Appreciation @ 1.5%	\$15,380
Total Principal Pay down	\$19,080
Total Tax Impact @ 33% Rate	\$5,289
Return	\$39,748
Less Investment	\$16,112
Total Return	\$23,637
Annual ROI	42%



2698 John Jacobs Ct, Hamilton Ohio is

leased to a qualified tenant on a 1 year lease

Sq Ft.

Number of Bedrooms	4
Number of Dining Rooms	1
Number of Bathrooms	2.5
Garage (Number of cars)	2
Year Built	2004

