

3876 Woodfield Drive, Hamilton Oh

Price \$163,900

SHARE THE WEALTH

	OPTION 1 80% Financing Additional Principal Pmts	OPTION 2 80% Financing Cashflow
Sales Price	\$ 163,900	\$ 163,900
Mortgage	\$ 131,120	\$ 131,120
Down Payment	\$ 32,780	\$ 32,780
Closing Cost Estimate	\$ 5,516	\$ 5,516
Total Projected Cash Down	\$ 38,296	\$ 38,296
STW Option Fee Received	\$ (24,585)	\$ (24,585)
Actual Investment After Option Fee	\$ 13,711	\$ 13,711
PITI	\$ 1,013	\$ 1,013
Additional Principal or CASH FLOW	\$ 82	\$ 82
Current Rent	\$ 1,095	\$ 1,095
Annual Cash Flow	\$ 983	\$ 983
Annual Depreciation	\$ 4,768	\$ 4,768
Average Annual Appreciation	\$ 2,533	\$ 2,533
Average Annual Mortgage Paydown	\$ 3,143	\$ 2,018
Average Annual ROI	40%	39%

15% Option Fee

Five Year Sale Calculation

Principal Reduction Option 1

Total Investment	\$13,711
Total Appreciation@ 1.5%	\$12,667
Total Principal Pay down	\$15,715
Total Tax Impact @33% Rate	\$4,502
Return	\$32,883
Less Investment	\$13,711
Total Return	\$19,172
Annual ROI	40%



3876 Woodfield Drive, Hamilton Oh is leased to a qualified tenant on a 1 year lease

Sq Ft.

Number of Bedrooms	3
Number of Dining Rooms	1
Number of Bathrooms	2.5
Garage (Number of cars)	3
Year Built	1987

