



408 661-5903

City, State Kansas City, MO  
 Street 3423 S. Denton Rd  
 Property Type Single family  
 Year Built 1955  
 Living Area Sq Ft 975  
 Bedrooms 3  
 Baths 1  
 Neighborhood Class B

**Price \$123,000**

Cost per Sq Ft \$126.15

Monthly Rent per Sq Ft \$365.00

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,095.00	\$13,140.00
Vacancy Losses	\$54.75	\$657.00
<b>Operating Income</b>	<b>\$1,040.25</b>	<b>\$12,483.00</b>
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$73.50	\$882.00
Insurance	\$50.00	\$600.00
Management	\$87.60	\$1,051.20
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$54.75	\$657.00
Other	\$0.00	\$0.00
<b>Operating Expenses</b>	<b>\$265.85</b>	<b>\$3,190.20</b>
NET PERFORMANCE	MONTHLY	ANNUAL
<b>Net Operating Income</b>	<b>\$774.40</b>	<b>\$9,292.80</b>
<b>Debt Service</b>	\$498.58	\$5,982.94
<b>Cash Flow</b>	\$275.82	\$3,309.86
<b>Principal Reduction</b>	\$132.28	\$1,587.42
First Year Appreciation	\$307.50	\$3,690.00
<b>Gross Equity Income</b>	<b>\$715.61</b>	<b>\$8,587.27</b>



FINANCIAL INDICATORS	
Debt Cover Ratio	1.6
Annual Gross Rent Multiplier	9.4
Monthly Gross Rent Multiplier	112.33
Capitalization Rate	7.6%
Cash on Cash Return	13.5%
Total Return on Investment	34.9%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$24,600
Loan Amount	\$98,400
Terms	360
Interest Rate	4.500%
Mortgage Payment	\$498.58

These are projections only and performance is not guaranteed. All investments have risk and investors should do their own due diligence

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