



408 661-5903

City, State Raytown, MO
 Street 10105 E. 59th St
 Property Type Single family
 Year Built 1950
 Living Area Sq Ft 848
 Bedrooms 3
 Baths 1
 Neighborhood Class B+

Price \$125,000

Cost per Sq Ft \$147.41

Monthly Rent per Sq Ft \$366.67

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,100.00	\$13,200.00
Vacancy Losses	\$55.00	\$660.00
Operating Income	\$1,045.00	\$12,540.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$100.58	\$1,207.00
Insurance	\$50.00	\$600.00
Management	\$88.00	\$1,056.00
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$55.00	\$660.00
Other	\$0.00	\$0.00
Operating Expenses	\$293.58	\$3,523.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$751.42	\$9,017.00
Debt Service	\$463.12	\$5,557.39
Cash Flow	\$288.30	\$3,459.61
Principal Reduction	\$153.23	\$1,838.78
First Year Appreciation	\$312.50	\$3,750.00
Gross Equity Income	\$754.03	\$9,048.39



FINANCIAL INDICATORS	
Debt Cover Ratio	1.6
Annual Gross Rent Multiplier	9.5
Monthly Gross Rent Multiplier	113.64
Capitalization Rate	7.2%
Cash on Cash Return	13.8%
Total Return on Investment	36.2%
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	\$25,000
Loan Amount	\$100,000
Terms	360
Interest Rate	3.750%
Mortgage Payment	\$463.12

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

