

1 Year Performance Projection

Now Available! This Raytown Gem Won't Last Long!
Raytown, MO 64138
Hot Market Opportunity â€” Single Family Home in Top



Square Feet	1,144
Initial Market Value	\$300,000
Purchase Price	\$300,000
Downpayment	\$75,000
Loan Origination Fees	\$2,250
Depreciable Closing Costs	\$9,000
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$86,250
Cost per Square Foot	\$262
Monthly Rent per Square Foot	\$1.49

Income	Monthly	Annual
Gross Rent	\$1,700	\$20,400
Vacancy Losses	-\$136	-\$1,632
Operating Income	\$1,564	\$18,768

Expenses	Monthly	Annual
Property Taxes	-\$380	-\$4,560
Insurance	-\$125	-\$1,500
Management Fees	-\$125	-\$1,501
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$136	-\$1,632
Other	-\$170	-\$2,040
Operating Expenses	-\$936	-\$11,233

Net Performance	Monthly	Annual
Net Operating Income	\$628	\$7,535
- Mortgage Payments	-\$1,422	-\$17,066
= Cash Flow	-\$794	-\$9,531
+ Principal Reduction	\$210	\$2,515
+ First-Year Appreciation	\$1,500	\$18,000
= Gross Equity Income	\$915	\$10,984
+ Tax Savings	\$459	\$5,512
= GEI w/Tax Savings	\$1,375	\$16,496

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$225,000	\$0
Monthly Payment	\$1,422.15	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.44
Annual Gross Rent Multiplier	15
Monthly Gross Rent Multiplier	176
Capitalization Rate	2.5%
Cash on Cash Return	-11%
Total Return on Investment	13%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	8%

Comments
Beautifully renovated 3 bedroom, 2 bath home in Raytown
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.