

Property Summary

Now Available! This Raytown Gem Wonâ€™t Last Long!
Raytown, MO 64138
Hot Market Opportunity â€“ Single Family Home in Top

General Information	
Square Feet	1,144
Purchase Price	\$300,000
Initial Market Value	\$300,000
Downpayment	\$75,000
Closing Costs	\$11,250
Initial Cash Invested	\$86,250

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



Financial Indicators	
Capitalization Rate	2.5%
Cash on Cash Return	-11%
Total Return on Investment	13%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	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.