

Property Summary

Great ROI Potential! Ideal For Rental or Resale!
Kansas City, MO 64155
Five-Unit Commercial Property in the North

General Information	
Square Feet	3,480
Purchase Price	\$485,000
Initial Market Value	\$485,000
Downpayment	\$121,250
Closing Costs	\$18,188
Initial Cash Invested	\$139,438



Income & Expenses	Monthly	Annual
Gross Rent	\$4,000	\$48,000
Vacancy Losses	\$320	\$3,840
Operating Income	\$3,680	\$44,160
Operating Expenses	\$1,431	\$17,170

Net Performance	Monthly	Annual
Net Operating Income	\$2,249	\$26,990
- Mortgage Payments	\$2,299	\$27,590
= Cash Flow	-\$50	-\$600
+ Principal Reduction	\$339	\$4,066
+ First-Year Appreciation	\$2,425	\$29,100
= Gross Equity Income	\$2,714	\$32,566

Financial Indicators	
Capitalization Rate	5.6%
Cash on Cash Return	0%
Total Return on Investment	23%

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

Comments
Remodeled and Fully Rented - Apartment Building - Five

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.