

Property Summary

Newly Renovated Duplex
Kansas City, MO 64131
2BR, 1.5BA each side, Built in 1955



General Information

Square Feet	2,953
Purchase Price	\$299,900
Initial Market Value	\$299,900
Downpayment	\$74,975
Closing Costs	\$11,246
Initial Cash Invested	\$86,221

Income & Expenses	Monthly	Annual
Gross Rent	\$2,700	\$32,400
Vacancy Losses	\$216	\$2,592
Operating Income	\$2,484	\$29,808
Operating Expenses	\$920	\$11,035

Net Performance	Monthly	Annual
Net Operating Income	\$1,564	\$18,773
- Mortgage Payments	\$1,422	\$17,060
= Cash Flow	\$143	\$1,713
+ Principal Reduction	\$210	\$2,514
+ First-Year Appreciation	\$1,500	\$17,994
= Gross Equity Income	\$1,852	\$22,221

Financial Indicators

Capitalization Rate	6.3%
Cash on Cash Return	2%
Total Return on Investment	26%

Assumptions

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

Comments

2% Seller credit towards rate buy down or closing costs

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