



Pinnacle
Investment Properties

408 661-5903

City, State	Kansas City, MO
Street	<u>1809 E. 76th Terrace</u>
Property Type	Singl family
Year Built	1900
Living Area Sq Ft	1,600
Bedrooms	4
Baths	2
Neighborhood Class	B

Price **\$179,000**

Cost per Sq Ft \$111.88

Monthly Rent per Sq Ft \$0.97

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,550.00	\$18,600.00
Vacancy Losses	\$50.00	\$600.00
Operating Income	\$1,500.00	\$18,000.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$80.42	\$965.00
Insurance	\$75.00	\$900.00
Management (flat fee)	\$69.00	\$828
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$77.50	\$930.00
Gas/Water	\$0.00	\$0.00
Operating Expenses	\$301.92	\$3,623.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,198.08	\$14,377.00
Debt Service	\$838.06	\$10,056.76
Cash Flow**	\$360.02	\$4,320.24
Principal Reduction	\$195.65	\$2,347.79
First Year Appreciation	\$596.67	\$7,160.00
Gross Equity Income	\$1,152.34	\$13,828.03



FINANCIAL INDICATORS	
Debt Cover Ratio	1.4
Annual Gross Rent Multiplier	9.6
Monthly Gross Rent Multiplier	115.48
Capitalization Rate	8.0%
Cash on Cash Return	16.1%
Total Return on Investment	51.5%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	4%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	85.0%
Downpayment	\$26,850
Loan Amount	\$152,150
Terms	360
Interest Rate*	4.750%
Mortgage Payment	\$793.69

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

*Rates can vary and are subject to change

**Includes mortgage insurance

