



408 661-5903

City, State Kansas City, KS
 Street 3134-3144 N. 61st St
 Property Type Duplex
 Year Built 1970
 Living Area Sq Ft 1,580
 Bedrooms 2 per side
 Baths 1 per side
 Neighborhood Class C +

Price \$221,000

Cost per Sq Ft \$139.87

Monthly Rent per Sq Ft \$1.23

INCOME	MONTHLY	ANNUAL
Gross Rent**	\$1,950.00	\$23,400.00
Vacancy Losses	\$97.50	\$1,170.00
Operating Income	\$1,852.50	\$22,230.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$203.58	\$2,443.00
Insurance	\$60.00	\$720.00
Management	\$156.00	\$1,872.00
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$97.50	\$1,170.00
Other	\$0.00	\$0.00
Operating Expenses	\$517.08	\$6,205.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,335.42	\$16,025.00
Debt Service	\$818.79	\$9,825.46
Cash Flow	\$516.63	\$6,199.54
Principal Reduction	\$270.91	\$3,250.96
First Year Appreciation	\$552.50	\$6,630.00
Gross Equity Income	\$1,340.04	\$16,080.50



FINANCIAL INDICATORS	
Debt Cover Ratio	1.6
Annual Gross Rent Multiplier	9.4
Monthly Gross Rent Multiplier	113.33
Capitalization Rate	7.3%
Cash on Cash Return	14.0%
Total Return on Investment	36.4%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$44,200
Loan Amount	\$176,800
Terms	360
Interest Rate*	3.750%
Mortgage Payment	\$818.79

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

*Rates and terms can vary and are subject to change

**1 unit is currently rented below market and can be increased. Rental projection reflects full market rent

