



**Pinnacle**  
Investment Properties

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

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



<b>FINANCIAL INDICATORS</b>	
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%
<b>ASSUMPTIONS</b>	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	5%
<b>MORTGAGE INFORMATION</b>	
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

