



408 661-5903

City, State Kansas City, MO
 Street 2445 Cypress Ave
 Property Type Single family
 Year Built 1924
 Living Area Sq Ft 836
 Bedrooms 2
 Baths 1
 Neighborhood Class B

Price \$115,000

Cost per Sq Ft \$137.56

Monthly Rent per Sq Ft \$1.26

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,050.00	\$12,600.00
Vacancy Losses	\$52.50	\$630.00
Operating Income	\$997.50	\$11,970.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$20.75	\$249.00
Insurance	\$55.00	\$660.00
Management	\$69.00	\$828
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$52.50	\$630.00
Other	\$0.00	\$0.00
Operating Expenses	\$197.25	\$2,367.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$800.25	\$9,603.00
Debt Service**	\$545.81	\$6,549.74
Cash Flow	\$254.44	\$3,053.26
Principal Reduction	\$122.91	\$1,474.97
First Year Appreciation	\$383.33	\$4,600.00
Gross Equity Income	\$760.69	\$9,128.23



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	9.1
Monthly Gross Rent Multiplier	109.52
Capitalization Rate	8.4%
Cash on Cash Return	17.7%
Total Return on Investment	52.9%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	7%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	85.0%
Downpayment	\$17,250
Loan Amount	\$97,750
Terms	360
Interest Rate*	4.875%
Mortgage Payment	\$517.30

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

*Rates can vary and are subject to change. **Includes mortgage insurance

