



**Pinnacle**  
Investment Properties

408 661-5903

City, State Kansas City, MO  
 Street 7503 E. 49th Terrace  
 Property Type Singel family  
 Year Built 1956  
 Living Area Sq Ft 1,100  
 Bedrooms 3  
 Baths 1  
 Neighborhood Class B

**Price \$127,500**

Cost per Sq Ft \$115.91

Monthly Rent per Sq Ft \$1.02

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,125.00	\$13,500.00
Vacancy Losses	\$50.00	\$600.00
<b>Operating Income</b>	<b>\$1,075.00</b>	<b>\$12,900.00</b>

EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$61.33	\$736
Insurance	\$55.00	\$660.00
Management (flat fee)	\$69.00	\$828
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$45.00	\$540.00
Other	\$0.00	\$0.00
<b>Operating Expenses</b>	<b>\$230.33</b>	<b>\$2,764.00</b>

NET PERFORMANCE	MONTHLY	ANNUAL
<b>Net Operating Income</b>	<b>\$844.67</b>	<b>\$10,136.00</b>
<b>Debt Service</b>	\$605.14	\$7,261.67
<b>Cash Flow**</b>	\$239.53	\$2,874.33
<b>Principal Reduction</b>	\$136.27	\$1,635.29
First Year Appreciation	\$425.00	\$5,100.00
<b>Gross Equity Income</b>	<b>\$800.80</b>	<b>\$9,609.62</b>



**FINANCIAL INDICATORS**

Debt Cover Ratio	1.4
Annual Gross Rent Multiplier	9.4
Monthly Gross Rent Multiplier	113.33
Capitalization Rate	7.9%
Cash on Cash Return	15.0%
Total Return on Investment	50.2%
Rent ratio	0.9%

**ASSUMPTIONS**

Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	6%
Maintenance Percentage	4%

**MORTGAGE INFORMATION**

Loan to Value	85.0%
Downpayment	\$19,125
Loan Amount	\$108,375
Terms	360
Interest Rate*	4.875%
Mortgage Payment	\$573.53

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

