



Pinnacle
Investment Properties

408 661-5903

City, State Kansas City, MO
 Street 11347 Sycamore Terrace
 Property Type Singel family
 Year Built 1955
 Living Area Sq Ft 1,173
 Bedrooms 4
 Baths 2
 Neighborhood Class B

Price \$154,000

Cost per Sq Ft \$131.29

Monthly Rent per Sq Ft \$1.10

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,295.00	\$15,540.00
Vacancy Losses	\$50.00	\$600.00
Operating Income	\$1,245.00	\$14,940.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$88.33	\$1,060
Insurance	\$55.00	\$660.00
Management (flat fee)	\$69.00	\$828
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$51.80	\$621.60
Other	\$0.00	\$0.00
Operating Expenses	\$264.13	\$3,169.60
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$980.87	\$11,770.40
Debt Service	\$721.02	\$8,652.19
Cash Flow**	\$259.85	\$3,118.21
Principal Reduction	\$168.32	\$2,019.88
First Year Appreciation	\$513.33	\$6,160.00
Gross Equity Income	\$941.51	\$11,298.10



FINANCIAL INDICATORS	
Debt Cover Ratio	1.4
Annual Gross Rent Multiplier	9.9
Monthly Gross Rent Multiplier	118.92
Capitalization Rate	7.6%
Cash on Cash Return	13.5%
Total Return on Investment	48.9%
Rent ratio	0.8%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	5%
Maintenance Percentage	4%
MORTGAGE INFORMATION	
Loan to Value	85.0%
Downpayment	\$23,100
Loan Amount	\$130,900
Terms	360
Interest Rate*	4.750%
Mortgage Payment	\$682.84

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

