



**Pinnacle**  
Investment Properties

408 661-5903

City, State Raytown, MO  
 Street **11102 E. 67th St**  
 Property Type Single family  
 Year Built 1954  
 Living Area Sq Ft 1,632  
 Bedrooms 3  
 Baths 2  
 Neighborhood Class B+

**Price \$186,500**

Cost per Sq Ft \$114.28

Monthly Rent per Sq Ft \$0.86

<b>INCOME</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
Gross Rent	\$1,400.00	\$16,800.00
Vacancy Losses	<b>\$50.00</b>	<b>\$600.00</b>
<b>Operating Income</b>	<b>\$1,350.00</b>	<b>\$16,200.00</b>
<b>EXPENSES</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
Property Taxes	<b>\$106.42</b>	<b>\$1,277</b>
Insurance	<b>\$50.00</b>	<b>\$600.00</b>
Management	<b>\$112.00</b>	<b>\$1,344</b>
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	<b>\$42.00</b>	<b>\$504.00</b>
Other	\$0.00	\$0.00
<b>Operating Expenses</b>	<b>\$310.42</b>	<b>\$3,725.00</b>
<b>NET PERFORMANCE</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
<b>Net Operating Income</b>	<b>\$1,039.58</b>	<b>\$12,475.00</b>
<b>Debt Service</b>	\$608.74	\$7,304.94
<b>Cash Flow</b>	\$430.84	\$5,170.06
<b>Principal Reduction</b>	\$233.37	\$2,800.47
First Year Appreciation	\$621.67	\$7,460.00
<b>Gross Equity Income</b>	<b>\$1,285.88</b>	<b>\$15,430.53</b>



<b>FINANCIAL INDICATORS</b>	
Debt Cover Ratio	1.7
Annual Gross Rent Multiplier	11.1
Monthly Gross Rent Multiplier	133.21
Capitalization Rate	6.7%
Cash on Cash Return	11.1%
Total Return on Investment	33.1%
Rent ratio	0.8%
<b>ASSUMPTIONS</b>	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	3%
<b>MORTGAGE INFORMATION</b>	
Loan to Value	75.0%
Downpayment	\$46,625
Loan Amount	\$139,875
Terms	360
Interest Rate*	3.250%
Mortgage Payment	\$608.74

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

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