



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

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,400.00	\$16,800.00
Vacancy Losses	\$50.00	\$600.00
Operating Income	\$1,350.00	\$16,200.00

EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$106.42	\$1,277
Insurance	\$50.00	\$600.00
Management	\$112.00	\$1,344
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$42.00	\$504.00
Other	\$0.00	\$0.00
Operating Expenses	\$310.42	\$3,725.00

NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,039.58	\$12,475.00
Debt Service	\$608.74	\$7,304.94
Cash Flow	\$430.84	\$5,170.06
Principal Reduction	\$233.37	\$2,800.47
First Year Appreciation	\$621.67	\$7,460.00
Gross Equity Income	\$1,285.88	\$15,430.53



FINANCIAL INDICATORS	
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%

ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	3%

MORTGAGE INFORMATION	
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

