



Pinnacle
Investment Properties

408 661-5903

City, State Kansas City, MO
Street 3950 N. Prather Rd
Property Type Single family
Year Built 1966
Living Area Sq Ft 1,218
Bedrooms 4
Baths 2
Neighborhood Class B +

Price \$179,000

Cost per Sq Ft \$146.96

Monthly Rent per Sq Ft \$375.00

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,500.00	\$18,000.00
Vacancy Losses	\$75.00	\$900.00
Operating Income	\$1,425.00	\$17,100.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$152.25	\$1,827.00
Insurance	\$65.00	\$780.00
Management	\$120.00	\$1,440.00
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$75.00	\$900.00
Other	\$0.00	\$0.00
Operating Expenses	\$412.25	\$4,947.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,012.75	\$12,153.00
Debt Service	\$663.18	\$7,958.18
Cash Flow	\$349.57	\$4,194.82
Principal Reduction	\$219.43	\$2,633.13
First Year Appreciation	\$447.50	\$5,370.00
Gross Equity Income	\$1,016.50	\$12,197.95



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	9.9
Monthly Gross Rent Multiplier	119.33
Capitalization Rate	6.8%
Cash on Cash Return	11.7%
Total Return on Investment	34.1%
Rent ratio	0.8%
ASSUMPTIONS	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$35,800
Loan Amount	\$143,200
Terms	360
Interest Rate*	3.750%
Mortgage Payment	\$663.18

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

*Rates and terms can vary and are subject to change

100