



3541 Gillham Rd, Kansas City, MO 64111

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$15,300.00	\$12,594.66	\$2,705.34	5.93%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$135,924.00	\$395,200.00	8.21%	5.93%

Property Information

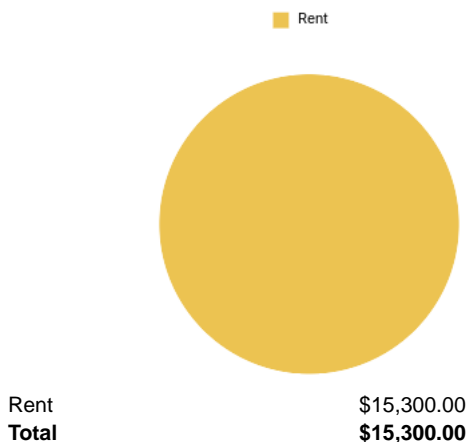
Purchase Price:	\$2,293,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$2,296,000.00
After Repair Value	

Property Description

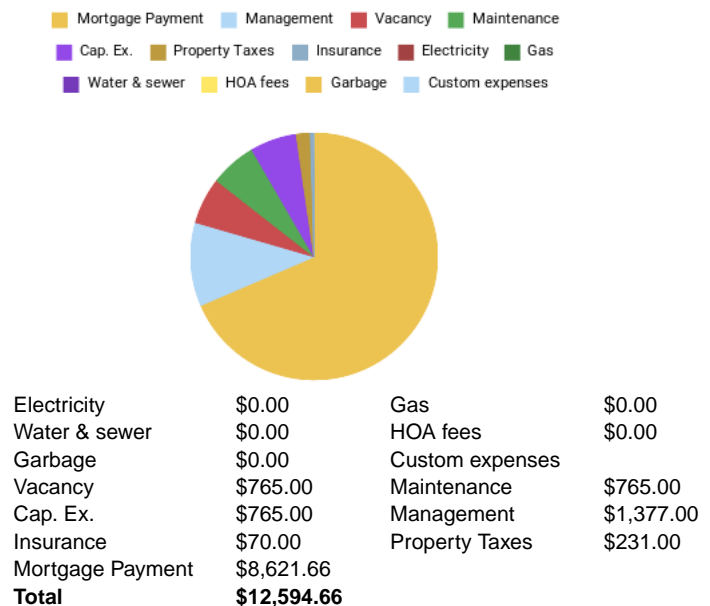
18 unit apartment building

Down Payment:	\$373,000.00
Loan Amount:	\$1,920,000.00
Loan Points:	1.0
Loan Fees:	\$19,200.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$8,621.66

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$1,920,000.00		
Gross Rent Multiplier:	12.49		
Income-Expense Ratio (2% Rule):	0.67%		
Typical Cap Rate:	5.93%	Debt Coverage Ratio:	1.31
ARV based on Cap Rate:	\$2,293,000.00		

50% Rule Cash Flow Estimates

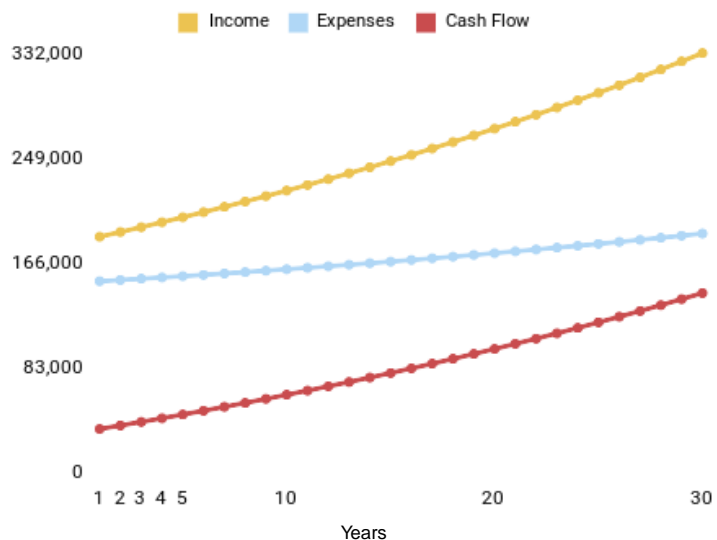
Total Monthly Income:	\$15,300.00
x50% for Expenses:	\$7,650.00
Monthly Payment/Interest Payment:	\$8,621.66
Total Monthly Cash Flow using 50% Rule:	-\$971.66

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$187,272	\$191,017	\$202,709	\$223,807	\$247,101	\$272,820	\$332,566
Total Annual Expenses	\$152,089	\$153,062	\$156,098	\$161,577	\$167,626	\$174,304	\$189,818
Total Annual Cashflow	\$35,183	\$37,955	\$46,611	\$62,231	\$79,476	\$98,516	\$142,748
Cash on Cash ROI	8.90%	9.60%	11.79%	15.75%	20.11%	24.93%	36.12%
Property Value	\$2,338,860	\$2,385,637	\$2,531,657	\$2,795,154	\$3,086,076	\$3,407,277	\$4,153,452
Equity	\$455,707	\$540,642	\$809,473	\$1,308,558	\$1,880,052	\$2,535,398	\$4,153,452
Loan Balance	\$1,883,153	\$1,844,995	\$1,722,184	\$1,486,596	\$1,206,024	\$871,880	\$0
Total Profit if Sold	\$95,690	\$218,580	\$618,475	\$1,396,856	\$2,330,555	\$3,439,647	\$6,278,914
Annualized Total Return	24%	25%	21%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

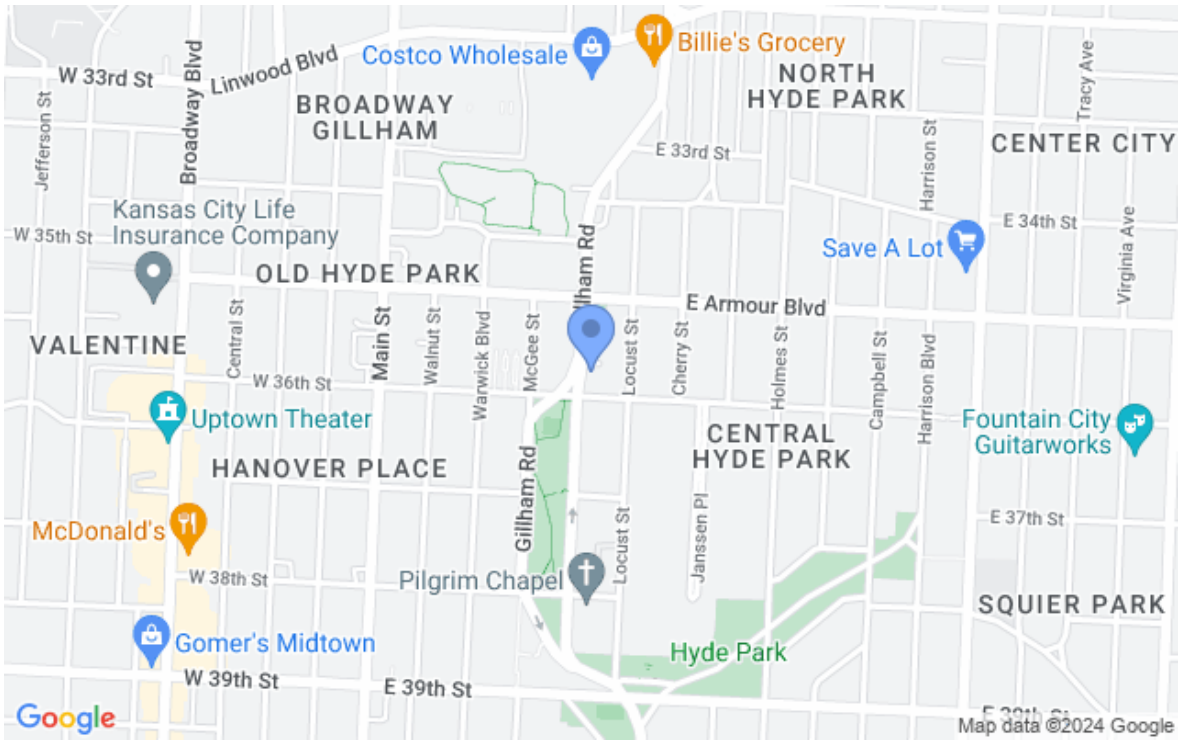
Loan Balance, Value and Equity (in \$)



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Year Built

1955



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