

5737 College Ave, Kansas City, MO 64130

\$15,000 Instant Equity & \$248/mo Positive Cash Flow



- 4 Bed, 1 Bath
- 1,120 sq ft
- 8,276 sq ft Lot
- Fully renovated
- Professionally managed
- Beside newer subdivision
- Rented for \$725/mo
- 1 year lease in place

For Sale \$60,000 USD

FINANCIALS:

Income		\$8,700
Expenses	Taxes (2007)	\$510
	Insurance	\$500
	Mortgage Payment*	\$3,833
	Property Management	\$870
Net Annual Income		\$2,987

*Assuming 20% down, 30-year amortization, 7% interest rate.

**All currency in USD.

BENEFITS

Equity	Property Value	\$75,000
	Sales Price	\$60,000
	Instant Equity	\$15,000
Cash on Cash Return	Annual Cash Flow	\$2,987
	Down Payment	\$12,000
	Return on Investment	24.9%

Please check out our website at www.vantagerei.com for photos, sold comps and more.

Seller Contact Info:

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