

5800-5804 Forest Avenue

Kansas City, MO 64110

\$321 per month Positive Cash Flow



- 4 Bed, 2 Bath (2/1 each side)
- Separate Utility Meters
- 1,836 sq ft living space
- 9,975 sq ft Lot
- Completely renovated
- Professionally managed
- Excellent neighborhood
- Rented for \$1225/mo
- 1 year lease in place

For Sale \$120,000.

FINANCIALS:

Income		\$14,700
Expenses	Taxes (2007)	\$987
	Insurance	\$719
	Mortgage Payment*	\$7,666
	Property Management	\$1,470
Net Annual Income		\$3,858

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

**All currency in USD.

Gross Rent Multiplier	8	
Net Operating Income	\$11,524	
Cap Rate	9.6%	
Cash Flow	\$3,858	
Cash on Cash Return	Annual Cash Flow	\$3,858
	Down Payment	\$24,000
	Return on Investment	16%

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

Seller Contact Info:

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