

6214 South Benton Ave, Kansas City, MO 64130

\$20,000 Instant Equity & \$231/mo Positive Cash Flow



- 3 Bed, 1 Bath
- 1,144 sq ft
- 8,712 sq ft Lot
- Fully renovated
- Professionally managed
- Nice neighborhood
- Rented for \$800/mo
- 1 year lease in place

For Sale \$65,000 USD

FINANCIALS:

Income		\$9,000
Expenses	Taxes (2007)	\$671
	Insurance	\$500
	Mortgage Payment*	\$4,152
	Property Management	\$900
Net Annual Income		\$2,777

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

**All currency in USD.

BENEFITS

Equity	Property Value	\$85,000
	Sales Price	\$65,000
	Instant Equity	\$20,000
Cash on Cash Return	Annual Cash Flow	\$2,777
	Down Payment	\$13,000
	Return on Investment	21%

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

Seller Contact Info:

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