

6215 Forest Avenue, Kansas City, MO 64110

\$20,000 Instant Equity & \$62/mo Positive Cash Flow



- 2 Bed, 1 Bath
- 1,257 sq ft
- 4,356 sq ft Lot
- Completed renovated
- Professionally managed
- Excellent neighborhood
- Rented for \$613/mo
- 1 year lease in place

For Sale \$75,000 USD

FINANCIALS:

Income		\$7,356
Expenses	Taxes (2007)	\$695
	Insurance	\$391
	Mortgage Payment*	\$4,790
	Property Management	\$736
Net Annual Income		\$744

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

**All currency in USD.

BENEFITS

Equity	Property Value	\$95,000
	Sales Price	\$75,000
	Instant Equity	\$20,000
Cash on Cash Return	Annual Cash Flow	\$744
	Down Payment	\$15,000
	Return on Investment	5%

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

Seller Contact Info:

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