

**Property Analysis  
Based on Income**

**Property Address**

**34 Prop Pack [15 sfh's, (2) 4 Plex's, (1) Duplex, (1) Triplex, (1) 6 Plex]  
20 Total Properties all located in Belton, MO**

Property Information				
Price	\$ 1,500,000.00	Number of Units	34	
Price Per Unit	\$ 75,000.00	Year Built		
Maintenance Reserves 5%	\$ 12,789.00	Current Occupancy	95%	
Management @ 0% fee	\$ -	Number of Buildings	20	
Taxes	\$ 3,207.00	Number of Stories		
Insurance	\$ 1,600.00	Zoning		
Roof		Land Area	0	
Water	\$ 730.00	Parking Spaces	0	
Gas - Common	\$ 1,080.00	Electric - Common	\$ 4,800.00	
		Trash	\$ -	

  

Property Address and Unit Mix				
# Units of Type	Bed Rm	Baths	\$ Per Month Rent	Notes
404 Baldwin	3	1	\$ 675.00	
113 King	2	1	\$ 700.00	
312 2nd St	2	1	\$ 450.00	
402 2nd St	2	1.5	\$ 500.00	
321 3rd St	3	1	\$ 775.00	No rent paid
614 4th St	2	1	\$ 450.00	
202 Baldwin	3	1	\$ 775.00	
615 C St	3	2	\$ 775.00	
508 3rd	1	1	\$ 450.00	
16005 Allen Ave	3	2	\$ 850.00	Sect 8
417 Whisper	2	1	\$ 825.00	duplex
419 Whisper	3	1	\$ 800.00	
403 Rancho	3	1	\$ 825.00	
416 Sagebrush	3	1	\$ 675.00	
510 Sagebrush	2	1	\$ 850.00	
<b>109-117 Carnegie St (4 Plex)</b>				
109	1	1	\$ 425.00	
111	1	1	\$ 425.00	
115	2	1	\$ 675.00	
117	3	1	\$ 1,150.00	
<b>113-115 Baldwin St (Duplex)</b>				
113	2	1	\$ 425.00	
115	2	1	\$ 475.00	
<b>606 C St (4 Plex)</b>				
606C	2	1	\$ 721.00	
608C	2	1	\$ 550.00	
301A	2	1	\$ 893.00	
301B	2	1	\$ 721.00	
<b>510 3rd St (Triplex)</b>				
510#7	2	1	\$ 500.00	
510#9	3	1	\$ 721.00	
510#10	3	1	\$ 525.00	
<b>516 3rd St (6 Plex)</b>				
516-1	2	1	\$ 425.00	
516-2	2	1	\$ 425.00	
516-3	2	1	\$ 425.00	
516-4	2	1	\$ 425.00	
516-5	2	1	\$ 425.00	
516-6	2	1	\$ 609.00	
<b>Total Monthly Rents</b>			\$ 21,315.00	

**Financial Overview**

Operating Statement		Financial Statistics	
Gross Scheduled Income	255,780.00	Annual Income Per Unit	7,522.94
-Vancancy Loss 5%	-12,789.00	Annual Expenses Per Unit	-711.94
= Gross Effective Income	242,991.00	Gross Rent Multiplier	5.86
+ Other Income(Laundry)	0.00	Cap Rate	14.59
= Gross Operating Income	242,991.00	Cash on Cash Return	47.16
- Total Operating Expenses	-24,206.00	Total Payments	\$ 77,302.31
= Net Operating Income (NOI)	218,785.00	Income (Loss) After Debt	141,482.69
		Depreciation Expense 27.5 yrs	\$ 43,636.36

**Debt Financing**

Purchase Price	\$ 1,500,000	Interest Rate	5.00%
Down Payment	\$ 300,000	Amortization Period	30
Amount Financed	\$ 1,200,000	Payment Amount P&I	\$ 6,441.86