



3 Bedrooms

1 Bathroom

\$795 Rent

East Side

Lot Size 8712 sq ft Sqft Living Area 960

Purchase Price \$93,700

Gross Annual Rent \$9,540

Cash Flow Per Mo. \$615



3 bedroom with 1 bathroom in a great little neighborhood that sits across from an elementary school.

Property will have a brand new roof and tons of updates! Close to a lot of green spaces, amenities and many big corporate headquarters. There is also big public transit growth in this area, making it great for commuting!



All real estate investing involves risk or part or all of the capital invested. Past performance is no guarantee of future results. The investments and services offered may not be suitable for all investors. If you have any doubts as to the merits of an investment, you should seek advice from an independent financial adviser. Investments in real estate can be subject to fluctuations in the value of the underlying properties, the effect of economic conditions on real estate values, changes in interest rates, and risks related to renting properties. Proper legal structuring is always advised when dealing with investment real estate to protect the equity in the property and the owners from potential liability.

Recent Sales & Tax Record

129 Cedar	Independence	MO	64053					
				Bed	Bath	Sq Ft	Year	Purchase
9814 E Kentucky Ave	Independence	MO	2	1	1088	1947	82000	
213 S Hardy Ave	Independence	MO	4	2	1080	1926	89000	
119 N Huttig Ave	Independence	MO	2	1	1145	1922	89500	
10710 E Lexington	Independence	MO	3	1	1008	1950	93000	

Location Information

School District Name:	Independence School #30	Range:	32
Subdivision:	Jackson Lithia Place	Section:	33
Census Tract:	110.00	Lot:	26
Carrier Route:	C003	Flood Zone Code:	X
Old Map:	14-720	Flood Zone Panel:	29095C0277G
Township:	Unincorp With Ks City School	Flood Zone Date:	01/20/2017
Township #:	50		

Tax Information

Parcel:	14-720-17-06-00-0-00-000	Lot:	26
Reference #:	14720170600000000	% Improved:	85%
Tax Area:	129		
Legal Description:	JACKSON LITHIA PLACE LOT 26		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$4,617	\$4,617	\$4,501
Assessed Value - Land	\$675	\$675	\$1,370
Assessed Value - Improved	\$3,942	\$3,942	\$3,131
Market Value - Total	\$24,299	\$24,299	\$23,690
YOY Assessed Change (\$)	\$0	\$116	
YOY Assessed Change (%)	0%	2.58%	
Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$364		
2017	\$365	\$1	0.23%
2018	\$377	\$12	3.36%

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Financials

Purchase Price \$93,700

Cash Flow Breakdown:

\$795 Rent

\$60 Insurance

\$40 Taxes

\$80 Management

= \$615 Per Month Cash Flow

\$119 Maintenance & Vacancy

**this is a conservative amount that we recommend, the amount is not escrowed or held*

= \$496 Per Month Net Income

Annual Net Income \$5,949

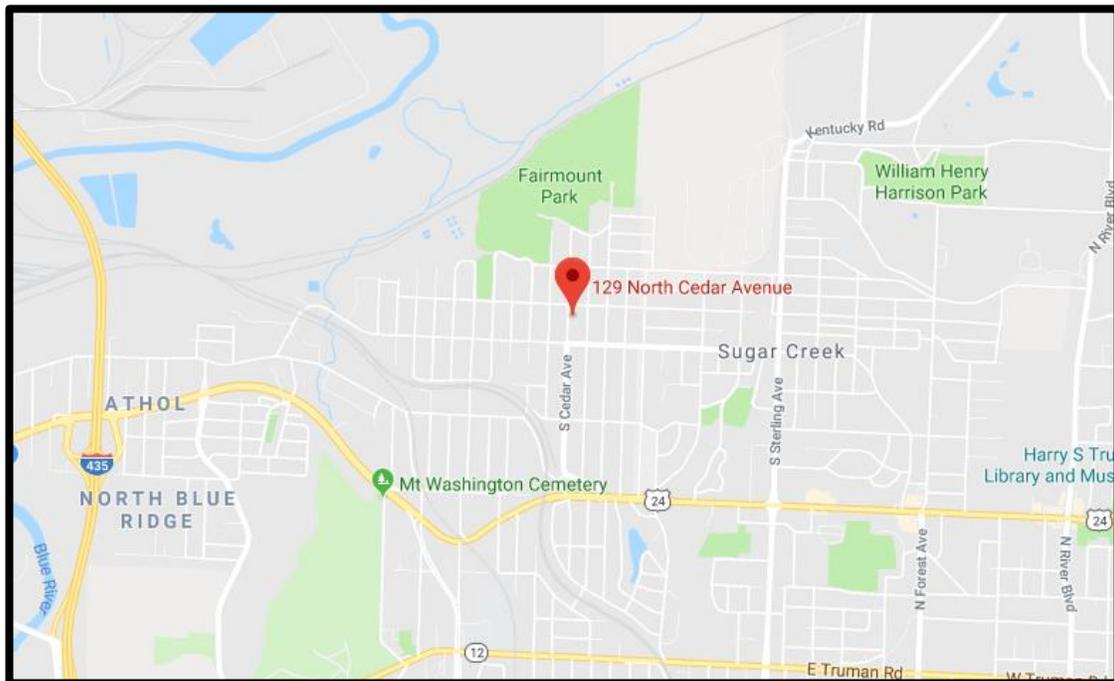
Annual Cash Flow \$7,380

Cash Flow Return 8%

FORMULAS:

Cash Flow Return = (Per Month Cash Flow*12)/Purchase Price

Maps



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