



*Rehabbed, Rented, and Performing!

6029 Chestnut Ave
Kansas City, MO 64130



3 Bedrooms

1 Bathroom

\$925 Rent

South Side

Lot Size

5,317 sq ft

Sqft Living Area

812

Purchase Price **\$122,500**

Gross Annual Rent \$11,100

Cash Flow Per Mo. \$714



Three bedroom and one bathroom home that will feature new electrical service, a new furnace, new interior plumbing and a new water heater. The home is located just six minutes from the Kansas City Zoo and Swope Park. This is a nice central location that is great for commuters across the metro.

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

#	MLS #	Address	Bd	Bth	SqFt	Fir Plan	Yr Blt	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
Listings: Sold														
1	2400099	6133 Swope Parkway Kansas City	3	1.1	1,090	Ranch	1954	11/23/2022	135	43	\$155,000	\$149,000	\$147,000	98.7
2	2399326	5608 College Avenue Kansas City	3	2.0	1,050	Ranch	1945	11/04/2022	152	49	\$162,000	\$162,000	\$160,000	98.8
3	2408425	5517 Bales Avenue Kansas City	3	2.0	1,196	Bungalow	1925	11/16/2022	141	9	\$160,000	\$169,000	\$169,000	100.0
4	2371165	4234 E 63rd Street Kansas City	4	2.0	1,684	Raised Ranch	1953	04/22/2022	137	31	\$220,000	\$220,000	\$230,000	104.5
			Min	3	1.1	1,050	1925		\$134.86	9	\$155,000	\$149,000	\$147,000	99%
			Max	4	2.0	1,684	1954		\$152.38	49	\$220,000	\$220,000	\$230,000	105%
			Avg	3	1.8	1,255	1944		\$141.28	33	\$174,250	\$175,000	\$176,500	100%
			Med	3	2.0	1,143	1949		\$138.94	37	\$161,000	\$165,500	\$164,500	99%
4 Total Listings			Avg	3	1.8	1,255	1944		\$141.28	33	\$174,250	\$175,000		
			Med	3	2.0	1,143	1949		\$138.94	37	\$161,000	\$165,500		
			Quick Statistics		Min	Max	Avg	Med						
					List Price	\$149,000	\$220,000	\$175,000	\$165,500					
					Sale Price	\$147,000	\$230,000	\$176,500	\$164,500					
					Sale / List	98.7%	104.5%	100.5%	99.4%					

LOCATION INFORMATION			
School District Name	Kansas City School #33	Range	33
Subdivision	Beaufort	Section	3
Census Tract	79.00	Lot	59
Carrier Route	C034	Flood Zone Code	X
Old Map	46-320	Flood Zone Panel	29095C0268G
Township	Kansas City	Flood Zone Date	01/20/2017
Township #	48		
TAX INFORMATION			
Parcel	46-320-10-09-00-0-00-000	Lot	59
Reference #	463201009000000000	% Improved	52%
Tax Area	001		
Legal Description	BEAUFORT---S 37 1/2' OF N 75' O F W 140.75' OF LOT 59		
ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$3,041	\$3,041	\$2,978
Assessed Value - Land	\$1,473	\$1,473	\$1,473
Assessed Value - Improved	\$1,568	\$1,568	\$1,505
Market Value - Total	\$16,000	\$16,000	\$15,669
YOY Assessed Change (\$)	\$0	\$63	
YOY Assessed Change (%)	0%	2.12%	

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Financials

Purchase Price \$122,500

Cash Flow Breakdown:

\$925 Rent
\$63 Insurance
\$56 Taxes
\$93 Management
= \$714 Per Month Cash Flow
\$139 Maintenance & Vacancy

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

= \$575 Per Month Net Income

Annual Net Income \$6,901

Annual Cash Flow \$8,566

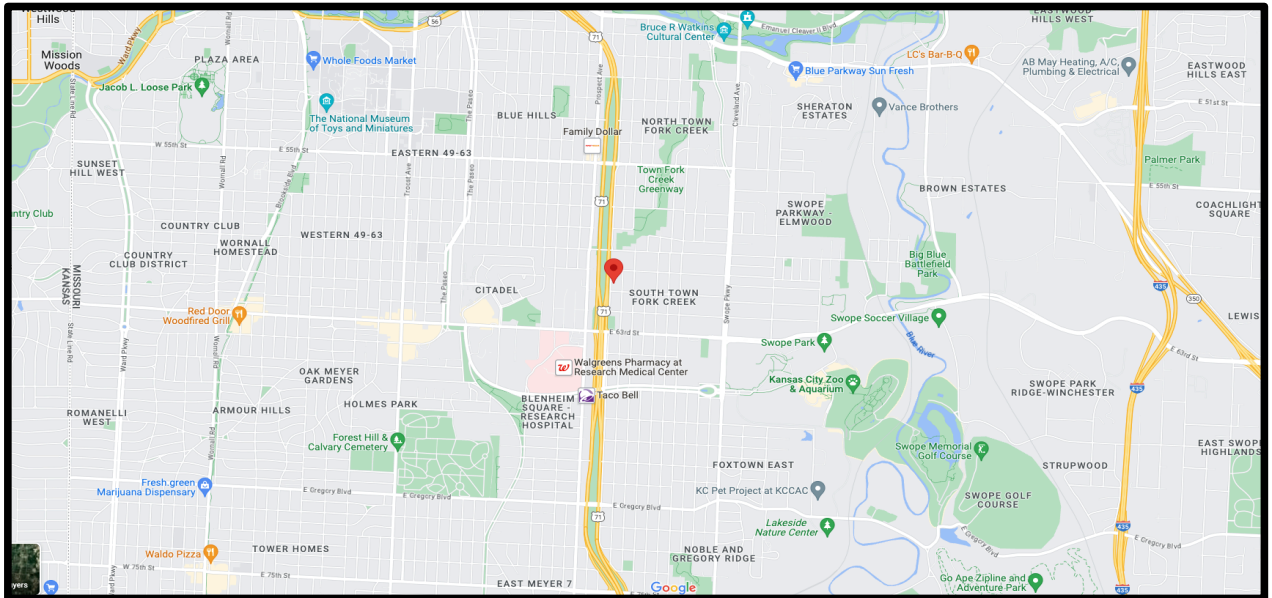
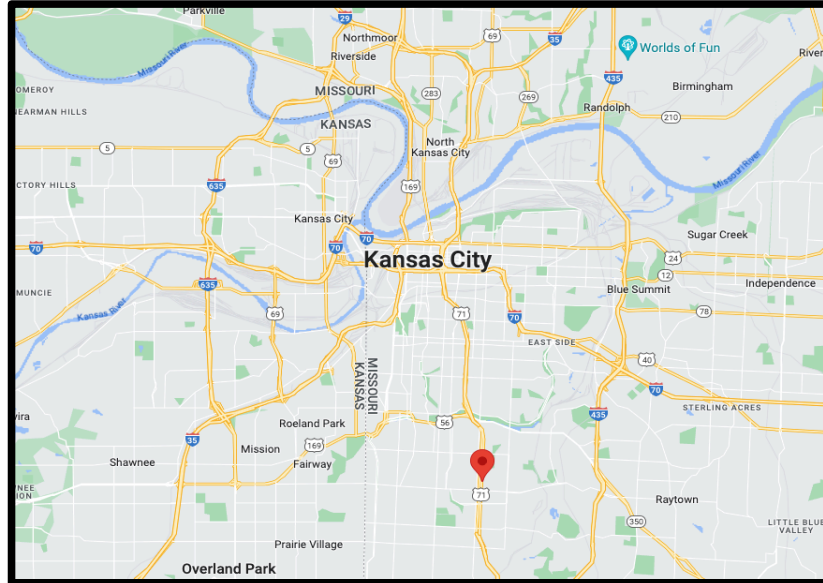
Cash Flow Return 7%

FORMULAS:

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

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Map



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