

MLS	Properties	Retail	10 Bundle	Rent	Bed	Bath	Basement	Parking	SF	Tax
1713627	5707 Swope Pkwy. KCMO	\$ 47,000.00	\$ 47,000.00	\$ 600.00	3	1	Crawl	Garage	960	525
1713641	5919 Lawn Ave, KCMO	\$ 32,000.00	\$ 30,000.00	\$ 475.00	2	1	Full	Driveway	760	153
1713741	4919 Michigan Ave., KCMO	\$ 50,000.00	\$ 48,000.00	\$ 675.00	4	1	Full	Driveway	1317	358
1713744	5604 Bellefontaine Ave	\$ 40,000.00	\$ 32,000.00	\$ 600.00	3	1	Full	Driveway	924	341
1713749	5029 Michigan Ave, KCMO	\$ 32,000.00	\$ 30,000.00	\$ 550.00	2	1	Crawl	Street	750	315
1713611	3021 Quincy Ave.	\$ 35,000.00	\$ 30,000.00	\$ 550.00	2	1.8	Finished	Garage	756	243
1713752	5304 Garfield Ave KCMO 64130	\$ 35,000.00	\$ 30,000.00	\$ 575.00	3	1	Part Finished	Driveway	914	351
1713756	3427 Cypress Ave, KCMO	\$ 32,000.00	\$ 30,000.00	\$ 550.00	2	1	Partial	Driveway	720	273
1713758	3931 E 58th Street, KCMO	\$ 37,000.00	\$ 30,000.00	\$ 600.00	2	1	Full	Garage	982	288
1713760	7430 Wabash Ave	\$ 45,000.00	\$ 37,000.00	\$ 800.00	3	1.5	Part Finished	Garage	913	670
		\$ 385,000.00	\$ 344,000.00	\$ 5,975.00						
	Mortgages									
	3 properties have mortgages	\$ 46,382.96								
		\$ 47,498.13								
		\$ 29,663.48								
	Total Mortgages	\$ 123,544.57								
	10 Bundle Analysis									
	ASSUMPTIONS									
	Purchase Price	\$ 344,000.00								
	Down Payment (Capital Invested) 3	\$ 103,200.00								
	Amount Borrowed	\$ 240,800.00								
	Monthly Expenses		Monthly	Annual						
	Mortgage Payments at 7% on \$231000		\$1,602.05	\$ 19,224.58						
	Insurance		\$ 500.00	\$ 6,000.00						
	Taxes		\$ 500.00	\$ 6,000.00						
	Vacancy @ 10 %		\$ 590.00	\$ 7,080.00						
	Property Management @ 8%		\$ 478.00	\$ 5,736.00						
	Upkeep @ 10%		\$ 597.50	\$ 7,170.00						
	Total Expenses		\$ 4,267.55	\$ 51,210.58						
	Net Profit		\$ 1,707.45	\$ 20,489.42						
	Yearly ROI on 30% Down		19.85%							