

Property Details

CONTROL: Partner VALUE: \$1,700,000
LOAN: \$0
EQUITY: \$1,700,000

TITLE: Townhomes
TYPE: Multi-Family
3 townhouses (6 units) done in 6-7 months, ready for permitting, \$250,000 deposit, 1.65M buyout at the end, rent for \$2200 per month (\$13,200), 158,400 annually

HAVE:

ADDRESS: 2014 Forest Lane, Kansas City, Kansas

BENEFITS TO NEW OWNER: monthly income, long term investment rollover, use of 1031 capital, inhouse engineering and architecture, direct sourcing for materials, supply chain insulation with 50,000 sf warehouse for materials, Institutional investors for exit strategy

GROSS SCHEDULED INCOME: \$158,400 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$158,400
DEBT SERVICE: \$0
CASH FLOW: \$158,400
CAP RATE: 9.32%



BENEFITS SOUGHT: sale to generate additional projects

MOTIVATION: very motivated

REMARKS: Other opportunities exist for JV or private lending if you have capital you want to invest in the Build to Rent Industry.

OWNER: Clifton Homes

COUNSELOR: Pierre Heidrich Phone: 8162107333
751 NE Anderson Ln Cell: 816-210-7333
Lees Summit, Missouri, 64064 Email: Pierre@kcmetrorealestate.com