

## Property Details

CONTROL: Exclusive

VALUE: \$145,000

LOAN: \$0

EQUITY: \$145,000

TITLE:                      Converted Duplex

TYPE: Multi-Family

Converted duplex with long term tenant in unit (a) and refreshed unit (b).

HAVE: Both units are potential Section 8 rentals or market rate rentals. Unit (a) is paying below market rent so there is room for increased income.

ADDRESS: 121 S. Willis, Independence, Missouri

GROSS SCHEDULED INCOME: \$20,400 Projected

VACANCY LOSS: \$1,700

GROSS EFFECTIVE INCOME: \$0

EXPENSES:	\$5,180
-----------	---------

NOI: \$13,520

DEBT SERVICE: \$0

CASH FLOW: \$13,520

CAP RATE: 9.32%

BENEFITS SOUGHT: sale--needs cash for another project

MOTIVATION: needs cash for another project

REMARKS: Income is actual for unit A and projected for unit B.

OWNER:

COUNSELOR: Pierre Heidrich  
751 NE Anderson Ln  
Lees Summit, Missouri

Phone: 8162107333

Cell: 816-210-7333

Email: [Pierre@kcmetrorealestate.com](mailto:Pierre@kcmetrorealestate.com)