Property Details

CONTROL: Exclusive VALUE: \$139,900

LOAN: \$0

EQUITY: \$139,900

TITLE: Residence Converted Duplex

TYPE: Multi-Family

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

HAVE: unit (b). 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.

Home is over 100 years old.

ADDRESS: 121 S. Willis, Independence, Missouri

BENEFITS TO NEW Monthly cash flow. Stable tenant. Below market rents allow for increased

OWNER: income.

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: \$9.66%



BENEFITS SOUGHT: cash to pay off debt on another property

MOTIVATION: Outstanding loan on another property.

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

OWNER:

COUNSELOR: Pierre Heidrich Phone: 8162107333

751 NE Anderson Ln Cell: 816-210-7333

Lees Summit, Missouri, 64064 Email: Pierre@kcmetrorealestate.com