

ATLAS

Presents a
Turnkey Real Estate Opportunity

5246
Raytown, MO

Unit and Sales Information



Unit Information

# of Units:	Single Family
# of Bedrooms:	3
# of Bathrooms:	2
Finished Square Footage:	1410

Sales Information

Sales Price: \$ 109,000.00

Financing Assumptions

Interest Rate :	7.250%
Ammortization :	30 Years
Loan to Value, % :	65.00%
Loan Amount :	\$ 70,850.00
Loan Payment :	\$ 483.32 Per Month
Loan Term :	30 Years
Down Payment	35% \$36,050.00

Monthly Pro Forma and Additional House Features

Rent (Gross Scheduled Income)	\$	1,100.00
	\$	-
Gross Operating Income	\$	1,100.00
Property Management	\$	(75.00)
Insurance	\$	(55.00)
Property Tax	\$	(132.25)
	\$	-
Operating Expenses	\$	(262.25)
Net Operating Income	\$	837.75
Debt Service (Principal and Interest)	\$	(483.32)
Cash Flow	\$	354.43
Cash on Cash Return		11.15%

Here is a fantastic 3 bedroom 1.5 bathroom 2 car attached garage that sits on a terrific oversized lot in a very quiet sub-division in the heart of Raytown. Massive trees on this lot cast shade and shadows on this home with a new roof, large bedrooms, a large finished basement with fireplace, and it has all the required upgrades including hardwood floors, fresh painted walls and ceilings, updated bathrooms and a large galley style kitchen with an attached dining room. If ever there is a great midwest home, this is it!

Location and Contact Information

**FINANCING
AVAILABLE**

For information please contact
ron@atlascamgroup.com