



Presents a  
Turnkey Real Estate Opportunity

# 5250  
Raytown, MO

**Unit and Sales Information**



**Unit Information**

# of Units: Single Family  
# of Bedrooms: 3  
# of Bathrooms: 2  
Finished Square Footage: 1100

**Sales Information**

Sales Price: \$ 98,000.00

**Financing Assumptions**

Interest Rate : 7.250%  
Ammortization : 30 Years  
Loan to Value, % : 65.00%  
Loan Amount : \$ 63,700.00  
Loan Payment : \$ 434.55 Per Month  
Loan Term : 30 Years  
Down Payment 35% **\$33,600.00**

**Monthly Pro Forma and Additional House Features**

Rent (Gross Scheduled Income)	\$	950.00
	\$	-
<b>Gross Operating Income</b>	\$	<b>950.00</b>
Property Management	\$	(75.00)
Insurance	\$	(48.00)
Property Tax	\$	(82.42)
<b>Operating Expenses</b>	\$	<b>(205.42)</b>
<b>Net Operating Income</b>	\$	<b>744.58</b>
Debt Service (Principal and Interest)	\$	(434.55)
<b>Cash Flow</b>	\$	<b>310.04</b>
<b>Cash on Cash Return</b>		<b>12.29%</b>

They dont get any more rehbbed than this adorable Raytown gem. Exterior uphrades include a new roof, new maintenance free vinyl siding, new garage door, and professionally landscaped and sitting on a large lot. Everything on the interior is brand new including lighting, flooring, kitchen and bath and the addition of a second full custom bathroom. This home is near top schools and the shopping district of 350 hwy and a short 12 minutes to downtown KC. A truly gorgeous remodel.

**Location and Contact Information**



For information please contact  
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