



Presents a
Turnkey Real Estate Opportunity

5253
Belton, MO

Unit and Sales Information



Unit Information

of Units: Single Family
of Bedrooms: 4
of Bathrooms: 2
Finished Square Footage: 1750

Sales Information

Sales Price: \$ 114,000.00

Financing Assumptions

Interest Rate : 9.000%
Ammortization : 30 Years
Loan to Value, % : 65.00%
Loan Amount : \$ 74,100.00
Loan Payment : \$ 596.23 Per Month
Loan Term : 30 Years
Down Payment 35% **\$39,900.00**

Monthly Pro Forma and Additional House Features

Rent (Gross Scheduled Income)	\$	1,200.00
	\$	-
Gross Operating Income	\$	1,200.00
Property Management	\$	(75.00)
Insurance	\$	(45.83)
Property Tax	\$	(110.27)
	\$	-
Operating Expenses	\$	(231.10)
Net Operating Income	\$	968.90
Debt Service (Principal and Interest)	\$	(596.23)
Cash Flow	\$	372.68
Cash on Cash Return		11.48%

Absolutely FANTASTIC Belton location on a HUGE corner lot (almost a full acre!) which backs up to a school. This is a rare 4 bedroom home featuring a sizable master bedroom with en-suite bath downstairs. Newer mechanicals. This home has a large deck off the rear leading from the dining room. This home also features new lighting, plugs, sockets, switches, carpets, flooring, and completely remodeled bathrooms. This is one gem of a house and will go quickly so snap it up!

Location and Contact Information



For more information contact
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