



Presents a  
Turnkey Real Estate Opportunity

# 5259  
Grandview, MO

**Unit and Sales Information**



**Unit Information**

# of Units: Single Family  
 # of Bedrooms: 3  
 # of Bathrooms: 2  
 Finished Square Footage: 958 + 700 more in basement

**Sales Information**

Sales Price: \$ 87,500.00

**Financing Assumptions**

Interest Rate : 7.250%  
 Ammortization : 30 Years  
 Loan to Value, % : 65.00%  
 Loan Amount : \$ 56,875.00  
 Loan Payment : \$ 387.99 Per Month  
 Loan Term : 30 Years  
 Down Payment 35% **\$30,625.00**

**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	\$	(55.00)
Property Tax	\$	(142.42)
<b>Operating Expenses</b>	\$	<b>(272.42)</b>
<b>Net Operating Income</b>	\$	<b>677.58</b>
Debt Service (Principal and Interest)	\$	(387.99)
<b>Cash Flow</b>	\$	<b>289.60</b>
<b>Cash on Cash Return</b>		<b>11.58%</b>

Here is a great ranch style house located just blocks from historic Olde Towne Grandview and WOW, with this huge lot you could practice a soccer team out there! There is a small area with a privacy fence and then almost a half acre to boot! This home has some of the most beautiful original hardwoods and matching trim throughout as well as matching yellow pine cabinets that are lovingly restored. Complete bathroom and kitchen upgrades including new tile and counter tops with a FULLY FINISHED basement with 2nd full bath. Cool house, quiet spot, lots of charm!

**Location and Contact Information**



For information please contact  
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