

Passive but Positive Long Term Cash Flow

\$744/mo



E 65th St, Kansas City, MO

Selling Price: \$58,000

1367 sq. ft.
3 Bedrooms, 2 baths
Basement

Positive cash flow of \$744/mo.

First Year Proforma

Sales price	\$ 58,000	Sales price	\$ 58,000
20% down	\$ 11,600	Cash Purchase	
80% loan	\$ 46,400		
Debt serving (6%)	\$ 232	Monthly Prop taxes	\$ 58
Monthly Prop taxes	\$ 58	Management Exp	\$ 72
Management Exp	\$ 72	Monthly Insurance	\$ 26
Monthly Insurance	\$ 26		
Total expenses	\$ 388	Total expenses	\$ 156
Rent	\$ 900	Rent	\$ 900
cash flow	\$ 512	cash flow	\$ 744
Cash on cash	53%	Cash on cash	15%
Net cash	\$ 6,144	Net cash	\$ 8,928

*Pricing is subject to change.



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