

**Passive but Positive Long Term Cash Flow**

**\$502/mo**



**Quincy, Kansas City, MO**

**Selling Price: \$28,000**

702 sq ft + full-basement, comes with 2 Lots  
2 Bedrooms, 1 bath  
Garage

Positive cash flow of \$502/mo.

### First Year Proforma

Sales price	\$ 28,000
20% down	\$ 5,600
80% loan	\$ 22,400

Debt serving (6%)	\$ 112
Monthly Prop taxes	\$ 34
Management Exp	\$ 72
Monthly Insurance	\$ 22

Total expenses	\$ 240
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Rent	\$ 630
<b>cash flow</b>	<b>\$ 390</b>

Cash on cash	84%
Net cash	\$ 4,680

Sales price	\$ 28,000
Cash Purchase	

Monthly Prop taxes	\$ 34
Management Exp	\$ 72
Monthly Insurance	\$ 22

Total expenses	\$ 128
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Rent	\$ 630
<b>cash flow</b>	<b>\$ 502</b>

Cash on cash	22%
Net cash	\$ 6,024

\*Pricing is subject to change.



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