

Passive but Positive Long Term Cash Flow

\$776/mo



Virginia, Kansas City, MO

Selling Price: \$68,000

1508 sq. ft, Lot 8712 sq. ft.
3 Bedrooms + 1 bonus room, 2 baths
Garage, basement, 1.5 story,

Positive cash flow of \$776/mo.

First Year Proforma

Sales price \$ 68,000
20% down \$ 13,600
80% loan \$ 54,400

Debt serving (6%) \$ 272
Monthly Prop taxes \$ 87
Monthly Insurance \$ 37

Total expenses \$ 396

Rent \$ 900
cash flow \$ 504

Cash on cash 44%
Net cash \$ 6,048

Sales price \$ 68,000
Cash Purchase

Monthly Prop taxes \$ 87
Monthly Insurance \$ 37

Total expenses \$ 124

Rent \$ 900
cash flow \$ 776

Cash on cash 14%
Net cash \$ 9,312

*Pricing is subject to change.



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