

Presented By: **Brian Simpson**
Invest Midwest Realty

816-231-8739 5/7/2007
816-241-9696 7:16 P.M.
brian@investmidwest.biz

1 Total Properties
Listing Information for MLS # 1359694



3545 NE 72 St **\$5,600,000**
Sub: Other Type: Apartmt
City: Gladstone Zip: 64119
Units: 132 # Stories: 2.5 Age: 31-40 yr
Total Sq Ft: Zoning: Acres: m/l
County: Clay Central Air: Y
Elem School: Chapel Hill Garage: N
Middle School: Antioch Basement: N
Senior High: Winnetonka
School Dist: North Kansas City
Lot Size:
Legal: Call broker
Terms: Cash HOA: \$0 / Tax: \$30,925

Type of Units: 1Bd, 2Bd
Construction: Brick Tr, Wood Sdg
Documents: Leases
Management: Owner

GENERAL INFORMATION

Parking: 1+/Off Strt, Paved
Roof: Comp
Lease: Year

Gross Inc: Gross Exp: Net Inc: Gross Mul: Cap Rate:
Expenses Include:

ANNUAL EXPENSES & INVESTMENT DATA

REMARKS & DIRECTIONS

Great Northland location. Large units. All new electric furnaces in each unit, and hot water tanks. All separate meters. Swimming pool, child playground and a free-standing leasing office. Qualified buyers only. Must have proof of funds. Property must be assumed
Directions: I-35N to Antioch Rd, N on Antioch to NE 72nd, E 3 blocks.
Additional Remarks:

UNIT INFORMATION

Unit	Num	Sq Ft	Rm	FB	HB	Rent Incl	Current Rent Rng	Unit Equipment
1BD	72	721		1	Wtr, Swr		450-525	Dsh, Rng, Ref
2BD	36	980		1	Wtr, Swr		595-625	Dsh, Rng, Ref
2BD	24	1020		2	Wtr, Swr		625-640	Dsh, Rng, Ref

ADDITIONAL INFORMATION

Heat: Cent Ele Cool: Cent Ele
Water: Public Sewer: Public
Utilities: Sep Meter
Features: Balcony, Carpets, Frml Liv, Kit/Din, Priv Bth
Amenities: Cable Av, Cent Laun, Pet Allow, Playgrnd, Pool, Storm Wnd
Safety:
Occupancy: 90-95% Warranty: Flood Plain: N Flood Insurance: N-R
Restrictions: Ceiling R: Walls R: Other R: Phone: Metro

© Copyright 1999-2007 Heartland Multiple Listing Service - Information Deemed Reliable but Not Guaranteed.

Price: \$5,600,000.00

Mo. Income = \$75,660.00
Less Mort. - \$45,667.90
Managment - \$6,052.80 (8%)
Pos Cash flow= \$23,939.30

P&I = \$41,090.82 (30 yr @ 8%, 0 down)
Tax = \$2,577.08 (30,925.00/yr)
Ins. = \$2,000.00 (\$24,000.00/yr*)
Pymnt = \$45,667.90 per mo

Please note:
Calculations made assuming 100% occupancy, 100% financing with no money down and 8% APR with 30yr note, and estimated insurance premium. Actual Cash flow and expenses may vary depending on buyer's qualifications