

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

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**1 Total Properties**  
**Listing Information for MLS # 1365440**



**164 NW Vesper(164-178 even) St** **\$350,000**  
Sub: Applegate East Type: Apartmt  
City: Blue Springs Zip: 64014  
# Units: 8 # Stories: 2 Age: 16-20 yr  
Total Sq Ft: Zoning: Acres: m/l  
County: Jackson Central Air: Y  
Elem School: James Walker Garage: N  
Middle School: Brittany Hill Basement: Y  
Senior High: Blue Springs  
School Dist: Blue Springs  
Lot Size:  
Legal: Units 164 thru 178 (even #'s)  
Terms: Cash, Conv HOA: \$0 / Tax: \$3,044

Type of Units: 1Bd  
Construction: Brd/Bat, Frame  
Documents:  
Management: Owner

**GENERAL INFORMATION**

Parking: 1 /Paved  
Roof: Comp  
Lease: Month

Gross Inc: \$39,960 Gross Exp:  
Expenses Include: Maint, PP Tax, Refuse

**ANNUAL EXPENSES & INVESTMENT DATA**

Net Inc: Gross Mul: Cap Rate:

**REMARKS & DIRECTIONS**

Great investment 8-plex of 1BR 1BA units! Gross income per owner. Long term tenants on month to month. Good location.

Directions: I-70: 7 Hwy S, Vesper St E to address.

Additional Remarks:

**UNIT INFORMATION**

Unit	Num	Sq Ft	Rm	FB	HB	Rent Incl	Current Rent Rng	Unit Equipment
1BD	8			1		Lwn, Snw, Ref	375-475	Dsh, Rng, Dsp, Ref

**ADDITIONAL INFORMATION**

Heat: Cent Ele Cool: Cent Ele  
Water: Public Sewer: Public  
Utilities: Ind Heat, Sep Meter  
Features:  
Amenities:  
Safety:  
Occupancy: 95%+ Warranty:  
Restrictions: Ceiling R: Flood Plain: N Flood Insurance:  
Walls R: Other R: Phone: Metro

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Price: \$350,000.00

Mo. Income = \$3800.00  
Less Mort. - \$2930.17  
Managment - \$304.00 (8%)  
Pos Cash flow= \$565.83

P&I = \$2568.18 (30 yr @ 8%, 0 down)  
Tax = \$253.67 (3044.00/yr)  
Ins. = \$108.33 (\$1,300.00/yr\*)  
Pymnt = \$2930.17 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