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1 Total Properties
Listing Information for MLS # 1372637



1200 S M-7 Hw

Sub:
City: Blue Springs
Units: 42 # Stories: 2.5
Total Sq Ft: Zoning:
County: Jackson
Elem School:
Middle School:
Senior High:
School Dist: Blue Springs
Lot Size:
Legal:
Terms: Cash, Conv

\$1,925,000

Type: Apartmt
Zip: 64014
Age: 31-40 yr
Acres: m/l
Central Air: Y
Garage: N
Basement: N

HOA: \$0 / Tax: \$5,602

GENERAL INFORMATION

Type of Units: 1Bd, 2Bd
Construction: Brick Fr
Documents: Leases
Management: Owner

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

ANNUAL EXPENSES & INVESTMENT DATA

Gross Inc: \$258,360 Gross Exp: \$78,067 Net Inc: \$171,018 Gross Mul: Cap Rate: 8.88
Expenses Include: Account, Adverts, Extrimtr, Insurance, Legal, Maint, Managmnt, Other, Refuse, RE Tax, Sewer, Supplies, Water

REMARKS & DIRECTIONS

3 BUILDING COMPLEX WITH 42 APARTMENTS. LARGE ASPHALT PARKING LOT. MANSARD ROOFS AND VINYL SIDING COMPLETED IN 2002. VERY NICE SWIMMING POOL AND Treed GROUNDS. 3 LAUNDRY ROOMS. FIRE ALARM SYSTEM IN EACH BUILDING. GREAT LOCATION ON 7-HIGHWAY SOUTH OF INTERSTATE I-70.
Directions: I-70 TO 7-HIGHWAY THEN SOUTH TO PROPERTY ON THE EAST SIDE.
Additional Remarks:

UNIT INFORMATION

Unit	Num	Sq Ft	Rm	FB	HB	Rent Incl	Current Rent Rng	Unit Equipment
2BD	18	700	5	1	1	Lwn, Wtr, Prk, Ref	550-595	Rng, Hwh, Ref
1BD	24	550	4	1	0	Lwn, Wtr, Prk, Ref	455-495	Rng, Hwh, Ref

ADDITIONAL INFORMATION

Heat: F Air Gas
Water: Public
Utilities: Ind Heat, Ind Water, Sep Meter
Features: Comm Ent, Priv Bth
Amenities: Cable Av, Cent Laun, Pool
Safety: Fire Alarm, Smoke Det
Occupancy: 90-95% Warranty:
Restrictions:

Cool: Cent Ele
Sewer: Public

Phone: Metro
Flood Plain: N Flood Insurance: N-R
Walls R: Other R:

Price: \$1,925,000.00

Mo. Income = \$21,705.00
Less Mort. - \$15,300.13
Management - \$1736.40 (8%)
Pos Cash flow = \$4668.47

P&I = \$14,124.96 (30 yr @ 8%, 0 down)
Tax = \$466.83 (5,602.00/yr)
Ins. = \$708.33 (\$8,500.00/yr*)
Pymnt = \$15,300.13 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

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