

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

816-231-8739 5/7/2007  
816-241-9696 7:29 P.M.  
brian@investmidwest.biz

1 Total Properties  
Listing Information for MLS # 1340977



**1816 S Crescent Av**

**\$2,160,000**

Sub: Other  
City: Independence  
# Units: 36 # Stories:  
Total Sq Ft: Zoning:  
County: Jackson  
Elem School:  
Middle School:  
Senior High:  
School Dist: Kansas City Mo  
Lot Size:  
Legal: Crescent Heights  
Terms: HOA: \$0 / Tax: \$21,474

Type: Apartmt  
Zip: 64052  
Age: 31-40 yr  
Acres: m/l  
Central Air: Y  
Garage: Y  
Basement:

**GENERAL INFORMATION**

Type of Units: 2Bd  
Construction:  
Documents:  
Management: Offsite

Parking: 1+/  
Roof:  
Lease:

**ANNUAL EXPENSES & INVESTMENT DATA**

Gross Inc: \$243,909 Gross Exp: Net Inc: Gross Mul: Cap Rate:  
Expenses Include:

**REMARKS & DIRECTIONS**

18 well maintained duplexes in Independence MO. Selling as a package only. Proof of funds required. Gross increase of \$243,909 in 2006.

Directions: 23rd St to Arlington N to 18th Street N to Crescent

Additional Remarks:

**UNIT INFORMATION**

Unit Num Sq Ft Rm FB HB  
2BD 36 1

Rent Incl Current Rent Rng  
625-625

Unit Equipment

**ADDITIONAL INFORMATION**

Heat: Cent Gas  
Water: Public  
Utilities:  
Features:  
Amenities:  
Safety:

Cool: Cent Ele  
Sewer: Public

Occupancy: 95%+  
Restrictions:

Warranty:

Ceiling R:

Flood Plain: U  
Walls R:

Phone:  
Flood Insurance:  
Other R:

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Price: \$2,160,000.00

Mo. Income = \$22,500.00

Please note:

P&I = \$15,849.31 (30 yr @ 8%, 0 down)

Less Mort. - \$2,0188.81

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

Tax = \$1,789.50 (21,474.00/yr)

Managment - \$1,800.00 (8%)

Ins. = \$750.00 (\$9,000.00/yr\*)

Pos Cash flow= \$2,311.19

Pymnt = \$20,188.81 per mo