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**1 Total Properties**  
**Listing Information for MLS # 1341133**



**9526 E Winner Rd**

Sub: Evanston Park  
City: Independence  
# Units: # Stories:  
Total Sq Ft: 39672 Zoning: R-4  
County: Jackson  
Elem School:  
Middle School:  
Senior High: Van Horn  
School Dist: Kansas City Mo  
Lot Size:  
Legal: Evanston Park, lot 7,8,9 block 6  
Terms: Cash, Conv, Exchge HOA: \$0 / Tax: \$14,941

**\$1,700,000**

Type: Apartmt  
Zip: 64053  
Age: 31-40 yr  
Acres: 1.94 m/l  
Central Air: Y  
Garage: N  
Basement: Y

**GENERAL INFORMATION**

Type of Units: 1Bd, 2Bd, 3Bd  
Construction: Brick Ven  
Documents: Apprasl  
Management: Offsite

Parking: 1+/Off Strt, Paved  
Roof:  
Lease: 6 mo, Month, Year

**ANNUAL EXPENSES & INVESTMENT DATA**

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

**REMARKS & DIRECTIONS**

Great opportunity! Recent appraisal on file!  
Directions:  
Additional Remarks:

**UNIT INFORMATION**

Unit	Num	Sq Ft	Rm	FB	HB	Rent Incl	Current Rent Rng	Unit Equipment
1BD	12		4	1		Wtr, Gas, Ref, Swr	365-395	Rng, Dsp, Ref
2BD	36		5	1		Wtr, Gas, Ref, Swr	395-430	Rng, Dsp, Ref
3BD	12					Wtr, Gas, Ref, Swr	495-520	Rng, Dsp, Ref

**ADDITIONAL INFORMATION**

Heat: Cent Ele, F Air Gas Cool: Cent Ele  
Water: Public Sewer: Public  
Utilities: Cent Water, Ind Heat  
Features: Carpets, Comm Ent, Liv/Din, Priv Bth  
Amenities: Cable Av, Cent Laun, Laundry, Cent Stor, Ind Stor  
Safety: Smoke Det  
Occupancy: 80-90% Warranty: Flood Plain: N Flood Insurance:  
Restrictions: Ceiling R: Walls R: Other R:

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Price: \$1,700,000.00

Mo. Income = \$26,460.00

Please note:

P&I = \$12,474.00 (30 yr @ 8%, 0 down)

Less Mort. - \$14,302.41

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 = \$1,245.08 (\$14,941.00/yr)

Managment - \$2,116.80 (8%)

Ins. = \$583.33 (\$7,000.00/yr\*)

Pos Cash flow= \$10,040.79

Pymnt = \$14,302.41 per mo