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1 Total Properties

Listing Information for MLS # 1341094



802 S Noland Rd

Sub: Bryant Place
City: Independence
Units: 39 # Stories:
Total Sq Ft: Zoning: R-4
County: Jackson
Elem School: Santa Fe Trails
Middle School: Bridger
Senior High: William Chrisman
School Dist: Independence
Lot Size:
Legal: Bryant Place
Terms:

\$1,700,000

Type: Apartmt
Zip: 64055
Age: 41-50 yr
Acres: m/l
Central Air: Y
Garage: N
Basement: N

HOA: \$0 / Tax: \$10,008

GENERAL INFORMATION

Type of Units: 1Bd, 2Bd
Construction: Brd/Bat, Brick Tr
Documents:
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

Location, Location, Location! Current appraisal on file. Great opportunity!

Directions:

Additional Remarks:

UNIT INFORMATION

Unit	Num	Sq Ft	Rm	FB	HB	Rent Incl	Current Rent Rng	Unit Equipment
1BD	2	550	2	1		Wtr, Ref, Swr	375-425	Dsh, Rng, Dsp, Ref
1BD	13	744	3	1		Wtr, Ref, Swr	385-425	Dsh, Rng, Dsp, Ref
1BD	3	756	3	1		Wtr, Ref, Swr	410-425	Dsh, Rng, Dsp, Ref
2BD	21	1025	4	2		Wtr, Ref, Swr	500-525	Dsh, Rng, Dsp, Ref

ADDITIONAL INFORMATION

Heat: Cent Gas, F Air Gas
Water: Public
Utilities: Ind Water
Features: Balcony, Carpets, Comm Ent, Liv/Din
Amenities: Cable Av, Cent Laun, Patio, Cent Stor, Ind Stor
Safety: Smoke Det
Occupancy: 90-95%
Restrictions:
Warranty:
Ceiling R:
Cool: Cent Ele
Sewer: Public
Flood Plain: N
Walls R:
Phone: Metro
Flood Insurance:
Other R:

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Price: \$1,700,000.00

Mo. Income = \$18,765.00
Less Mort. - \$14,016.33
Managment - \$1,494.00 (8%)
Pos Cash flow= \$3,164.67

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

P&I = \$12,743.99 (30 yr @ 8%, 0 down)
Tax = \$834.00 (\$10,008.00/yr)
Ins. = \$708.33 (\$8,500.00/yr*)
Pymnt = \$14,016.33 per mo