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1 Total Properties
Listing Information for MLS # 1378042



2203 Twin Oaks Dr
 Sub: Twin Oaks Gardens
 City: Harrisonville
 # Units: # Stories:
 Total Sq Ft: Zoning:
 County: Cass
 Elem School: Harrisonville
 Middle School: Harrisonville
 Senior High: Harrisonville
 School Dist: Harrisonville
 Lot Size:
 Legal: Twin Oaks Gardens Lot 11 Tract C
 Terms: Cash, Conv HOA: \$0 / Tax: \$30,401

\$3,300,000
 Type: Apartmnt
 Zip: 64701
 Age: 31-40 yr
 Acres: m/l
 Central Air:
 Garage:
 Basement:

GENERAL INFORMATION

Type of Units: 1Bd, 2Bd, 3Bd
 Construction: Brick Fr, Shingle
 Documents: Apprasl, Financl, Leases
 Management: Onsite
 Parking: /Carport, On Strt
 Roof: Shake
 Lease: Year

ANNUAL EXPENSES & INVESTMENT DATA

Gross Inc: \$390,720 Gross Exp: \$81,810 Net Inc: \$308,910 Gross Mul: Cap Rate:
 Expenses Include: Account, Adverts, Insurance, Maint, Managmnt, Other, PP Tax, Refuse, RE Tax, Sewer, Supplies

REMARKS & DIRECTIONS

Great apartment complex with 12 Buildings, 70 units on 3.2 acres. Coin operated laundry in each building. Pella windows in each unit. Fireplaces in each unit. Property selling "As Is". Inspections welcome.
 Directions: From 71Hwy So. take the 3rd Harrisonville exit (Commercial St.) Left on
 Additional Remarks:

UNIT INFORMATION

Unit	Num	Sq Ft	Rm	FB	HB	Rent Incl	Current Rent Rng	Unit Equipment
1BD	10						-435	
2BD	40						480-510	
3BD	20						535-600	

ADDITIONAL INFORMATION

Heat: F Air Gas Cool: Cent Ele
 Water: Public Sewer: Public
 Utilities: Sep Meter
 Features: Balcony, Fireplace, Bsmt Util, Util Room
 Amenities: Cable Av
 Safety:
 Occupancy: 90-95% Warranty:
 Restrictions: Ceiling R: Flood Plain: N Flood Insurance: N-R
 Walls R: Other R:

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Price: \$3,300,000.00

P&I = \$24,214.23 (30 yr @ 8%, 0 down)
 Tax = \$2,533.41 (30,401.00/yr)
 Ins. = \$1,166.16 (\$14,000.00/yr*)
 Pymnt = \$27,914.31 per mo

Mo. Income = \$36,200.00
 Less Mort. - \$2,7914.31
 Managment - \$2,896 (8%)
 Pos Cash flow= \$5,389.69

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