



3318 Indiana
 Kansas City, Mo 64128
 3 Beds/ 1 Bath - 1386 sq. ft

This home is completely rehabbed – new wiring, plumbing, fixtures, paint, carpet, appliances, kitchen and bath and 1st floor laundry. Original wood trim remains in place. Basement is unfinished with new furnace and hot water heater. Brand new AC unit installed as well.

First floor has living room, dining room, laundry, kitchen and eat-in bonus area.

Second floor has 3 bedrooms and full bath. Tenants in place.

Cash Price
 \$32,000

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Purchase Price	\$32,000
Rehab Costs	\$0
All In Price	\$32,000
Rent	\$700
Gross Income	\$8400
Taxes	\$330
Insurance	\$300
Management	\$672
Vacancy/Repair	\$840
Net Income	\$6258
Net ROI	20%

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