

3000 3br (13722 USD)



Location **Kansas**
<https://www.genclassifieds.com/x-625279-z>

Features:











This home has an okay roof, fair foundation, fenced in backyard, crawl-space basement, some new windows, off street parking, big family room, quiet block, laundry room, and starter house for small family.

Purchase Price: \$3000
 Potential Rent: \$600
 Yearly Taxes: \$249
 Zestimate: \$27,454
 Jackson County: 16,314
 Rent Ready Cost: \$7000
 Flip Ready Cost: \$9,000

Monthly Income and expenses

Est. Rent - \$600/mo
 Taxes - \$20/mo
 Insurance - \$50/mo
 Management Fee - \$50/mo
 Vacancy/Maintenance - \$25/mo
 Net Cash Flow = \$455 x 12 (Months) = \$5,460 Yearly Net Income
 \$4000 (Estimated Rehab) + 3000 (Purchase Price) = \$7000 (After Repair Cost)

$\frac{\$7000 \text{ (After Repair Cost)}}{\$5,460 \text{ (Yearly Net Income)}} = 78\% \text{ COC}$
 $\frac{\$5,460 \text{ (Yearly Net Income)}}{\$7,000 \text{ (Purchase Price)}} = 78\% \text{ RO}$
 Flip Ready Cost: \$9,000 (Rehab + Purchase Price)
 Rent Ready Cost: \$7,000 (Rehab + Purchase Price)

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