PropLurk

INVESTMENT DECISION MEMO

Traditional Rental Analysis

A+

DEAL GRADE

1418 Meridian Avenue

1418 Meridian Avenue, Kansas City, MO, 64111

PROPERTY IMAGE

Prepared August 6, 2026

CONFIDENTIAL - FOR INVESTMENT REVIEW

1418 Meridian Avenue

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$339	9.79%	8.94%	1.10%
Monthly Cash Flow	Cash on Cash Return	Cap Rate	Rent-to-Price

PURCHASE & FINANCING

Purchase Price			$150,000
Estimated Rehab			$8,000
Closing Costs			$3,500
Down Payment			$30,000
Loan Amount			$120,000
Interest Rate	**6.75%**	Loan Term	**30 years**
Total Investment			**$161,500**

RETURNS & RATIOS

Cash on Cash Return	9.79%
Cap Rate	8.94%
Return on Equity	6.25%
Debt Coverage Ratio	1.44x
LTV Ratio	64.86%

PROPERTY VALUE

Current Value	$160,000
After Repair Value	$185,000
Current Equity	$65,000
Equity %	35.14%
Cash Invested	**$41,500**

MONTHLY INCOME & EXPENSES

ITEM	MONTHLY	ANNUAL
Rental Income	$1,650	$19,800
Other Income	$50	$600
Mortgage (P&I)	$778	$9,340
Property Tax	$160	$1,920
Insurance	$90	$1,080
Repairs	$83	$996
Vacancy Reserve	$75	$900
CapEx Reserve	$75	$900
Management Fees	$100	$1,200
Monthly Cash Flow		**$339**

DECISION DISCLOSURE

This report is based on user-supplied assumptions and is not an appraisal, lending commitment, tax opinion, or investment guarantee. Verify rents, expenses, financing, title, condition, and local regulations before acting.