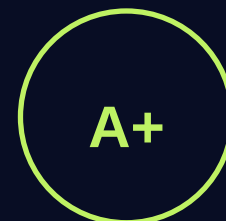


Traditional Rental Analysis



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

1418 Meridian Avenue, Kansas City, MO, 64111

\$339

Monthly Cash Flow

9.79%

Cash on Cash Return

8.94%

Cap Rate

1.10%

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.