

Hello,

Here are a few real estate investment opportunities for your consideration:

All properties are at their bottom price, no negotiating on price. Close ASAP on or before July 30, 2021, ,ASIS, no seller disclosures, Buyer to pay closing costs,

Please contact seller directly with any questions.

Tracy

# Investment Opportunities

**Scorpican**  
team@scorpican.com  
816-305-3300 cell/text



## 5535 Brooklyn Ave, Kansas City, MO 64131

2 bd 1 bath 894 sqft year built 1919

Interior remodel in the last 5 years but cannot verify interior condition. Have pictures of past remodel/move in condition before this tenant. Occupied by tenant paying \$500/mo, needs new roof, exterior paint, yard debris cleaned up. No lease/ month to month occupancy

ASIS \$115,000

Market Rent \$850/month

ARV \$160,000



## 1003 Monroe Ave, Kansas City, MO 64131

3 Bed 2 bath 1,334 sq ft year built

Interior remodeled 10+ years ago—needs kitchen cabinets, carpet, roof, exterior paint and repairs, interior paint, plaster repairs on walls and ceiling from roof leak. Long term tenants in place paying \$750/mo want to stay. No lease/ month to month occupancy

ASIS \$127,000

Market Rent \$995/month

ARV \$240,000



## 1238 E 83rd Terr, Kansas City, MO 64131

2 Bed 1 bath 992 sq ft year built, detached garage

Interior remodeled 5ish years ago—needs exterior paint and repairs, haven't seen interior; only pictures of remodel. Long term tenant in place was paying \$600/mo but past owner reduced rent to \$300/mo in exchange for work at the house, tenant wants to stay. No lease/ month to month occupancy

ASIS \$119,500

Market Rent \$975/month

ARV \$150,000



## 7125 Woodland Ave, Kansas City, MO 64131

3 Bed 1 bath 1,066 sq ft year built 1950, taxes \$504.73

Interior remodeled 5ish years ago—roof replaced 7/16/2021, needs exterior paint and repairs, interior paint, haven't seen interior. Long term tenant in place paying \$550/mo who wants to stay. No lease/ month to month occupancy

ASIS \$122,000

Market Rent \$900/month

ARV \$150,000

*See back page for terms and details.*

## A FEW SIMPLE RULES ABOUT PROPERTY SALES WITH SCORPICAN, LLC

Welcome to Real Estate Investing with Scorpican, LLC. We are pleased that you have chosen to take advantage of one or more of our great opportunities. At this time we would like to remind you of a few things and provide you the steps to make this a smooth and successful transaction.

1. All properties are sold as-is, where-is with no warranties expressed or implied unless otherwise stated in the contract terms.
2. All properties convey with a General or Special Warranty deed. The seller does none of their own title work when they buy the property and none when they sell. Defects (if any) are the responsibility of the BUYER to discover and remedy.  
Examples of defects could be but are not limited to: back due property taxes, utility bills, homeowner association liens, dues or assessments, code violations, city assessments. Many of these items can be learned for free by doing your own research upfront. Still, a full title search may be desired and can be done by a local title company. Buyer is responsible for all due diligence and as much due diligence as possible should be done prior to agreeing to this contract.
3. Neither the Seller of Record nor Scorpican, LLC is acting as an agent in the sale nor do we compensate for agency agreements on behalf of the buyer. If you are working with an agent, it will be your responsibility to pay their fees.
4. Neither the Seller of Record nor Scorpican, LLC provides tax, legal, accounting, investment, title vesting, property valuation, or property repair or serviced needed to complete this transaction.
5. All closing dates are scheduled within 10 days of deposit unless otherwise noted. All sales are cash/hard money ONLY.
6. Due to the nature of where we get our inventory, closings can be delayed simply because deeds are not in and/or recorded in the name of the selling entity – this is not to say the seller does not control the property. This is because we purchased the property as a Short Sale, Bank Owned Home, at Foreclosure Auction, directly from a seller, or by some other means where the title has not transferred at the same time or even in timely manner. Funds are never collected prior to closing (except the Earnest Deposit).
7. Scorpican, LLC provides the Purchase Contract and/or an Assignment contract. The TOTAL price paid is a combination of the two documents and is clearly stated on the Assignment Contract. This TOTAL price is the price agreed upon by the buyer at the time of Contract.
8. A non-refundable earnest deposit of \$1,000 per property shall be made out to Coffelt Land Title Company.
9. Scorpican, LLC NEVER handles your money – all funds are handled by the title companies and are disbursed at closing.

\_\_\_\_\_  
Buyer Acknowledgment of Acceptance of Rules

\_\_\_\_\_  
Date

Agyrtis Lending, PO Box 1216, Lee's Summit, MO 64063, USA, 816-366-0172

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