

TOWNHOUSE- Memramcook NB

Realtor Name: Kyle Johnson **List Price:** \$1,860,000

Property Type: 6 UNIT Townhouse

Additional Information:

MONTHLY GROSS RENTAL INCOME \$12,400

Rental Vacancy Rate **2%** \$248

MONTHLY GROSS OPERATING INCOME (GOI) \$12,152

MONTHLY OPERATING EXPENSES

Property Taxes \$2,170

Insurance \$291

Utilities \$416

Repairs & Maintenance Reserve **2%** \$248

Property Management **6%** \$744

Condo/Strata/HOA Fees \$0

Cleaning \$0

Lawn Maintenance/Snow Removal \$100

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$3,969

NET OPERATING INCOME (GOI - NOE) \$8,183

MONTHLY DEBT SERVICE

Mortgage Payment \$6,713.94

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$6,714

ESTIMATED NET MONTHLY CASH FLOW \$1,469

PASSIVE APPRECIATION 5.00%

LIST PRICE \$1,860,000

Down Payment **8%** \$148,800

Mortgage Amount \$1,711,200

Interest Rate **4.10%**

Amortization (years) **50**

Monthly Payment \$6,713.94



Sample

CASH REQUIRED TO CLOSE

Down Payment \$148,800

Initial Improvements

Building Inspection \$500

Appraisal

Lender Fees

Legal Fees

Other Fees

TOTAL CASH REQUIRED \$149,300

The 4 Ways to Win™

Cash Flow \$ 17,628.67

Principal Recapture \$ 10,605.96

Passive Appreciation \$ 93,000.00

Active Appreciation

Year One Total ROI 81.20%

The 4 Ways to Win™

