

# 54/56 Point Park Riverview

**Realtor Name:** Kyle Johnson **List Price:** \$374,900

**Property Type:** Duplex

**Additional Information:** PROJECTED ASKING PRICE

<b>MONTHLY GROSS RENTAL INCOME</b>	<b>\$3,300</b>
Rental Vacancy Rate	2% \$66
<b>MONTHLY GROSS OPERATING INCOME (GOI)</b>	<b>\$3,234</b>

<b>MONTHLY OPERATING EXPENSES</b>	
Property Taxes	\$475
Insurance	\$125
Utilities	\$507
Repairs & Maintenance Reserve	5% \$165
Property Management	7% \$231
Condo/Strata/HOA Fees	\$0
Cleaning	\$0

Lawn Maintenance/Snow Removal	\$0
Other	\$0

**TOTAL NET OPERATING EXPENSES (NOE)** \$1,503

**NET OPERATING INCOME (GOI - NOE)** \$1,731

**MONTHLY DEBT SERVICE**

Mortgage Payment	\$1,603.03
2nd Mortgage or LOC Payment	

**TOTAL MONTHLY DEBT SERVICE** \$1,603

**ESTIMATED NET MONTHLY CASH FLOW** \$128

**PASSIVE APPRECIATION** 5.00%

**LIST PRICE** \$374,900

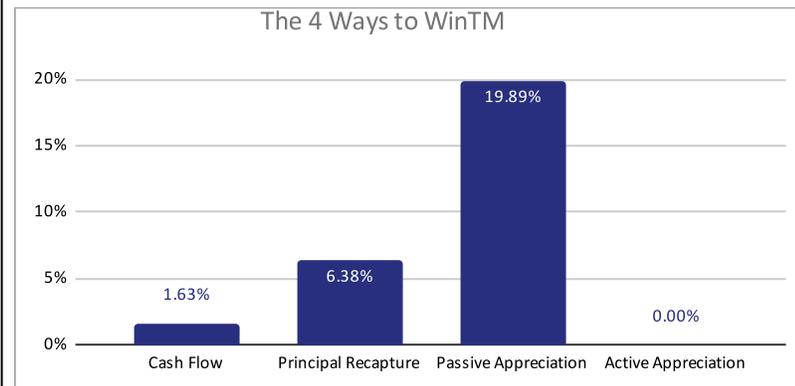
Down Payment	25%	\$93,725
Mortgage Amount		\$281,175
Interest Rate		4.75%
Amortization (years)		25
Monthly Payment		\$1,603.03



**CASH REQUIRED TO CLOSE**

Down Payment	\$93,725
Initial Improvements	
Building Inspection	\$500
Appraisal	
Lender Fees	
Legal Fees	
Other Fees	

**TOTAL CASH REQUIRED** \$94,225



**The 4 Ways to Win™**

Cash Flow	\$ 1,535.67
Principal Recapture	\$ 6,010.25
Passive Appreciation	\$ 18,745.00
Active Appreciation	

**Year One Total ROI** 27.90%