

1645 St Luke - Windsor, Ontario

Realtor Name: Mike Seal

List Price: \$750,000

Property Type: Tri-Plex Tuen Key

Additional Information: Turn Key 3 Unit

MONTHLY GROSS RENTAL INCOME	\$5,250
Rental Vacancy Rate	2% \$105
MONTHLY GROSS OPERATING INCOME (GOI)	\$5,145

MONTHLY OPERATING EXPENSES

Property Taxes	\$252
Insurance	\$200
Utilities	\$150
Repairs & Maintenance Reserve	2% \$105
Property Management	5% \$263
Condo/Strata/HOA Fees	\$0
Cleaning	
Gifts	1% \$53
Lawn Maintenance/Snow Removal	
Other	\$0
TOTAL NET OPERATING EXPENSES (NOE)	\$1,022
NET OPERATING INCOME (GOI - NOE)	\$4,123

MONTHLY DEBT SERVICE

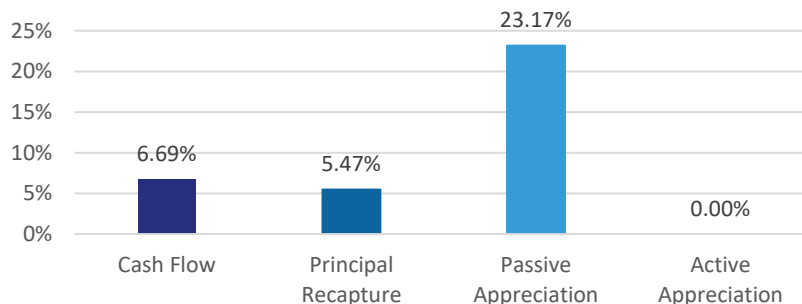
Mortgage Payment	\$3,220.93
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$3,221
ESTIMATED NET MONTHLY CASH FLOW	\$902

PASSIVE APPRECIATION 5.00%

LIST PRICE \$750,000

Down Payment	20%	\$150,000
Mortgage Amount		\$600,000
Interest Rate		5.00%
Amortization (years)		30
Monthly Payment		\$3,220.93

The 4 Ways to Win™



CASH REQUIRED TO CLOSE

Down Payment	\$150,000
Initial Improvements	\$0
Building Inspection	\$0
Appraisal	\$500
Lender Fees	\$0
Legal Fees	\$1,300
Other Fees	\$10,073

TOTAL CASH REQUIRED \$161,873

The 4 Ways to Win™

Cash Flow	\$	10,824.84
Principal Recapture	\$	8,852.19
Passive Appreciation	\$	37,500.00
Active Appreciation	\$	-

Year One Total ROI 35.32%