

189-191-193 Archibald

Realtor Name: Kyle Johnson

List Price: \$499,900

Property Type: Triplex

Additional Information:

MONTHLY GROSS RENTAL INCOME \$3,375

Rental Vacancy Rate 2% \$68

MONTHLY GROSS OPERATING INCOME (GOI) \$3,308

MONTHLY OPERATING EXPENSES

Property Taxes \$500

Insurance \$97

Utilities \$280

Repairs & Maintenance Reserve 5% \$168

Property Management 7% \$236

Condo/Strata/HOA Fees \$0

Cleaning \$0

Lawn Maintenance/Snow Removal \$54

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$1,335

NET OPERATING INCOME (GOI - NOE) \$1,973

MONTHLY DEBT SERVICE

Mortgage Payment \$2,031.11

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$2,031

ESTIMATED NET MONTHLY CASH FLOW -\$59

PASSIVE APPRECIATION 5.00%

LIST PRICE \$499,900

Down Payment 25% \$124,975

Mortgage Amount \$374,925

Interest Rate 4.25%

Amortization (years) 25

Monthly Payment \$2,031.11

CASH REQUIRED TO CLOSE

Down Payment \$124,975

Initial Improvements

Building Inspection \$500

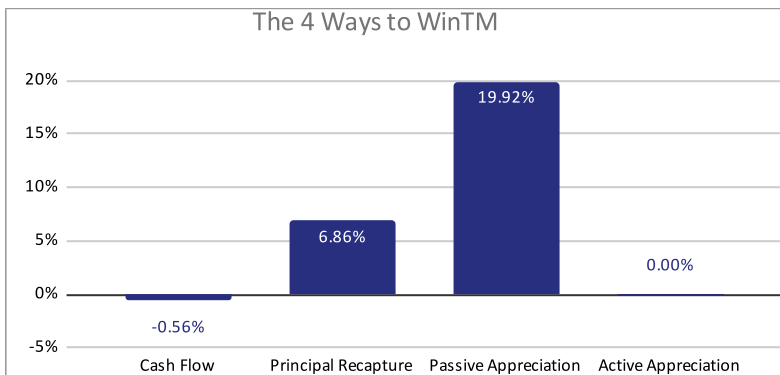
Appraisal

Lender Fees

Legal Fees

Other Fees

TOTAL CASH REQUIRED \$125,475



The 4 Ways to Win™

Cash Flow -\$ 703.34

Principal Recapture \$ 8,605.37

Passive Appreciation \$ 24,995.00

Active Appreciation

Year One Total ROI 26.22%