

17-21 Boul Sait Joseph, Gatineau

Realtor Name: Mike Seal

List Price: \$2,030,000

Property Type: 11 Unit Multi Family

Additional Information: 11 Unit Multi Family Add Value

MONTHLY GROSS RENTAL INCOME	\$10,429
Rental Vacancy Rate	3% \$313
MONTHLY GROSS OPERATING INCOME (GOI)	\$10,116

MONTHLY OPERATING EXPENSES

Property Taxes	\$1,802
Insurance	\$770
Utilities	\$100
Repairs & Maintenance Reserve	5% \$521
Property Management	10% \$1,043
Condo/Strata/HOA Fees	\$0
Cleaning	
Gifts	1% \$104
Lawn Maintenance/Snow Removal	\$57
Other	\$0

TOTAL NET OPERATING EXPENSES (NOE) \$4,398

NET OPERATING INCOME (GOI - NOE) \$5,718

MONTHLY DEBT SERVICE

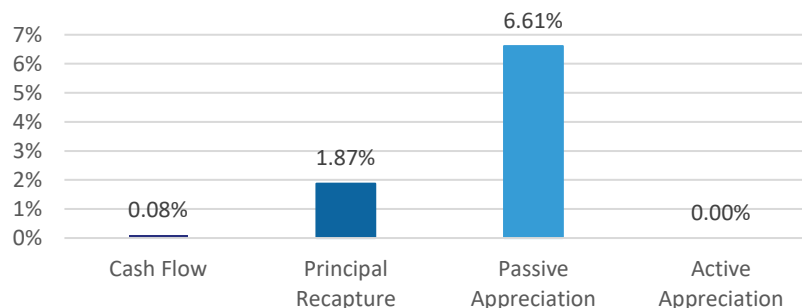
Mortgage Payment	\$5,678.06
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$5,678
ESTIMATED NET MONTHLY CASH FLOW	\$40

PASSIVE APPRECIATION 2.00%

LIST PRICE \$2,030,000

Down Payment	30%	\$609,000
Mortgage Amount	#####	
Interest Rate	4.00%	
Amortization (years)	45	
Monthly Payment		\$5,678.06

The 4 Ways to Win™



CASH REQUIRED TO CLOSE	
Down Payment	\$609,000
Initial Improvements	\$0
Building Inspection	\$850
Appraisal	\$2,000
Lender Fees	\$0
Legal Fees	\$2,500
Other Fees	\$0
TOTAL CASH REQUIRED	\$614,350

The 4 Ways to Win™

Cash Flow	\$	485.20
Principal Recapture	\$	11,506.11
Passive Appreciation	\$	40,600.00
Active Appreciation	\$	-
Year One Total ROI		8.56%