

7 Northumberland - East Saint John NB

Realtor Name: MICHAEL JACKSON

List Price: \$460,000

Property Type: 3-units

MONTHLY GROSS RENTAL INCOME \$5,900

Rental Vacancy Rate 2% \$118

MONTHLY GROSS OPERATING INCOME (GOI) \$5,782

MONTHLY OPERATING EXPENSES

Property Taxes \$589

Insurance \$183

Utilities \$407

Repairs & Maintenance Reserve 5% \$295

Property Management 7% \$413

Condo/Strata/HOA Fees \$0

Cleaning

Gifts 0% \$0

Lawn Maintenance/Snow Removal \$198

Other \$155

TOTAL NET OPERATING EXPENSES (NOE) \$2,240

NET OPERATING INCOME (GOI - NOE) \$3,542

MONTHLY DEBT SERVICE

Mortgage Payment \$1,864.60

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$1,865

ESTIMATED NET MONTHLY CASH FLOW \$1,677

PASSIVE APPRECIATION 3.00%

LIST PRICE \$460,000

Down Payment 20% \$92,000

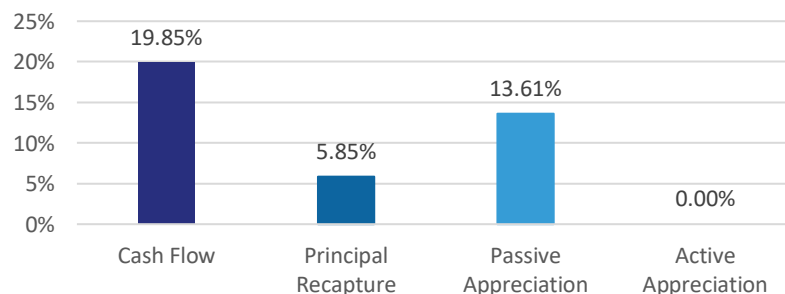
Mortgage Amount \$368,000

Interest Rate 4.50%

Amortization (years) 30

Monthly Payment \$1,864.60

The 4 Ways to Win™



Buy, Sell or Invest
With Confidence

Mike Jackson

506-333-2077



CASH REQUIRED TO CLOSE

Down Payment \$92,000

Initial Improvements

Building Inspection \$900

Appraisal \$900

Lender Fees

Legal Fees \$4,600

Other Fees \$3,000

TOTAL CASH REQUIRED \$101,400

The 4 Ways to Win™

Cash Flow \$ 20,128.78

Principal Recapture \$ 5,936.67

Passive Appreciation \$ 13,800.00

Active Appreciation

Year One Total ROI 39.32%