

# TOWNHOUSE - 6 UNIT Dieppe NB

**Realtor Name:** Kyle Johnson **List Price:** \$1,950,000

**Property Type:** 6 UNIT TOWNHOUSE

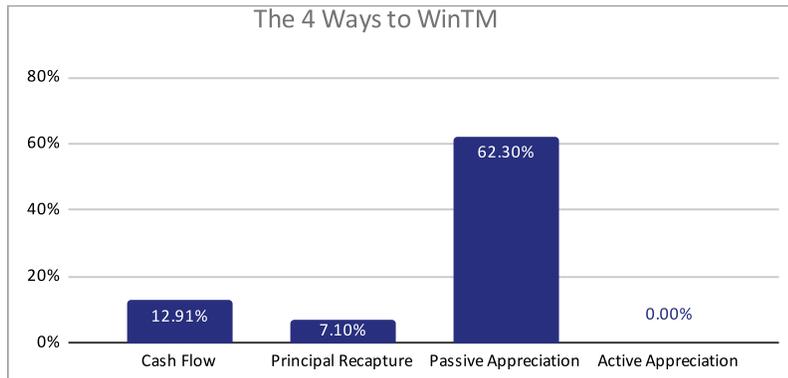
**Additional Information:**

|   |    |                 |
|---|----|-----------------|
| <b>MONTHLY GROSS RENTAL INCOME</b>          |    | <b>\$13,000</b> |
| Rental Vacancy Rate                         | 2% | \$260           |
| <b>MONTHLY GROSS OPERATING INCOME (GOI)</b> |    | <b>\$12,740</b> |
| <b>MONTHLY OPERATING EXPENSES</b>           |    |                 |
| Property Taxes                              |    | \$2,170         |
| Insurance                                   |    | \$292           |
| Utilities                                   |    | \$416           |
| Repairs & Maintenance Reserve               | 2% | \$260           |
| Property Management                         | 6% | \$780           |
| Condo/Strata/HOA Fees                       |    | \$0             |
| Cleaning                                    |    | \$0             |
| Lawn Maintenance/Snow Removal               |    | \$100           |
| Other                                       |    | \$0             |
| <b>TOTAL NET OPERATING EXPENSES (NOE)</b>   |    | <b>\$4,018</b>  |
| <b>NET OPERATING INCOME (GOI - NOE)</b>     |    | <b>\$8,722</b>  |
| <b>MONTHLY DEBT SERVICE</b>                 |    |                 |
| Mortgage Payment                            |    | \$7,038.81      |
| 2nd Mortgage or LOC Payment                 |    |                 |
| <b>TOTAL MONTHLY DEBT SERVICE</b>           |    | <b>\$7,039</b>  |
| <b>ESTIMATED NET MONTHLY CASH FLOW</b>      |    | <b>\$1,683</b>  |
| <b>PASSIVE APPRECIATION</b>                 |    | <b>5.00%</b>    |



|                      |    |                    |
|----------------------|----|--------------------|
| <b>LIST PRICE</b>    |    | <b>\$1,950,000</b> |
| Down Payment         | 8% | \$156,000          |
| Mortgage Amount      |    | \$1,794,000        |
| Interest Rate        |    | 4.10%              |
| Amortization (years) |    | 50                 |
| Monthly Payment      |    | \$7,038.81         |

|                               |                  |
|-------------------------------|------------------|
| <b>CASH REQUIRED TO CLOSE</b> |                  |
| Down Payment                  | \$156,000        |
| Initial Improvements          |                  |
| Building Inspection           | \$500            |
| Appraisal                     |                  |
| Lender Fees                   |                  |
| Legal Fees                    |                  |
| Other Fees                    |                  |
| <b>TOTAL CASH REQUIRED</b>    | <b>\$156,500</b> |



|                           |               |
|---------------------------|---------------|
| <b>The 4 Ways to Win™</b> |               |
| Cash Flow                 | \$ 20,198.25  |
| Principal Recapture       | \$ 11,119.15  |
| Passive Appreciation      | \$ 97,500.00  |
| Active Appreciation       |               |
| <b>Year One Total ROI</b> | <b>82.31%</b> |