

9 Exmouth St. Saint John NB



Realtor Name:

Property Type: 5 unit

IN Uptown Saint John 5-2 bedroom apartments

List Price: \$650,000

MONTHLY GROSS RENTAL INCOME	\$5,070
Rental Vacancy Rate	3% \$152
MONTHLY GROSS OPERATING INCOME (GOI)	\$4,918

MONTHLY OPERATING EXPENSES

Property Taxes	\$537
Insurance	\$254
Utilities	\$51
Repairs & Maintenance Reser	5% \$254
Property Management	6% \$304
Condo/Strata/HOA Fees	
Cleaning	
Gifts	1% \$51
Lawn Maintenance/Snow Removal	\$178
Other	\$178

TOTAL NET OPERATING EXPENSES (NOE) \$1,806

NET OPERATING INCOME (GOI - NOE) \$3,112

MONTHLY DEBT SERVICE

Mortgage Payment	\$2,601.74
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$2,602
ESTIMATED NET MONTHLY CASH FLOW	\$510

PASSIVE APPRECIATION 3.00%

LIST PRICE \$650,000

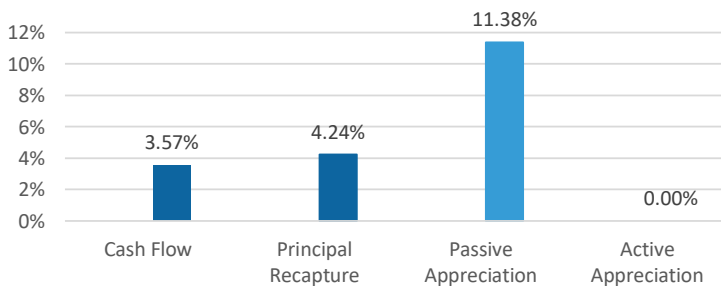
Down Payment	25% \$162,500
Mortgage Amount	\$487,500
Interest Rate	5.00%
Amortization (years)	30
Monthly Payment	\$2,601.74



CASH REQUIRED TO CLOSE

Down Payment	\$162,500
Development Fees	
Building Inspection	\$1,200
Appraisal	\$1,200
Land Transfer Tax	\$6,500
Legal Fees	\$0
TOTAL CASH REQUIRED	\$171,400

The 4 Ways to Win™



The 4 Ways to Win™

Cash Flow	\$ 6,117.10
Principal Recapture	\$ 7,259.18
Passive Appreciation	\$ 19,500.00
Active Appreciation	
Year One Total ROI	19.18%

The data provided in this document is held to be accurate but is not guaranteed and should be independently verified. Any use or reproduction of The 4 Ways to Win™ name or graph without written consent of Keyspire® Group Inc. is strictly prohibited.

KEYSPIRE and the KEYSPIRE logo are trademarks of Keyspire® Group Inc., registered in Canada.