

Tecumseh ON

Realtor Name: Mike Seal

List Price: \$2,100,000

Property Type: 6 Unit - MLI Select

Additional Information: Property management Inc for yr 1 - Builder Warranty

MONTHLY GROSS RENTAL INCOME \$12,250

Rental Vacancy Rate 2% \$245

MONTHLY GROSS OPERATING INCOME (GOI) \$12,005

MONTHLY OPERATING EXPENSES

Property Taxes \$1,100

Insurance \$500

Utilities

Repairs & Maintenance Reserve 0% \$0

Property Management 0% \$0

Condo/Strata/HOA Fees \$0

Cleaning

Gifts 0% \$0

Lawn Maintenance/Snow Removal \$400

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$2,000

NET OPERATING INCOME (GOI - NOE) \$10,005

MONTHLY DEBT SERVICE

Mortgage Payment \$8,028.04

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$8,028

ESTIMATED NET MONTHLY CASH FLOW \$1,977

PASSIVE APPRECIATION 5.00%

LIST PRICE \$2,100,000

Down Payment 5% \$105,000

Mortgage Amount #####

Interest Rate 4.25%

Amortization (years) 50

Monthly Payment \$8,028.04



CASH REQUIRED TO CLOSE

Down Payment \$105,000

Initial Improvements \$30,000

Building Inspection \$1,000

Appraisal \$2,500

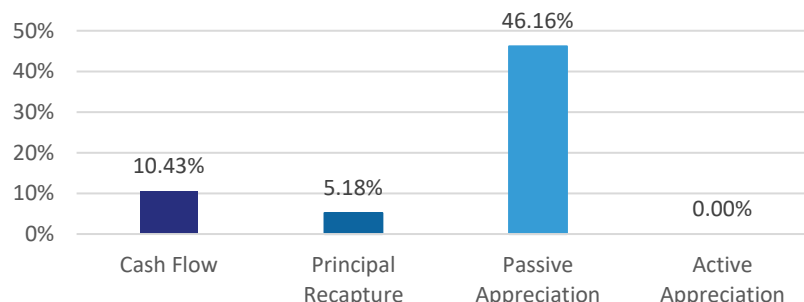
Lender Fees \$35,000

Legal Fees \$15,000

Other Fees \$38,975

TOTAL CASH REQUIRED \$227,475

The 4 Ways to Win™



The 4 Ways to Win™

Cash Flow \$ 23,723.47

Principal Recapture \$ 11,776.68

Passive Appreciation \$ 105,000.00

Active Appreciation \$ -

Year One Total ROI 61.77%