42 Duke St. St. Stepen NB 6-Unit

Realtor Name:	**MICHAEL JACKSON**	**List Price:**	**$635,000**
Property Type:	6 -unit	2-1 Bedrooms & 4 -2 Bedrooms	
Uptown Saint john NB			

MONTHLY GROSS RENTAL INCOME		**$5,727**	
Rental Vacancy Rate	**2%**	$115	
MONTHLY GROSS OPERATING INCOME (GOI)			**$5,612**
MONTHLY OPERATING EXPENSES			
Property Taxes		$546	
Insurance		$250	
Utilities		$334	
Repairs & Maintenance Reserve	**5%**	$286	
Property Management	**6%**	$344	
Condo/Strata/HOA Fees		$0	
Cleaning			
Gifts	**0%**	$0	
Lawn Maintenance/Snow Removal		$250	
Other		$412	
TOTAL NET OPERATING EXPENSES (NOE)			**$2,422**
NET OPERATING INCOME (GOI - NOE)			**$3,191**
MONTHLY DEBT SERVICE			
Mortgage Payment		$2,441.47	
2nd Mortgage or LOC Payment			
TOTAL MONTHLY DEBT SERVICE			**$2,441**
ESTIMATED NET MONTHLY CASH FLOW			**$749**
PASSIVE APPRECIATION			**2.00%**

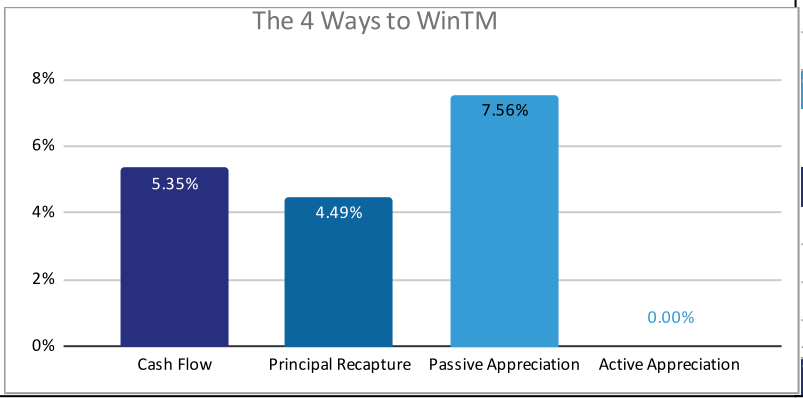
Buy, Sell or Invest
With Confidence

Mike Jackson

506-333-2077

LIST PRICE			**$635,000**
Down Payment	**25%**	$158,750	
Mortgage Amount		$476,250	
Interest Rate		**4.60%**	
Amortization (years)		**30**	
Monthly Payment		$2,441.47	

CASH REQUIRED TO CLOSE	
Down Payment	$158,750
Initial Improvements	$0
Building Inspection	$1,400
Appraisal	$1,400
Lender Fees	
Legal Fees	$0
Other Fees	$6,500
TOTAL CASH REQUIRED	**$168,050**



The 4 Ways to Win™		
Cash Flow	$	8,991.85
Principal Recapture	$	7,547.94
Passive Appreciation	$	12,700.00
Active Appreciation		
Year One Total ROI		**17.40%**