

168 Leslie Moncton NB

Realtor Name: Kyle Johnson

List Price: \$709,900

Property Type: 6 UNIT

Additional Information: All 1 bedroom Units --- PROJECTED RENTS

MONTHLY GROSS RENTAL INCOME \$7,200

Rental Vacancy Rate 2% \$144

MONTHLY GROSS OPERATING INCOME (GOI) \$7,056

MONTHLY OPERATING EXPENSES

Property Taxes \$650

Insurance \$318

Utilities \$340

Repairs & Maintenance Reserve 5% \$360

Property Management 7% \$504

Condo/Strata/HOA Fees \$0

Cleaning \$0

Lawn Maintenance/Snow Removal/garbage/cleaning \$0

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$2,172

NET OPERATING INCOME (GOI - NOE) \$4,884

MONTHLY DEBT SERVICE

Mortgage Payment \$3,237.81

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$3,238

ESTIMATED NET MONTHLY CASH FLOW \$1,646

PASSIVE APPRECIATION 5.00%

LIST PRICE \$709,900

Down Payment 20% \$141,980

Mortgage Amount \$567,920

Interest Rate 4.75%

Amortization (years) 25

Monthly Payment \$3,237.81



CASH REQUIRED TO CLOSE

Down Payment \$141,980

Initial Improvements

Building Inspection \$500

Appraisal

Lender Fees

Legal Fees

Other Fees

TOTAL CASH REQUIRED \$142,480

The 4 Ways to Win™

Cash Flow \$ 19,754.27

Principal Recapture \$ 12,139.55

Passive Appreciation \$ 35,495.00

Active Appreciation

Year One Total ROI 47.30%

The 4 Ways to Win™

