

MEIGHEN HEIGHTS - Windsor, Ontario

Realtor Name: Mike Seal

List Price: \$2,068,120

Property Type: MLI Select Multi Family

Additional Information: Case Study - Past Deals - SOLD in 2024

MONTHLY GROSS RENTAL INCOME \$11,850

Rental Vacancy Rate 2% \$237

MONTHLY GROSS OPERATING INCOME (GOI) \$11,613

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

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$1,600

NET OPERATING INCOME (GOI - NOE) \$10,013

MONTHLY DEBT SERVICE

Mortgage Payment \$8,239.81

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$8,240

ESTIMATED NET MONTHLY CASH FLOW \$1,773

PASSIVE APPRECIATION 5.00%

LIST PRICE \$2,068,120

Down Payment 5% \$103,406

Mortgage Amount #####

Interest Rate 4.50%

Amortization (years) 50

Monthly Payment \$8,239.81



CASH REQUIRED TO CLOSE

Down Payment \$103,406

Initial Improvements \$30,000

Building Inspection \$1,500

Appraisal \$2,500

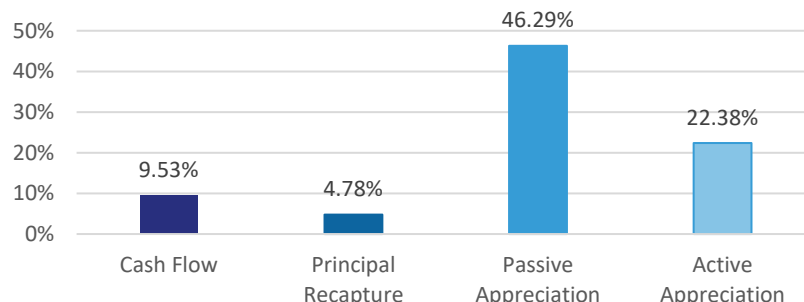
Lender Fees \$35,000

Legal Fees \$12,000

Other Fees \$38,975

TOTAL CASH REQUIRED \$223,381

The 4 Ways to Win™



The 4 Ways to Win™

Cash Flow \$ 21,278.29

Principal Recapture \$ 10,684.16

Passive Appreciation \$ 103,406.00

Active Appreciation \$ 50,000.00

Year One Total ROI 82.98%