

113-115 Elmwood

Realtor Name: Kyle Johnson **List Price:** \$464,900

Property Type: Triplex

Additional Information:

MONTHLY GROSS RENTAL INCOME \$4,300

Rental Vacancy Rate **2%** \$86

MONTHLY GROSS OPERATING INCOME (GOI) \$4,214

MONTHLY OPERATING EXPENSES

Property Taxes \$412

Insurance \$200

Utilities \$200

Repairs & Maintenance Reserve **5%** \$215

Property Management **7%** \$301

Condo/Strata/HOA Fees \$0

Cleaning \$0

Lawn Maintenance/Snow Removal \$100

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$1,428

NET OPERATING INCOME (GOI - NOE) \$2,786

MONTHLY DEBT SERVICE

Mortgage Payment \$1,963.13

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$1,963

ESTIMATED NET MONTHLY CASH FLOW \$823

PASSIVE APPRECIATION 5.00%

LIST PRICE \$464,900

Down Payment **20%** \$92,980

Mortgage Amount \$371,920

Interest Rate **4.00%**

Amortization (years) **25**

Monthly Payment \$1,963.13



CASH REQUIRED TO CLOSE

Down Payment \$92,980

Initial Improvements

Building Inspection \$500

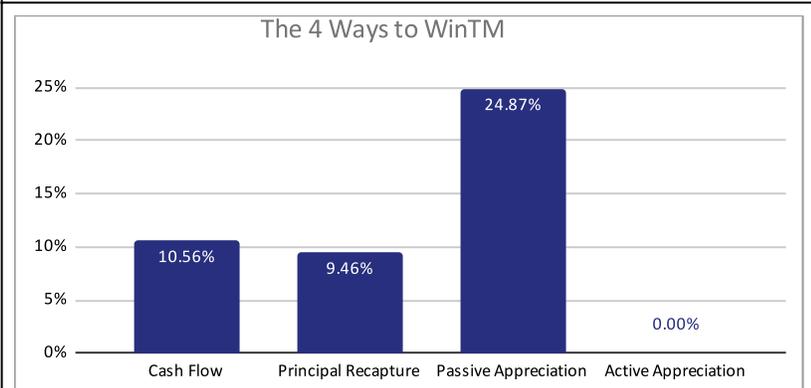
Appraisal

Lender Fees

Legal Fees

Other Fees

TOTAL CASH REQUIRED \$93,480



The 4 Ways to Win™

Cash Flow \$ 9,874.43

Principal Recapture \$ 8,841.70

Passive Appreciation \$ 23,245.00

Active Appreciation

Year One Total ROI 44.89%