

# 109 Broad St

**Realtor Name:** MICHAEL JACKSON **List Price:** \$699,900

Property Type: 3-units

<b>MONTHLY GROSS RENTAL INCOME</b>		<b>\$6,750</b>
Rental Vacancy Rate	2%	\$135
<b>MONTHLY GROSS OPERATING INCOME (GOI)</b>		<b>\$6,615</b>
<b>MONTHLY OPERATING EXPENSES</b>		
Property Taxes		\$684
Insurance		\$340
Utilities		\$968
Repairs & Maintenance Reserve	5%	\$338
Property Management	7%	\$473
Condo/Strata/HOA Fees		\$0
Cleaning		
Gifts	0%	\$0
Lawn Maintenance/Snow Removal		\$150
Other		\$102
<b>TOTAL NET OPERATING EXPENSES (NOE)</b>		<b>\$3,054</b>
<b>NET OPERATING INCOME (GOI - NOE)</b>		<b>\$3,561</b>
<b>MONTHLY DEBT SERVICE</b>		
Mortgage Payment		\$2,837.03
2nd Mortgage or LOC Payment		
<b>TOTAL MONTHLY DEBT SERVICE</b>		<b>\$2,837</b>
<b>ESTIMATED NET MONTHLY CASH FLOW</b>		<b>\$724</b>
<b>PASSIVE APPRECIATION</b>		<b>3.00%</b>

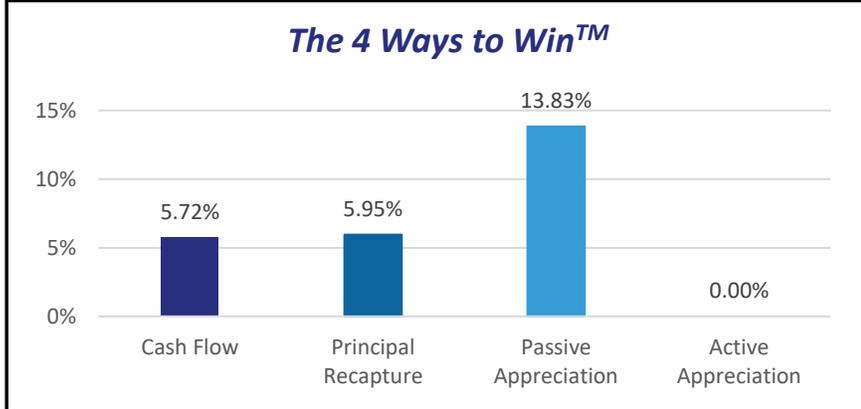


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With Confidence

Mike Jackson  
506-333-2077

<b>LIST PRICE</b>		<b>\$699,900</b>
Down Payment	20%	\$139,980
Mortgage Amount		\$559,920
Interest Rate		<b>4.50%</b>
Amortization (years)		<b>30</b>
Monthly Payment		\$2,837.03

<b>CASH REQUIRED TO CLOSE</b>	
Down Payment	\$139,980
Initial Improvements	
Building Inspection	\$900
Appraisal	\$900
Lender Fees	
Legal Fees	\$3,000
Other Fees	\$6,990
<b>TOTAL CASH REQUIRED</b>	<b>\$151,770</b>



<b>The 4 Ways to Win™</b>	
Cash Flow	\$ 8,687.61
Principal Recapture	\$ 9,032.78
Passive Appreciation	\$ 20,997.00
Active Appreciation	
<b>Year One Total ROI</b>	<b>25.51%</b>

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