

10 Newman St. Saint John NB- North End

Realtor Name: MICHAEL JACKSON

List Price: \$310,000

Property Type: 3 unit- All tenants pay own heat and lights

average location- 2-3bedrooms & 1-1 Bedroom plus a den

MONTHLY GROSS RENTAL INCOME \$3,355

Rental Vacancy Rate 2% \$67

MONTHLY GROSS OPERATING INCOME (GOI) \$3,288

MONTHLY OPERATING EXPENSES

Property Taxes \$401

Insurance \$204

Utilities \$45

Repairs & Maintenance Reserve 5% \$168

Property Management 6% \$201

Condo/Strata/HOA Fees \$0

Cleaning

Gifts 1% \$34

Lawn Maintenance/Snow Removal \$64

Other \$131

TOTAL NET OPERATING EXPENSES (NOE) \$1,248

NET OPERATING INCOME (GOI - NOE) \$2,040

MONTHLY DEBT SERVICE

Mortgage Payment \$1,378.46

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$1,378

ESTIMATED NET MONTHLY CASH FLOW \$662

PASSIVE APPRECIATION 2.00%

LIST PRICE \$310,000

Down Payment 20% \$62,000

Mortgage Amount \$248,000

Interest Rate 4.50%

Amortization (years) 25

Monthly Payment \$1,378.46



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Mike Jackson

506-333-2077



CASH REQUIRED TO CLOSE

Down Payment \$62,000

Initial Improvements \$0

Building Inspection \$1,200

Appraisal \$1,200

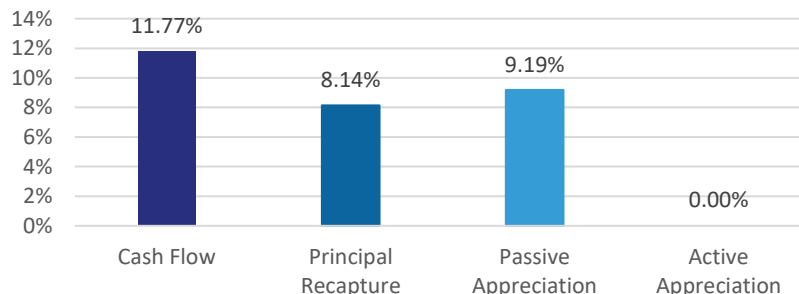
Lender Fees

Legal Fees \$0

Other Fees \$3,100

TOTAL CASH REQUIRED \$67,500

The 4 Ways to Win™



The 4 Ways to Win™

Cash Flow \$ 7,942.03

Principal Recapture \$ 5,493.97

Passive Appreciation \$ 6,200.00

Active Appreciation

Year One Total ROI 29.09%