

9 Exmouth St- Uptown Saint John NB

Realtor Name: MICHAEL JACKSON

List Price: \$599,000

Property Type: 5 units- All 2 Bedroom Units

Tenants pay their own heat. Lights, and hot water. All units have dishwashers & washer/dryers.

MONTHLY GROSS RENTAL INCOME	\$5,275
Rental Vacancy Rate	2% \$106
MONTHLY GROSS OPERATING INCOME (GOI)	\$5,170

MONTHLY OPERATING EXPENSES

Property Taxes	\$537
Insurance	\$254
Utilities	\$51
Repairs & Maintenance Reserve	5% \$264
Property Management	6% \$317
Condo/Strata/HOA Fees	\$0
Cleaning	
Gifts	0% \$0
Lawn Maintenance/Snow Removal	\$178
Other	\$178

TOTAL NET OPERATING EXPENSES (NOE) \$1,778

NET OPERATING INCOME (GOI - NOE) \$3,391

MONTHLY DEBT SERVICE

Mortgage Payment	\$2,276.28
2nd Mortgage or LOC Payment	

TOTAL MONTHLY DEBT SERVICE \$2,276

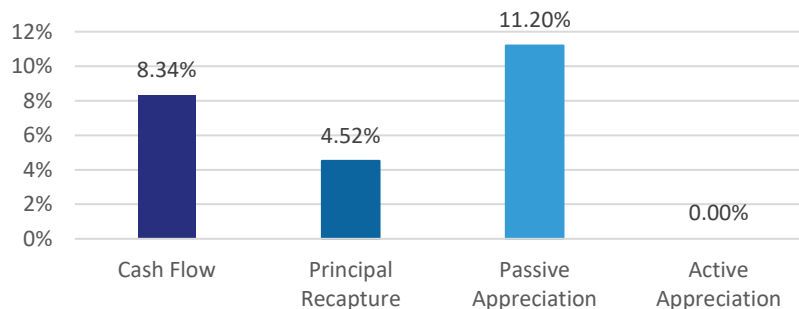
ESTIMATED NET MONTHLY CASH FLOW \$1,115

PASSIVE APPRECIATION 3.00%

LIST PRICE \$599,000

Down Payment	25%	\$149,750
Mortgage Amount		\$449,250
Interest Rate		4.50%
Amortization (years)		30
Monthly Payment		\$2,276.28

The 4 Ways to Win™



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With Confidence

Mike Jackson

506-333-2077



CASH REQUIRED TO CLOSE

Down Payment	\$149,750
Initial Improvements	
Building Inspection	\$900
Appraisal	\$900
Lender Fees	
Legal Fees	\$3,000
Other Fees	\$5,900

TOTAL CASH REQUIRED \$160,450

The 4 Ways to Win™

Cash Flow	\$	13,379.59
Principal Recapture	\$	7,247.42
Passive Appreciation	\$	17,970.00
Active Appreciation		

Year One Total ROI 24.06%