

Sixty Five Broadway - 1 Bedroom + Den



Realtor Name: REC

Property Type: Pre-Construction

Additional Information:

List Price: \$719,300

MONTHLY GROSS RENTAL INCOME	\$2,700
Rental Vacancy Rate	1% \$27
MONTHLY GROSS OPERATING INCOME (GOI)	\$2,673

MONTHLY OPERATING EXPENSES

Property Taxes	\$0
Insurance	\$25
Utilities	\$0
Repairs & Maintenance Reserv	0% \$0
Property Management	0% \$0
Condo/Strata/HOA Fees	\$0
Cleaning	\$0
Gifts	1% \$14
Lawn Maintenance/Snow Removal	\$0
Other	\$0
TOTAL NET OPERATING EXPENSES (NOE)	\$39

NET OPERATING INCOME (GOI - NOE) \$2,635

MONTHLY DEBT SERVICE

Mortgage Payment	\$2,420.32
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$2,420

ESTIMATED NET MONTHLY CASH FLOW \$214

PASSIVE APPRECIATION 5.00%

LIST PRICE \$719,300

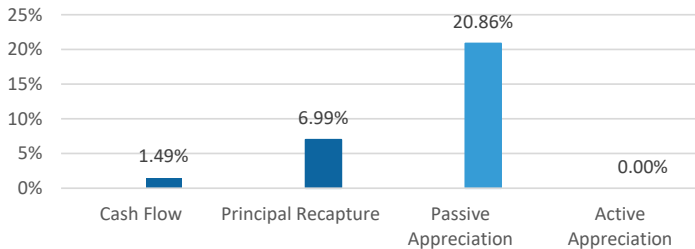
Down Payment	20%	\$143,860
Mortgage Amount		\$575,440
Interest Rate		3.00%
Amortization (years)		30
Monthly Payment		\$2,420.32



CASH REQUIRED TO CLOSE

Down Payment	\$143,860
Development Fees	\$5,000
Building Inspection	
Appraisal	
Land Transfer Tax	\$21,722
Legal Fees	\$1,800
TOTAL CASH REQUIRED	\$172,382

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Cash Flow	\$ 2,570.21
Principal Recapture	\$ 12,051.30
Passive Appreciation	\$ 35,965.00
Active Appreciation	
Year One Total ROI	29.35%

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Sixty Five Broadway - 2 Bedroom



Realtor Name: REC

Property Type: Pre-Construction

Additional Information:

List Price: \$870,990

MONTHLY GROSS RENTAL INCOME	\$3,300
Rental Vacancy Rate	1% \$33
MONTHLY GROSS OPERATING INCOME (GOI)	\$3,267

MONTHLY OPERATING EXPENSES	
Property Taxes	\$0
Insurance	\$25
Utilities	\$0
Repairs & Maintenance Reserv	0% \$0
Property Management	0% \$0
Condo/Strata/HOA Fees	\$0
Cleaning	\$0
Gifts	1% \$17
Lawn Maintenance/Snow Removal	\$0
Other	\$0

TOTAL NET OPERATING EXPENSES (NOE) \$42

NET OPERATING INCOME (GOI - NOE) \$3,226

MONTHLY DEBT SERVICE

Mortgage Payment	\$2,930.73
2nd Mortgage or LOC Payment	

TOTAL MONTHLY DEBT SERVICE \$2,931

ESTIMATED NET MONTHLY CASH FLOW \$295

PASSIVE APPRECIATION 5.00%

LIST PRICE \$870,990

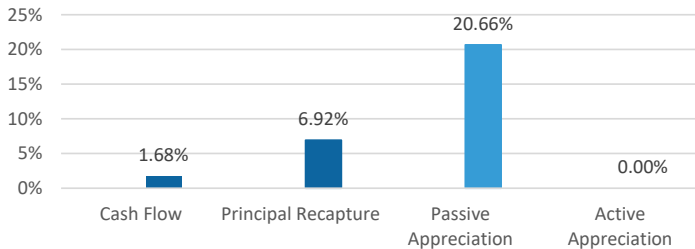
Down Payment	20%	\$174,198
Mortgage Amount		\$696,792
Interest Rate		3.00%
Amortization (years)		30
Monthly Payment		\$2,930.73



CASH REQUIRED TO CLOSE

Down Payment	\$174,198
Development Fees	\$7,000
Building Inspection	
Appraisal	
Land Transfer Tax	\$27,790
Legal Fees	\$1,800
TOTAL CASH REQUIRED	\$210,788

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Cash Flow	\$ 3,537.29
Principal Recapture	\$ 14,592.75
Passive Appreciation	\$ 43,549.50
Active Appreciation	

Year One Total ROI 29.26%

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Sixty Five Broadway - 1 Bedroom



Realtor Name: REC

Property Type: Pre-Construction

Additional Information:

List Price: \$650,990

MONTHLY GROSS RENTAL INCOME \$2,500

Rental Vacancy Rate **1%** \$25

MONTHLY GROSS OPERATING INCOME (GOI) \$2,475

MONTHLY OPERATING EXPENSES

Property Taxes \$0

Insurance \$25

Utilities \$0

Repairs & Maintenance Reserv **0%** \$0

Property Management **0%** \$0

Condo/Strata/HOA Fees \$0

Cleaning \$0

Gifts **1%** \$13

Lawn Maintenance/Snow Removal \$0

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$38

NET OPERATING INCOME (GOI - NOE) \$2,438

MONTHLY DEBT SERVICE

Mortgage Payment \$2,190.46

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$2,190

ESTIMATED NET MONTHLY CASH FLOW \$247

PASSIVE APPRECIATION 5.00%

LIST PRICE \$650,990

Down Payment **20%** \$130,198

Mortgage Amount \$520,792

Interest Rate **3.00%**

Amortization (years) **30**

Monthly Payment \$2,190.46



CASH REQUIRED TO CLOSE

Down Payment \$130,198

Development Fees \$5,000

Building Inspection

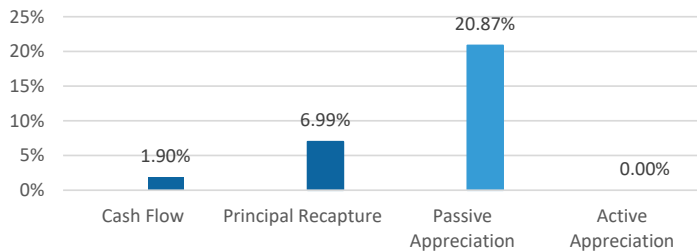
Appraisal

Land Transfer Tax \$18,990

Legal Fees \$1,800

TOTAL CASH REQUIRED \$155,988

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Cash Flow \$ 2,964.42

Principal Recapture \$ 10,906.82

Passive Appreciation \$ 32,549.50

Active Appreciation

Year One Total ROI 29.76%

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