

# EARN 7.5% ROI on your \*Investment.

## 2025 ACTUAL Rents of Units

U1 – (Lower Level Unit) 2bd & 1bth - **\$1575.95/m** (Tenant pays All Utilities usage)

U2 – (Upper Level Unit) 2bd & 1bth - **\$1725.00/m** (Tenant pays All Utilities usage)

U3 – (Lower Level Unit) 2bd & 1bth - **\$1640.00/m** (Tenant pays All Utilities usage)

U4 – (Upper Level Unit) 2bd & 1bth - **\$1383.00/m** (Tenant pays All Utilities usage)

**\$6,323.95/m = Monthly Revenue** (For 2025, with excellent perfect paying Tenants)

**Yearly Revenue = \$75,887.40**

## Current/Recent AVG FIXED/Committed Monthly Expenses

\$772.47/m (Property Taxes) as it is \$9269.59/yr (2025)

\$140/m (Four Tank Rentals)

\$175/m PPM Property Management

\$66.67/m Avg Monthly lawn and Snow lot care

\$83.33/m AVG Maintenance/Repairs

\$416.67/m (Insurance) \_\_\_\_\_.

**\$1,654.13/m -Fixed Expenses Estimate per Month**

**Estimated Yearly Expenses = \$19,849.59**

**NET = \$56,038/yr** (\$75,887.40 - \$19,849.59) -estimate

At 5.1% Cap Rate, building is valued at approx **\$1,100,000**

**With 80% LTV Residential mtg of \$880,000 at 4.50% = \$39,600/yr**

(Interest only expense)

**NET NET = \$16,438/yr** (\$56,038 - \$39,600)

-NOTE: Some figures above are estimates. Compiled and to be referenced without prejudice.

**\*EARNING approx. 7.5% Return on your \$220k Down Payment**

-Per ABOVE Finance & Earnings Details. (\$16,438 / \$220,000)