

EARN 10+% ROI

2023 Rents of Units

Unit A Front – 5bd & 2bth - \$3382.50/m

Unit B Rear – 6bd & 3bth - \$4200.00/m

Solar Panels - approx. \$500/m

Garages Rentals (to Kingdom Works) - \$400/m

\$8,482.50/m = Monthly Revenue

Yearly Revenue = \$101,790

Current/Recent AVG FIXED/Committed Monthly Expenses

\$467/m (Property Taxes) as it is \$5605.62/yr (2023)

\$500/m All Utilities (Water, sewer, gas and electric)

\$ 42/m (maintenance)

\$100/m (Building wifi)

\$333/m (Insurance)

\$1,442/m -Fixed Expenses Estimate per Month

Estimated Yearly Expenses = \$17,300

NET Units' Revenue= \$84,490/yr (\$101,790 - \$17,300) -estimate

Total Building Revenue = \$84,490/yr

At 7% Cap Rate, building is valued at \$1,207,000

With 75% \$862,500 1st MTG at 6.4% = \$55,200/yr (Interest only expense on MTG)

NET = \$29,290/yr (\$84,490 - \$55,200)

= 10.18% ROI on \$287,500 Down Payment Accordingly

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