

Hillcrest Legal Suited House Fort St. John, BC



Realtor Name: Mitch Collins * PREC

Property Type: Legally Suited House (Furnished)

Brand New, Turn Key, Custom legally suited house. Basement Comes Furnished, Property Management Fees Paid for 2 Years!

List Price: \$624,900

MONTHLY GROSS RENTAL INCOME	\$4,395
Rental Vacancy Rate	3% \$132
MONTHLY GROSS OPERATING INCOME (GOI)	\$4,263

MONTHLY OPERATING EXPENSES

Property Taxes	\$430
Insurance	\$150
Utilities	\$300
Repairs & Maintenance Reserv	1% \$57
Property Management	0% \$0
Condo/Strata/HOA Fees	NA
Cleaning	
Gifts	0% \$13
Lawn Maintenance/Snow Removal	
Other	
TOTAL NET OPERATING EXPENSES (NOE)	\$950

NET OPERATING INCOME (GOI - NOE) \$3,313

MONTHLY DEBT SERVICE

Mortgage Payment	\$2,668.03
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$2,668
ESTIMATED NET MONTHLY CASH FLOW	\$645

PASSIVE APPRECIATION 5.00%

LIST PRICE \$624,900

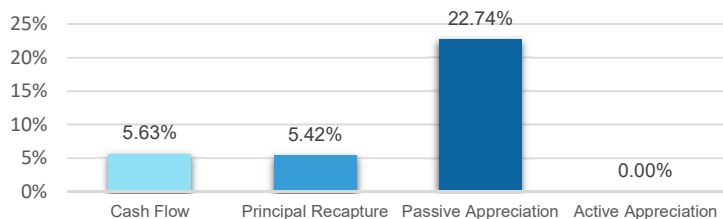
Down Payment	20%	\$124,980
Mortgage Amount		\$499,920
Interest Rate		5.00%
Amortization (years)		30
Monthly Payment		\$2,668.03



CASH REQUIRED TO CLOSE

Down Payment	\$124,980
Initial Improvements	\$0
Building Inspection	\$600
Appraisal	\$300
Land Transfer Tax	\$10,000
Legal Fees	\$1,500
TOTAL CASH REQUIRED	\$137,380

The 4 Ways to Win™



The 4 Ways to Win™

Cash Flow	\$ 7,737.64
Principal Recapture	\$ 7,444.12
Passive Appreciation	\$ 31,245.00
Active Appreciation	
Year One Total ROI	33.79%

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