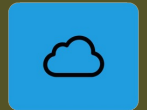


JOINT VENTURE PROPOSAL

Property Value:
650K



Serenity

Business Facilitators Inc.

BUILDING LOCATED IN THE HEART
OF THE CITY

- Located in Moncton, NB
- Increase rent by 37.44%
- 6 Units Units: 1-1b, 5-2b
- 500m from the (NBCC) New Brunswick Community College Campus
- All on separate meters and heated with electric baseboards.
- Replaced roof shingles and insulation topped up in the attic.
- Property qualifies by itself for mortgage

DEAL INFORMATION

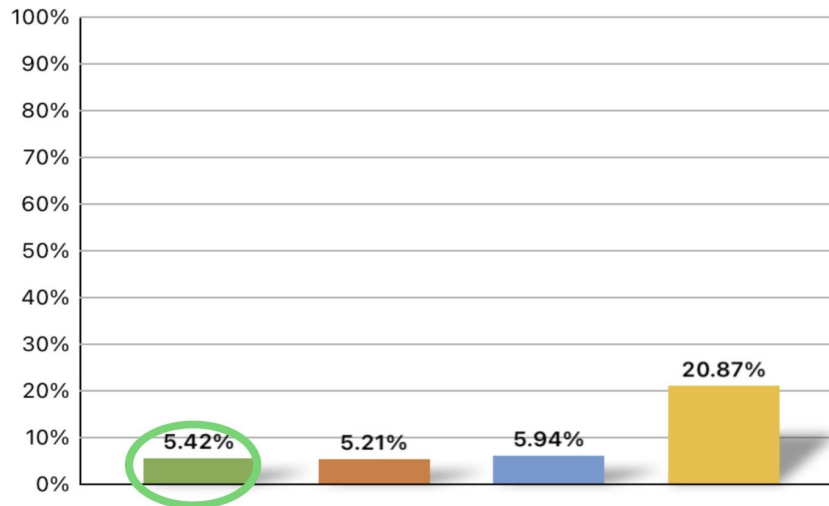


4 WAYS TO WIN ANALYSIS:



\$12,948.96 5.42% CF	\$12,442.84 5.21% PR	\$14,198.00 5.94% PA	\$49,900.00 20.87% AA
---	\$195,000.00	---	\$89,489.80
48.28% OER	142.86% EQ	70.00% LTV	37.44% TOTAL RO

The 4 Ways to Win



Cash Flow	Principal Recapture	Passive Appreciation	Active Appreciation
\$12,948.96	\$12,442.84	\$14,198.00	\$49,900.00

STRATEGY

Buy and Hold

CAPE-RATE: 5.97%

NOI: 49.81%
Net Operating Income

ROI: 37.44%
Return Over Investment

DCR: 1.50
Debt Coverage Ratio

STRATEGY

Buy and Hold

CAPE-RATE: 5.97%

NOI:
Net Operating Income 49.81%

ROI:
Return Over Investment 37.44%

DCR:
Debt Coverage Ratio 1.50

EXIT STRATEGY: Buy and Hold

Purchase Price	650,000
Initial Improvements (max est.)	10,000
Closing costs (est.)	34,050
Down payment	195,000
Investment Required to Close Deal	239,050
Return Over Investment (ROI) Year 1	37.44%
Total Accumulated Return 5Y	
Cash Flow (CF)	73,468
Active Appreciaion (AA)	49,900
Equity (EQ) or Principal Recapture (PR)	66,091
Passive Appreciation (PA)	67,653
Total Accumulated Cash Flow and Profitability	257,111

PROPERTY PICTURES

Exterior



PROPERTY PICTURES

Interior



JV PROPOSAL CONDITIONS



Investor get the money
after 5 YEARS



- Looking for a JV Investor Partners
- The building qualifies by itself for mortgage
- Minimum amount to invest \$100K

ABOUT THE CITY



PROREIT buys 16 industrial assets in Halifax, Moncton, Winnipeg

PROREIT also announced a bought-deal offering of trust units which could raise up to \$69 million, and a concurrent private placement of \$14 million of units with Collingwood Investments Incorporated.

They are the latest in a series of major acquisitions this year which has increased PROREIT's holdings by almost a third. At the end of December 2020, PROREIT held 91 properties with a value of about \$634 million

<https://renx.ca/proreit-buy-16-industrial-assets-halifax-moncton-winnipeg/>

MUCH MORE INFORMATION AVAILABLE UPON REQUEST

What do you get partnering with us? Why partnering with us? We have full explanations for answering these questions, visit our website.



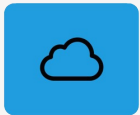
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www.serenitybf.com



Serenity

Business Facilitators Inc.

****Disclaimer:** The details in this email are for information only. We are not home inspectors or appraisers. Some statements are based on what we noticed at the property, though it is possible that things were missed, or things we simply don't know enough about. We will never make intentionally incorrect statements. Some statements are made based on what sellers or tenants have told us - they could be mistaken or untruthful. Please do your own due diligence and use details in this email as guidance only.**