

JOINT VENTURE PROPOSAL

Property Value:

4.25M

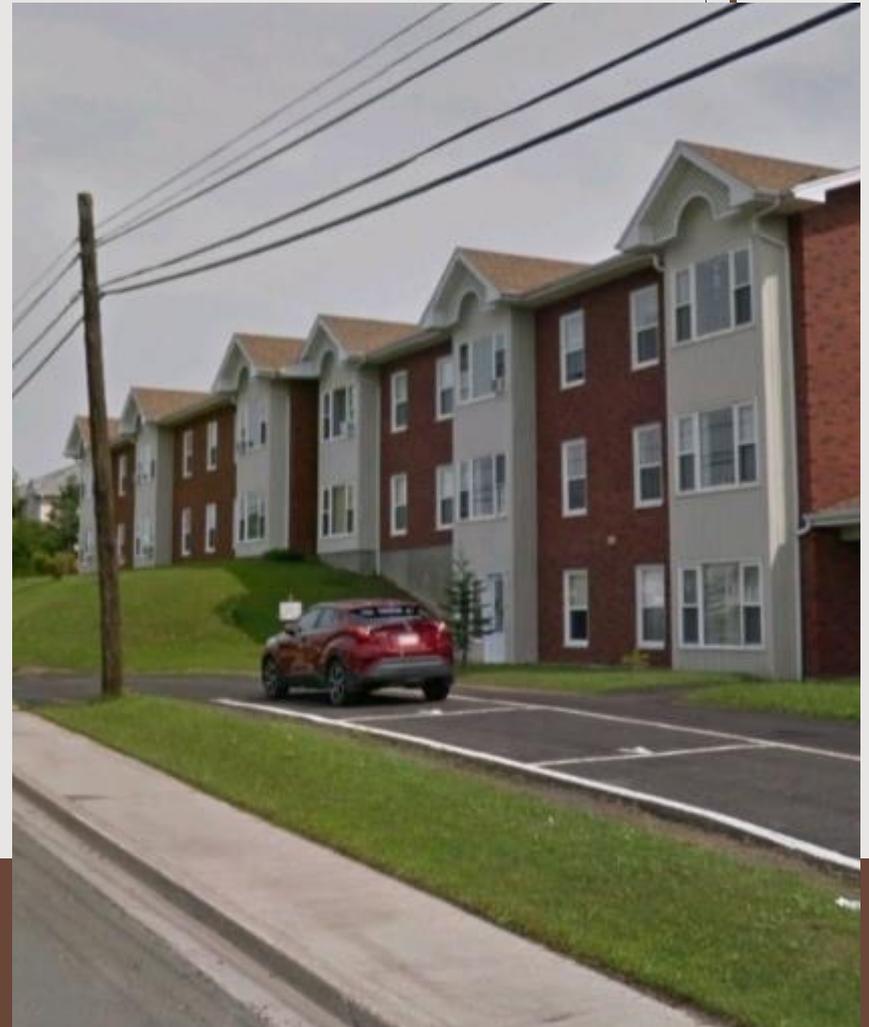


RECENTLY UPDATED BUILDING
IN A FANTASTIC LOCATION



Serenity
Business Facilitators Inc.

- Located in Athonville, NB
- Increase rent by 14%
- 38 Units Units:20-1b, 17-2b, 1-Bachelor
- Important numerous renovations over the years
- Each unit comes with a washer and dryer hook up.
- Property qualifies by itself for mortgage



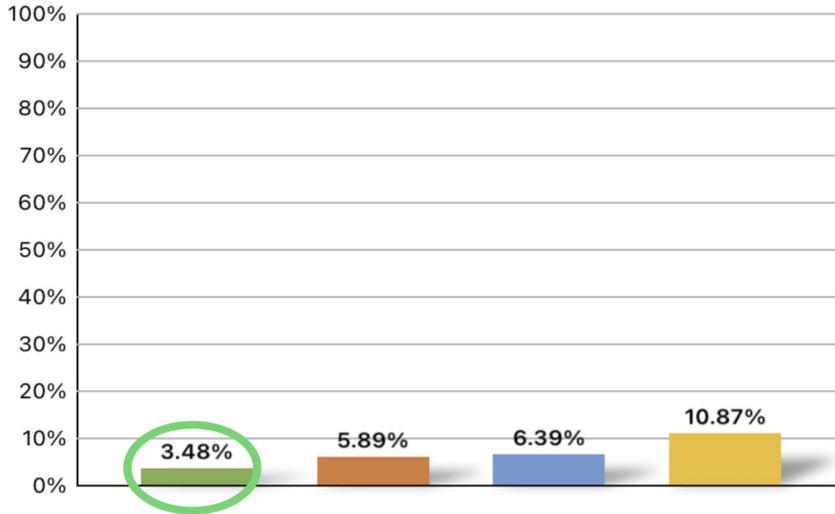
DEAL INFORMATION

4 WAYS TO WIN ANALYSIS:



\$47,986.33 3.48% CF	\$81,357.25 5.89% PR	\$88,200.00 6.39% PA	\$150,000.00 10.87% AA
--- 36.22% OER	\$1,275,000.00 142.86% EQ	--- 70.00% LTV	\$367,543.56 26.63% TOTAL RO

The 4 Ways to Win



■ Cash Flow	■ Principal Recapture	■ Passive Appreciation	■ Active Appreciation
\$47,986.33	\$81,357.25	\$88,200.00	\$150,000.00

STRATEGY

Buy and Hold

CAPE-RATE: 9.47%

NOI: 38.13%
Net Operating Income

ROI: 26.63%
Return Over Investment

DCR: 1.36
Debt Coverage Ratio

STRATEGY

Buy and Hold

CAPE-RATE: 9.47%

NOI:
Net Operating Income 38.13%

ROI:
Return Over Investment 26.63%

DCR:
Debt Coverage Ratio 1.36

EXIT STRATEGY: Buy and Hold

Purchase Price	4,250,000
Initial Improvements (max est.)	10,000
Closing costs (est.)	95,250
Down payment	1,275,000
Investment Required to Close Deal	1,380,250
Return Over Investment (ROI) Year 1	26.63%
Total Accumulated Return 5Y	
Cash Flow (CF)	288,719
Active Appreciaion (AA)	150,000
Equity (EQ) or Principal Recapture (PR)	432,131
Passive Appreciation (PA)	442,343
Total Accumulated Cash Flow and Profitability	1,313,192

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 \$200K

ABOUT THE CITY



New Brunswick reforms merge dozens of local governments and rural areas

New Brunswick is slashing the number of local government entities by forcing mergers of dozens of municipalities and neighbouring rural areas, and combining remaining rural areas into new, larger districts with elected advisory boards and taxation powers.

<https://www.cbc.ca/news/canada/new-brunswick/new-brunswick-local-governance-reform-1.6253482>

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.



sergio.amatller@serenitybf.com



647-325-2706



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.**