

# JOINT VENTURE PROPOPOSAL

Property Value:

4.25M

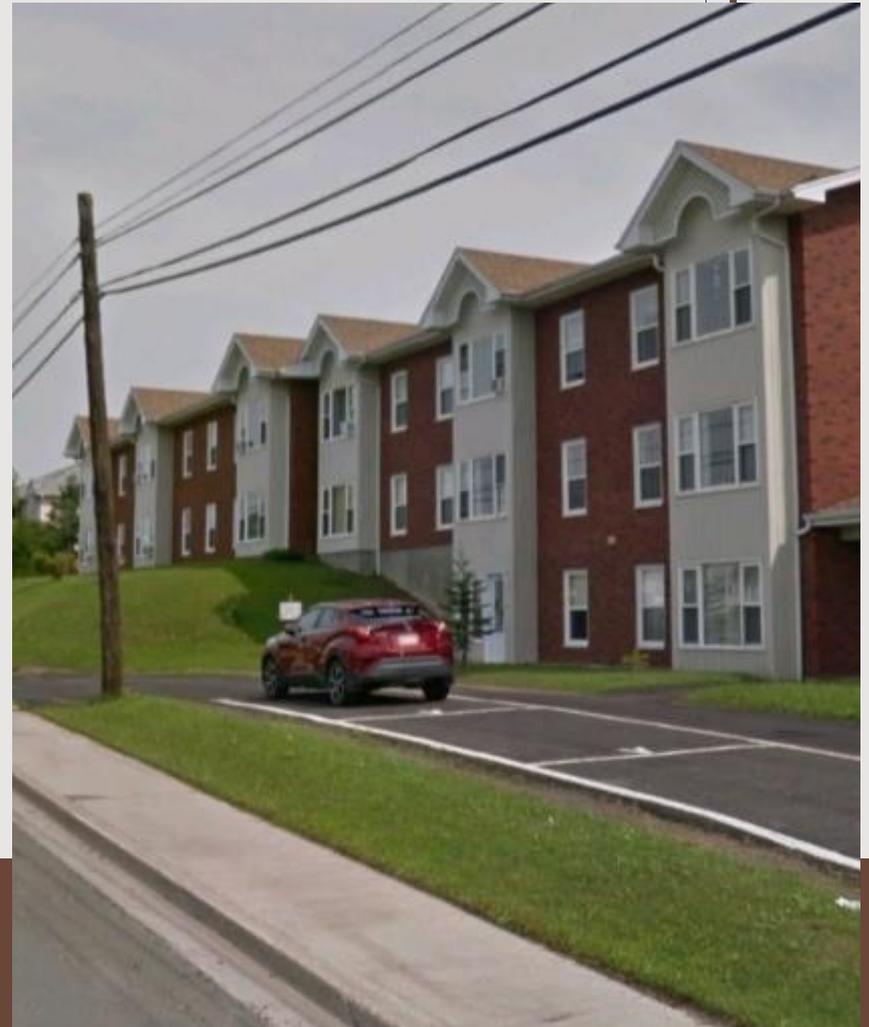


RECENTLY UPDATED BUILDING  
IN A FANTASTIC LOCATION



**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



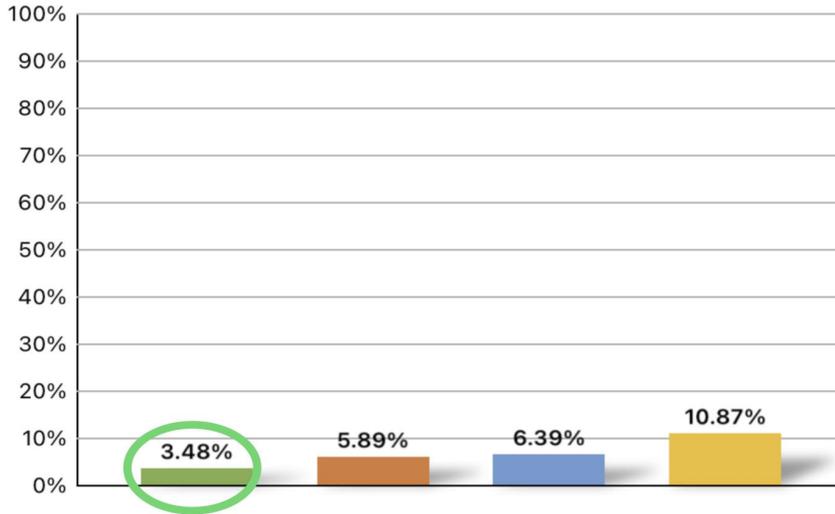
# DEAL INFORMATION

# 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



<span style="color: green;">■</span> Cash Flow	<span style="color: orange;">■</span> Principal Recapture	<span style="color: blue;">■</span> Passive Appreciation	<span style="color: yellow;">■</span> 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

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## 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
<b>Return Over Investment (ROI) Year 1</b>	<b>26.63%</b>
<b>Total Accumulated Return 5Y</b>	
Cash Flow (CF)	288,719
Active Appreciaion (AA)	150,000
Equity (EQ) or Principal Recapture (PR)	432,131
Passive Appreciation (PA)	442,343
<b>Total Accumulated Cash Flow and Profitability</b>	<b>1,313,192</b>

# 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.



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**Serenity**

Business Facilitators Inc.

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