



FANTASTIC CENTRALIZED LOCATION

JOINT VENTURE PROPOSAL

Moncton, NB

PROPERTY VALUE:
3.6 M



Serenity

Business Facilitators Inc.

Deal Information

- Increase rent by 16.4%
- 32 Units: 16-2b, 4-1b, & 12 bachelor
- Numerous renovations over the years
- Walking distance to Jones lake, downtown Moncton and a short drive to Riverview
- Storage lockers for 12 units



Strategy

Buy and Hold

CAPE-RATE: **5.77%**

NOI: **40.00%**

ROI: **85.80%**

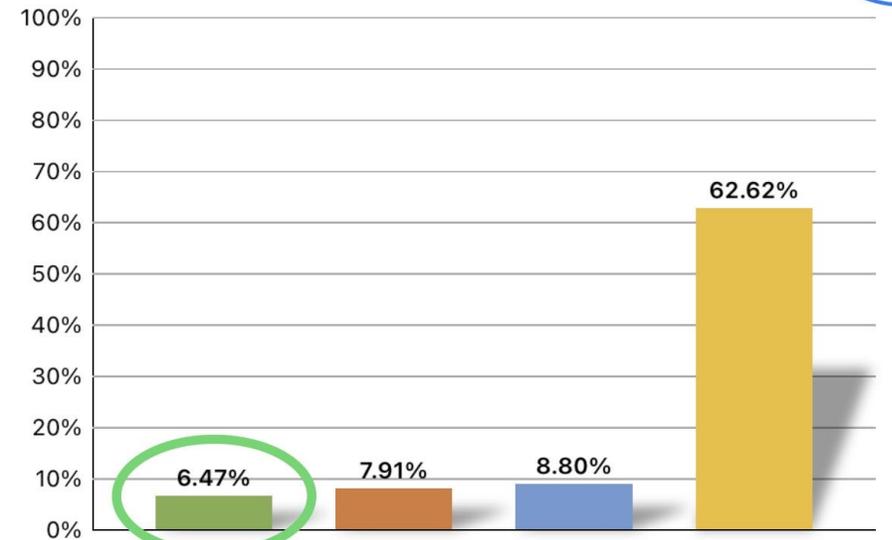
Investment	
Purchase Price*	\$3,600,000.00
Down Payment*	\$900,000.00
Initial Improvements	\$15,000.00
Market Value / Value After Initial Improvements*	\$4,215,000.00
Active Appreciation	\$600,000.00
Closing & Acquisition Costs	
Building Inspections Fee	\$3,000.00
Appraisal Fee	\$1,600.00
Legal Fee	\$2,500.00
Land Convey/Transfer Tax	\$36,000.00
Other	\$0.00
Total cash required to acquire property	\$958,100.00

4 WAYS TO WIN



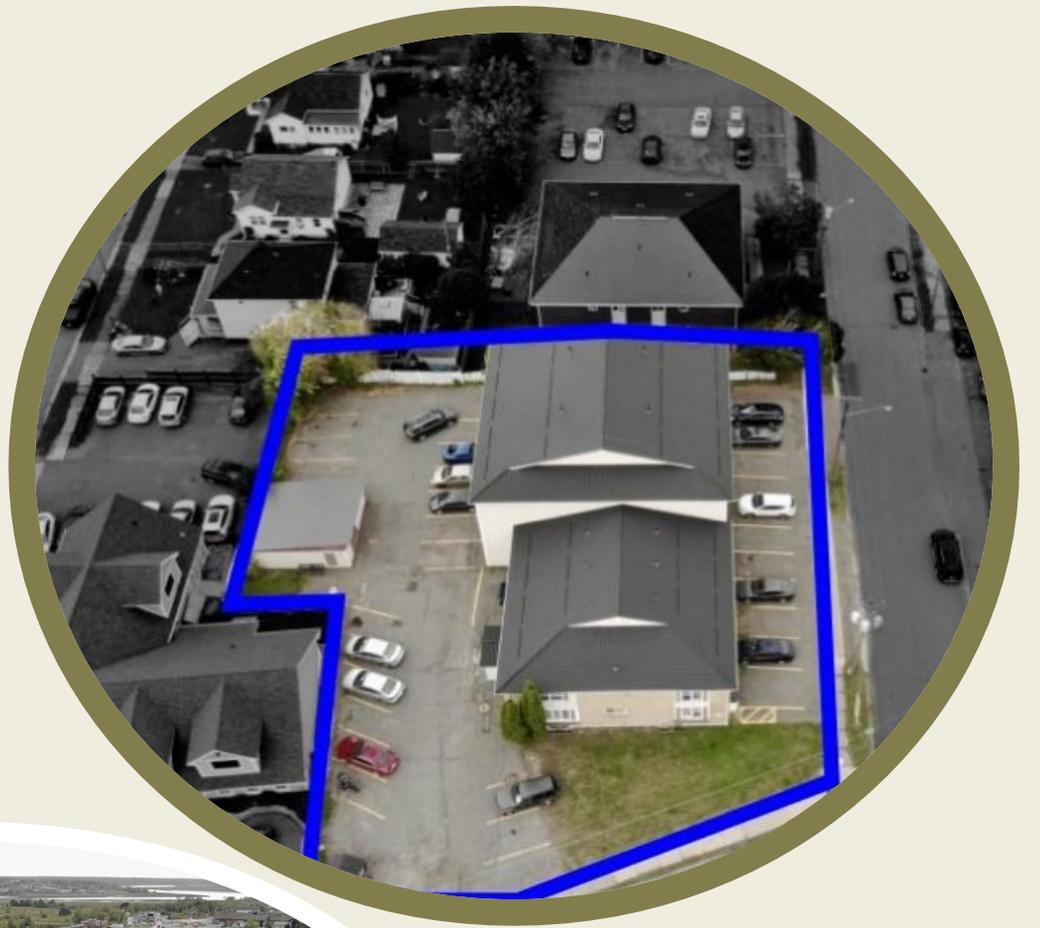
\$62,019.97	\$75,826.00	\$84,300.00	\$600,000.00
6.47%	7.91%	8.80%	62.62%
CF	PR	PA	AA
---	\$900,000.00	---	\$822,146.00
36.89%	133.33%	75.00%	85.81%
OER	EQ	LTV	TOTAL ROI

The 4 Ways to Win



Cash Flow	Principal Recapture	Passive Appreciation	Active Appreciation
\$62,019.97	\$75,826.00	\$84,300.00	\$600,000.00

Property Pictures



Property Pictures



JV Proposal Conditions

Looking for a JV Investor Partners

Minimum amount to invest \$ 200K

The building qualifies by itself for mortgage



Mezza Lebanese Kitchen Ready To Launch First Drive-Thru Restaurant In N.B.

Mezza Lebanese Kitchen's first foray into New Brunswick will include a drive-thru that will make the "fast-casual" restaurant even more convenient for its new customers. Peter Nahas, the Business Development and Franchising VP for Mezza, says the location for the purpose-built 2,000-square-foot franchise in central Moncton was carefully chosen.

It will be located at the corner of Morton Avenue and McLaughlin Road, close to Université de Moncton. With lots of drive-by traffic, Nahas said the new drive-thru has the same ingredients for success as the Mezza locations in Nova Scotia.

<https://huddle.today/mezza-lebanese-kitchen-ready-to-launch-first-drive-thru-restaurant-in-n-b/>

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, a member of the Nova Scotia-based Bragg Group of Companies. Collingwood is an existing investor in PROREIT.

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.

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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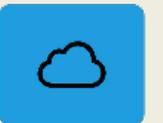


647-325-2706



www.serenitybf.com

****This analysis is an estimate only and cannot represent the exact return for this
property as it may fluctuate depending on the market ****



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