

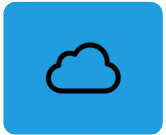
JOINT VENTURE PROPOSAL

Location:

**Bathurst
NB**

Property
Value:

740K



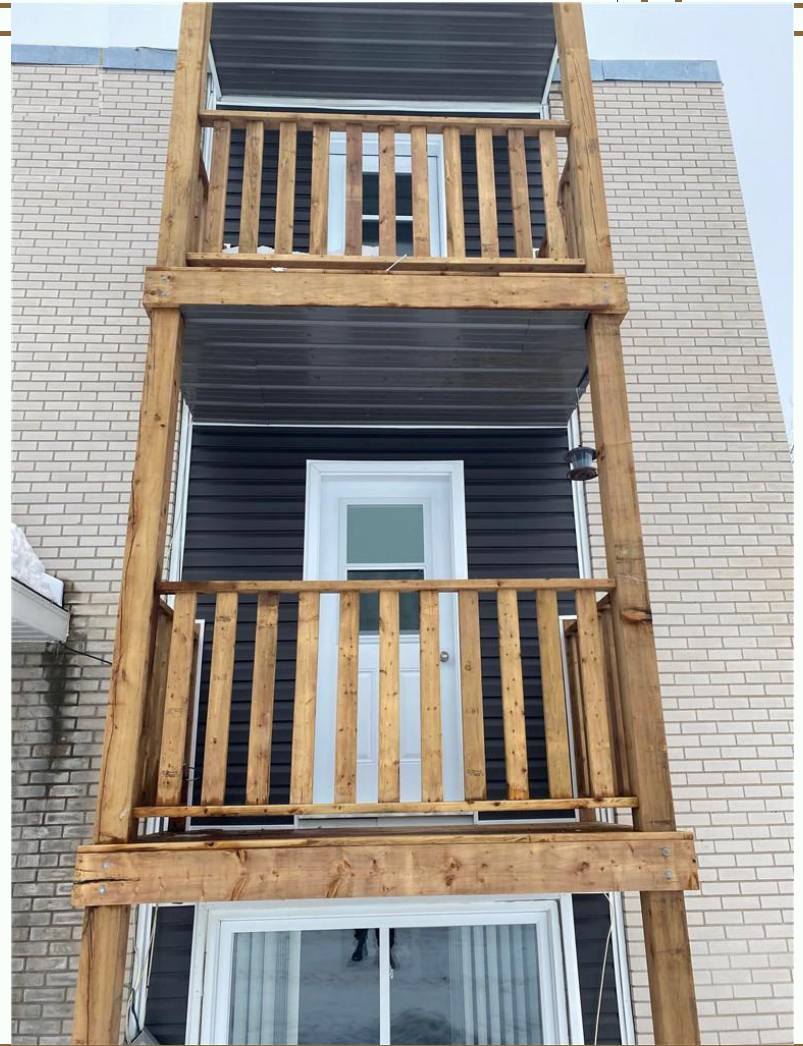
Serenity

Business Facilitators Inc.



TURNKEY INVESTMENT BUILDING

- Located in Bathurst, NB
- 6 - 2 Bed Units
- Offering some room for lift
- Close to all amenities, and plenty of parking
- Property qualifies by itself for mortgage



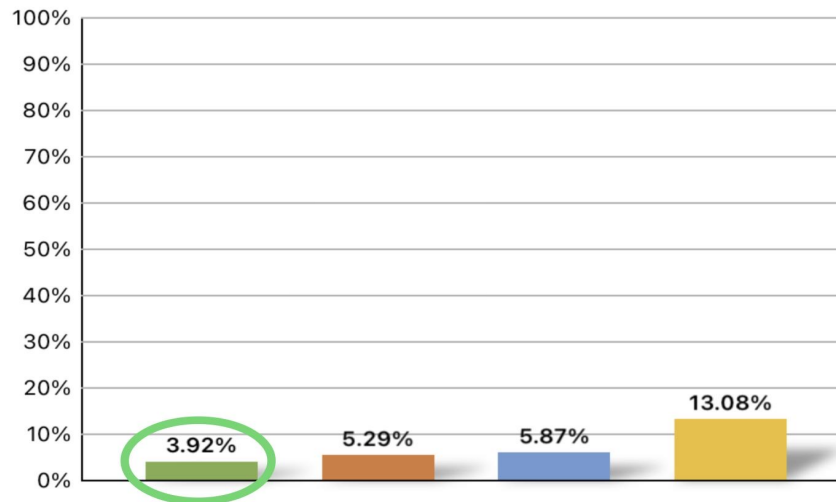
INVESTMENT HIGHLIGHTS

4 WAYS TO WIN ANALYSIS:



\$10,490.28 3.92% CF	\$14,165.72 5.29% PR	\$15,700.00 5.87% PA	\$35,000.00 13.08% AA
--- 37.95% OER	\$222,000.00 142.86% EQ	--- 70.00% LTV	\$75,356.00 28.16% TOTAL RO

The 4 Ways to Win



Cash Flow	Principal Recapture	Passive Appreciation	Active Appreciation
\$10,490.28	\$14,165.72	\$15,700.00	\$35,000.00

STRATEGY

Buy and Hold

CAPE-RATE: 5.39%

NOI: 39.81%
Net Operating Income

ROI: 28.16%
Return Over Investment

DCR: 1.36
Debt Coverage Ratio

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EXIT STRATEGY: Buy and Hold

Purchase Price	740,000
Initial Improvements (max est.)	6,000
Closing costs (est.)	2,650
Down payment	222,000
Investment Required to Close Deal	230,650
Return Over Investment (ROI) Year 1	28.16%
Total Accumulated Return 5Y	
Cash Flow (CF)	61,426
Active Appreciaion (AA)	35,000
Equity (EQ) or Principal Recapture (PR)	75,242
Passive Appreciation (PA)	77,020
Total Accumulated Cash Flow and Profitability	248,688

PROPERTY PICTURES



JV PROPOSAL CONDITIONS



Investor get the money
after 6 YEARS

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

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.



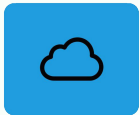
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Serenity

Business Facilitators Inc.

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