

Return on Investment (ROI) Summary

Purchase Price: \$425,000

Current Rental Income

Source	Monthly	Annual
Unit 1	\$1,400	\$16,800
Unit 2	\$850	\$10,200
Shop (Unit 3)	\$1,200	\$14,400
Total	\$3,450	\$41,400

ROI Metrics

Gross ROI: ~9.7% (based on current rents)

Estimated Net ROI: ~6.8% (assuming 30% expenses)

Gross Rent Multiplier (GRM): 10.27

Highlights

- Three income-producing units
- Recently remodeled duplex interior
- Separate commercial/shop with its own address and septic
- Value-add potential with lease rollover

Disclosure: Information deemed reliable but not guaranteed. These are estimated numbers and should be independently verified.