

INVESTMENT ANALYSIS

CASH COSTS	RATE	TOTAL
Down Payment	20%	\$135,980
Agency Fees		\$0
Legal Fees		\$1,500
Renovations		\$0
Repairs		\$0
Total Cash Needed		\$137,480

DEBT SERVICE

Loan to Value Ratio		80%
New Loan Amount		\$543,920
Interest Rate		2.00%
Amortization Period (in years)		30
Monthly Mortgage Payment		\$2,008

OPERATING EXPENSES (Monthly)

Property Management		\$200
Property Tax (estimated)		\$190
Insurance		\$95
Vacancy	4%	\$59
Repairs & Maintenance	1%	\$20
Utilities		\$400
Total Expenses		\$964

RENTAL INCOME (Monthly)

Monthly Rental Income		\$3,500
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NET INCOME (Monthly)

Estimated Capitalization Rate		4%
Estimated Cashflow		\$528

HUXLEY

WEST BELVEDERE

± 1,707 SQ.FT. / 3 Bed / 2.5 Bath

Main Floor ± 830 SQ.FT. / Upper Floor ± 877 SQ.FT.

PURCHASE PRICE
\$679,900.00
 including GST

MONTHLY CASHFLOW
\$528

ANNUALIZED R.O.I
23.2%

FIVE YEAR R.O.I
183.8%

LONG TERM ECONOMICS (estimated)

Initial Value	\$679,900
Market Growth Rate	4.00%
Rental Growth Rate	2.50%
Expense Growth Rate	1.50%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$707,096	\$530,533	\$6,334	\$182,896	33.0%
2	\$735,380	\$516,878	\$6,284	\$231,120	68.1%
3	\$764,795	\$502,948	\$7,223	\$281,688	104.9%
4	\$795,387	\$488,738	\$8,184	\$334,675	143.4%
5	\$827,202	\$474,242	\$9,171	\$390,157	183.8%