

1303 Vancouver Ave. Ottawa, ON



Realtor Name: Nathalie Bruce

Property Type: Bungalow with Legal Secondary Dwelling

Additional Information: 3 bedrooms up and 2 bedrooms down. 2 bathrooms. Renovation completed in 2019.

List Price: \$799,000

MONTHLY GROSS RENTAL INCOME	\$4,400
Rental Vacancy Rate	2% \$88
MONTHLY GROSS OPERATING INCOME (GOI)	\$4,312

MONTHLY OPERATING EXPENSES

Property Taxes	\$394
Insurance	\$150
Utilities	\$156
Repairs & Maintenance Reserv	1% \$44
Property Management	0% \$0
Condo/Strata/HOA Fees	
Cleaning	
Gifts	1% \$44
Lawn Maintenance/Snow Removal	\$50
Other	
TOTAL NET OPERATING EXPENSES (NOE)	\$838

NET OPERATING INCOME (GOI - NOE) \$3,475

MONTHLY DEBT SERVICE

Mortgage Payment	\$3,222.95
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$3,223
ESTIMATED NET MONTHLY CASH FLOW	\$252

PASSIVE APPRECIATION 6.00%

LIST PRICE \$799,000

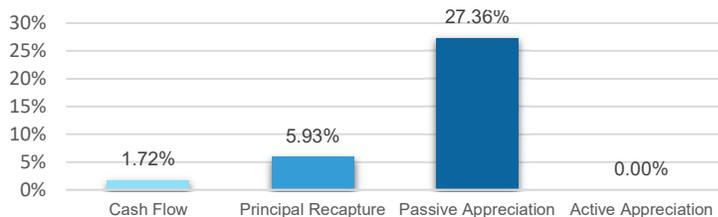
Down Payment	20%	\$159,800
Mortgage Amount		\$639,200
Interest Rate		4.50%
Amortization (years)		30
Monthly Payment		\$3,222.95



CASH REQUIRED TO CLOSE

Down Payment	\$159,800
Initial Improvements	\$0
Building Inspection	\$700
Appraisal	\$750
Land Transfer Tax	\$12,455
Legal Fees	\$1,500
TOTAL CASH REQUIRED	\$175,205

The 4 Ways to Win™



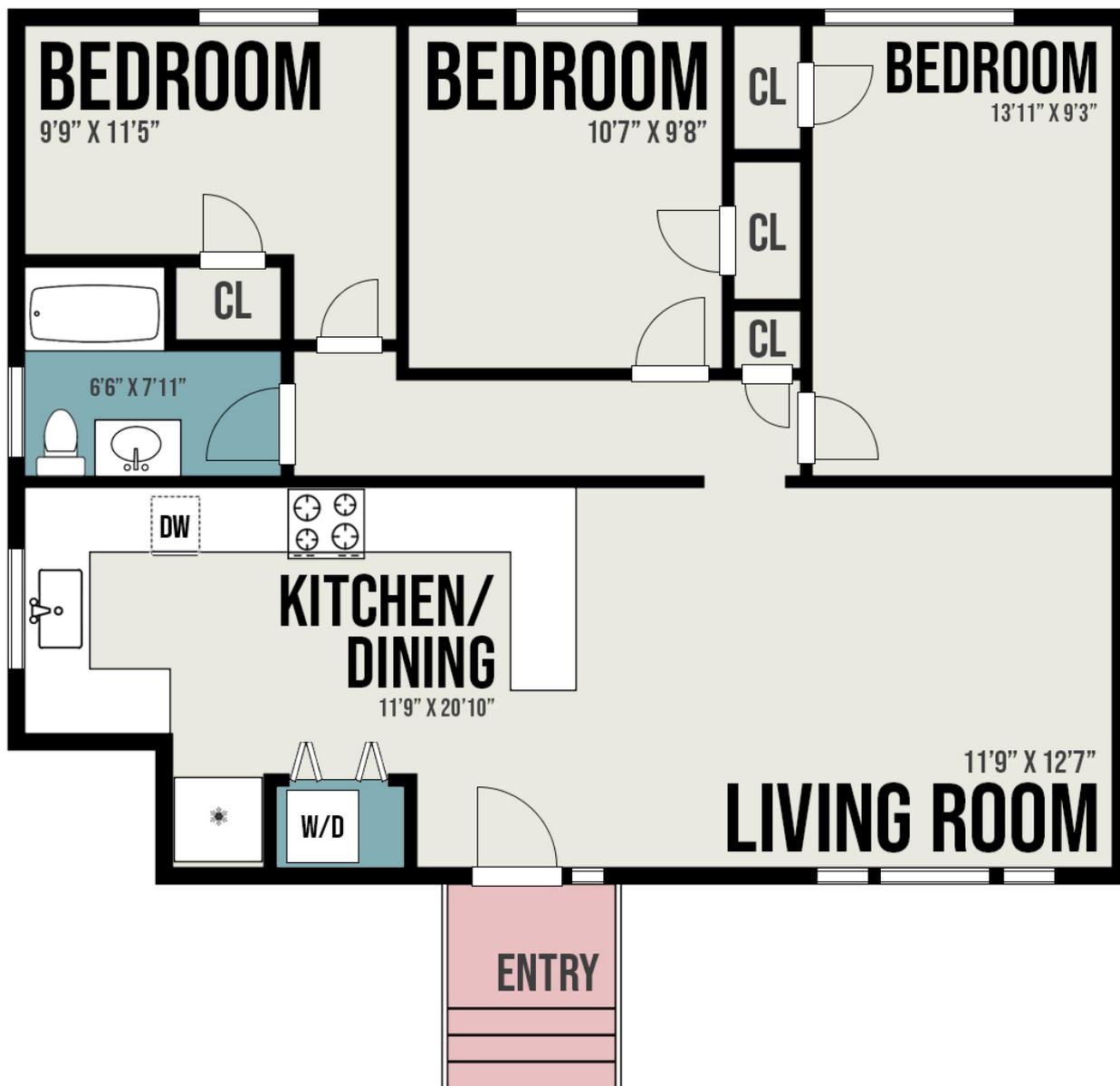
The 4 Ways to Win™

Cash Flow	\$ 3,018.65
Principal Recapture	\$ 10,387.93
Passive Appreciation	\$ 47,940.00
Active Appreciation	
Year One Total ROI	35.01%



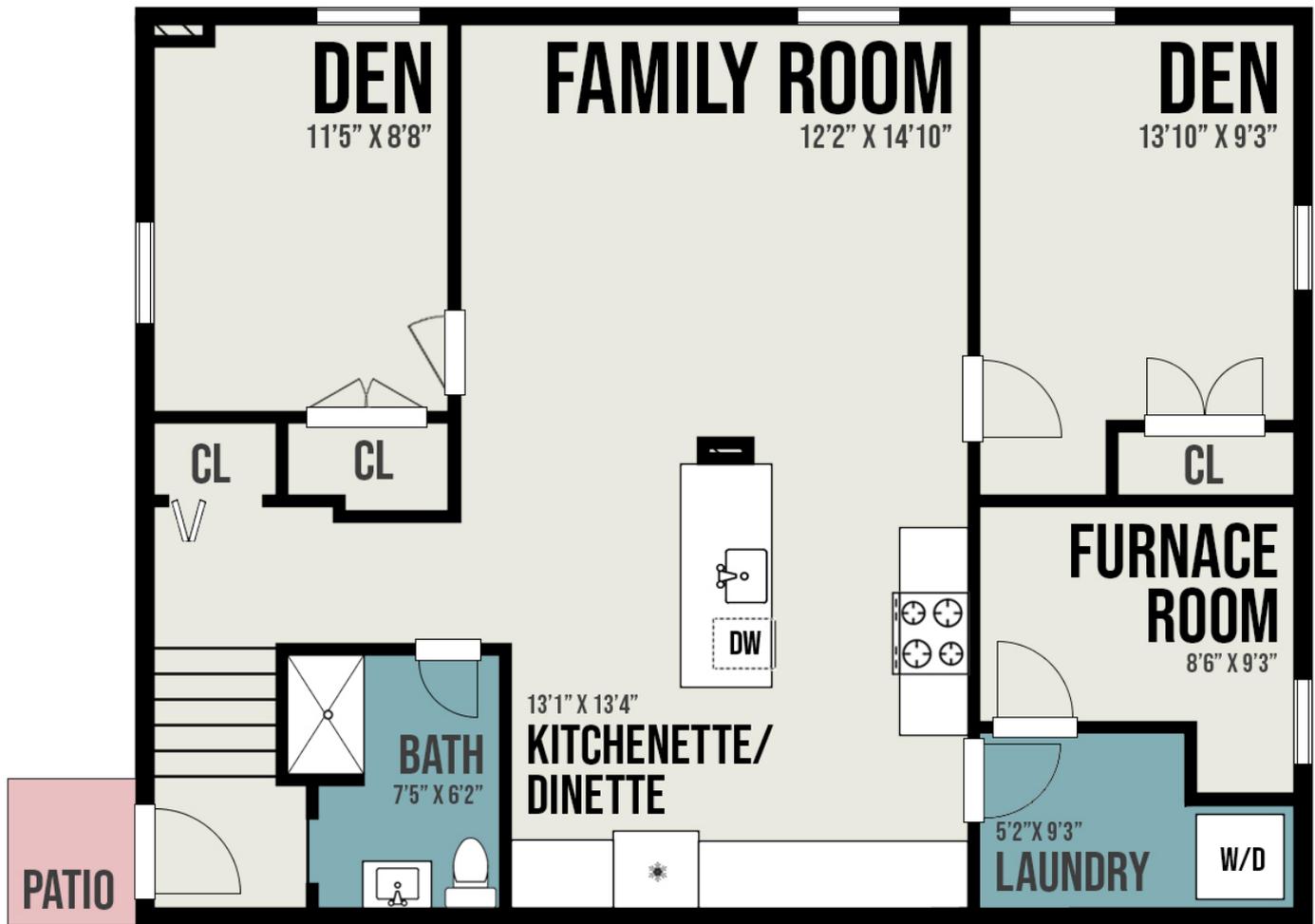


1303 VANCOUVER AVE - MAIN FLOOR



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1303 VANCOUVER AVE - LOWER LEVEL



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