

Oshawa, Ontario



Realtor Name: Mary Awad

Property Type: 4-Plex

Additional Information: 743 Cypress Ave, Oshawa

List Price: \$1,198,900

MONTHLY GROSS RENTAL INCOME \$6,272

Rental Vacancy Rate 2% \$125

MONTHLY GROSS OPERATING INCOME (GOI) \$6,147

MONTHLY OPERATING EXPENSES

Property Taxes \$725

Insurance \$360

Utilities \$259

Repairs & Maintenance Reserv 2% \$132

Property Management 0% \$0

Condo/Strata/HOA Fees 0

Cleaning

Gifts 0% \$0

Lawn Maintenance/Snow Removal \$495

TOTAL NET OPERATING EXPENSES (NOE) \$1,971

NET OPERATING INCOME (GOI - NOE) \$4,175

MONTHLY DEBT SERVICE

Mortgage Payment \$4,891.99

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$4,892

ESTIMATED NET MONTHLY CASH FLOW -\$717

PASSIVE APPRECIATION 5.00%

LIST PRICE \$1,198,900

Down Payment 20% \$239,780

Mortgage Amount \$959,120

Interest Rate 4.60%

Amortization (years) 30

Monthly Payment \$4,891.99



CASH REQUIRED TO CLOSE

Down Payment \$239,780

Initial Improvements \$0

Building Inspection \$1,000

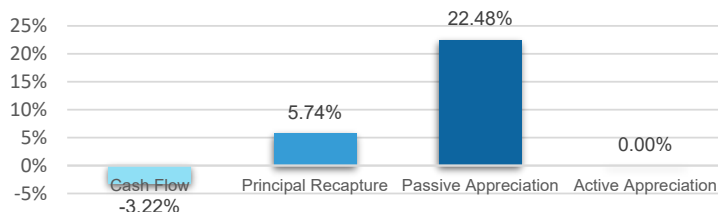
Appraisal \$1,500

Land Transfer Tax \$22,435

Legal Fees \$2,000

TOTAL CASH REQUIRED \$266,715

The 4 Ways to Win™



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Cash Flow -\$ 8,598.71

Principal Recapture \$ 15,318.57

Passive Appreciation \$ 59,945.00

Active Appreciation \$ -

Year One Total ROI 24.99%

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