1 Bed Princeton Point

Realtor Name:	**Kelly Fry Team**	**List Price:**	**$356,895**
Property Type:	1 Bed / 1 Bath | 610 Sqft		

Airbnb @ $150 / night with 70% occupancy rate | $339,900 + GST

MONTHLY GROSS RENTAL INCOME		**$3,255**	
Rental Vacancy Rate	**1%**	$33	
MONTHLY GROSS OPERATING INCOME (GOI)			**$3,222**
MONTHLY OPERATING EXPENSES			
Property Taxes		$66	
Insurance		$55	
Utilities		$45	
Repairs & Maintenance Reserve	**1%**	$33	
Property Management	**18%**	$586	
Cable Internet		$150	
Cleaning		$0	
Airbnb fees	**3%**	$98	
Strata Fees		$201	
Supplies and other costs		$50	
TOTAL NET OPERATING EXPENSES (NOE)			**$1,283**
NET OPERATING INCOME (GOI - NOE)			**$1,939**
MONTHLY DEBT SERVICE			
Mortgage Payment		$1,513.57	
2nd Mortgage or LOC Payment			
TOTAL MONTHLY DEBT SERVICE			**$1,514**
ESTIMATED NET MONTHLY CASH FLOW			**$425**
PASSIVE APPRECIATION			**3.50%**
LIST PRICE			**$356,895**
Down Payment	**20%**	$71,379	
Mortgage Amount		$285,516	
Interest Rate		**4.89%**	
Amortization (years)		**30**	
Monthly Payment		$1,513.57	

KELLY FRY TEAM

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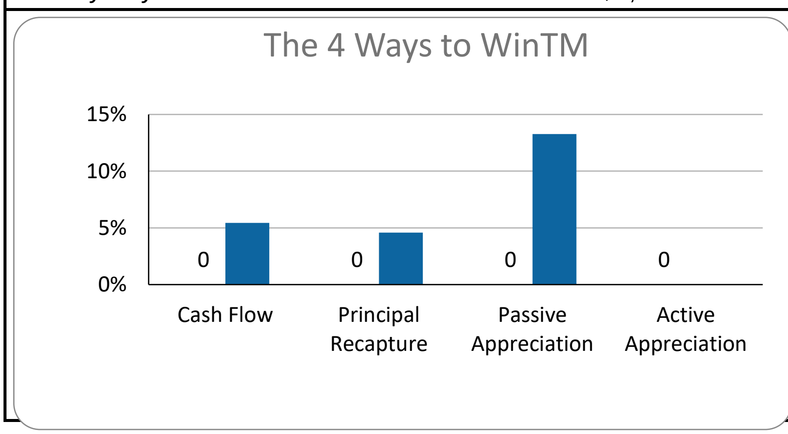
CASH REQUIRED TO CLOSE	
Down Payment	$71,379
Furnishings	$16,000
Building Inspection	$0
Appraisal	$350
Lender Fees	$0
Legal Fees	$1,500
Property Transfer Tax	$4,798
TOTAL CASH REQUIRED	**$94,027**



The 4 Ways to Win ™	
Cash Flow	$ 5,104.70
Principal Recapture	$ 4,296.61
Passive Appreciation	$ 12,491.33
Active Appreciation	
Year One Total ROI	**23.28%**

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