

#213, 187 Kananaskis Way - Canmore, AB



Realtor Name: Phipps Real Estate Group - Shaun Oosthuizen

Property Type: Short Term Rental Condo Unit

2 Bed, 2 Bath Apartment, 947 SQFT - All furnishings included
 Underground parking + assigned storage locker
 Average Nightly Rate: \$341 with 74% annual occupancy

List Price: \$969,000

MONTHLY GROSS RENTAL INCOME	\$7,823
Rental Vacancy Rate (built in)	0% \$0
MONTHLY GROSS OPERATING INCOME (GOI)	\$7,823
MONTHLY OPERATING EXPENSES	
Property Taxes	\$614
Insurance	\$100
Utilities	\$75
Repairs & Maintenance Reserve	1% \$78
Property Management	20% \$1,565
Condo/Strata/HOA Fees	\$1,148
Cleaning	\$0
Gifts	0% \$0
Lawn Maintenance/Snow Removal	\$0
Other	
TOTAL NET OPERATING EXPENSES (NOE)	\$3,580
NET OPERATING INCOME (GOI - NOE)	\$4,243
MONTHLY DEBT SERVICE	
Mortgage Payment	\$4,022.19
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$4,022
ESTIMATED NET MONTHLY CASH FLOW	\$221
PASSIVE APPRECIATION	4.00%

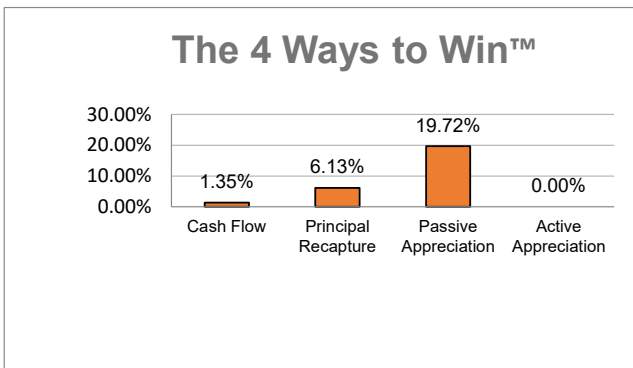


Disclaimer:

Every investment involves risk, and any purchaser of real estate is responsible for their own due diligence. Buyer beware. Nothing is guaranteed by Phipps Real Estate Group or CIR Realty. All figures listed on this page are for academic evaluation only, and any interested investor is responsible for their own model assumptions, and should do their own research and evaluation before making an investment.

LIST PRICE	\$969,000
Down Payment	20% \$193,800
Mortgage Amount	\$775,200
Interest Rate	4.75%
Amortization (years)	30
Monthly Payment	\$4,022.19

CASH REQUIRED TO CLOSE	
Down Payment	\$193,800
Initial Improvements	\$0
Building Inspection	\$450
Appraisal	\$350
Land Transfer Tax	\$0
Legal Fees	\$2,000
TOTAL CASH REQUIRED	\$196,600



The 4 Ways to Win™	
Cash Flow	\$ 2,647.42
Principal Recapture	\$ 12,061.26
Passive Appreciation	\$ 38,760.00
Active Appreciation	\$ -
Year One Total ROI	27.20%