

2525 Trident Ave, Mississauga

Realtor Name: Jared Gardner

List Price: \$949,000

Property Type: Semi Detached - 3 Units

Additional Information: Single Family Non Conforming

MONTHLY GROSS RENTAL INCOME \$6,000

Rental Vacancy Rate 5% \$300

MONTHLY GROSS OPERATING INCOME (GOI) \$5,700

MONTHLY OPERATING EXPENSES

Property Taxes \$529

Insurance \$200

Utilities \$0

Repairs & Maintenance Reserve 5% \$300

Property Management 5% \$300

Condo/Strata/HOA Fees \$0

Cleaning

Gifts 0% \$0

Lawn Maintenance/Snow Removal

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$1,329

NET OPERATING INCOME (GOI - NOE) \$4,371

MONTHLY DEBT SERVICE

Mortgage Payment \$4,091.65

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$4,092

ESTIMATED NET MONTHLY CASH FLOW \$279

PASSIVE APPRECIATION 3.00%

LIST PRICE \$949,000

Down Payment 20% \$189,800

Mortgage Amount \$759,200

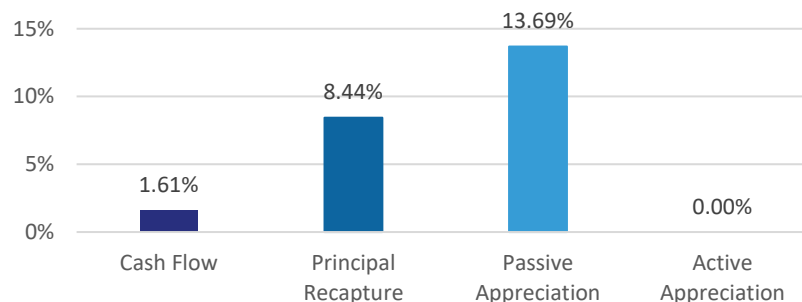
Interest Rate 4.20%

Amortization (years) 25

Monthly Payment \$4,091.65



The 4 Ways to Win™



CASH REQUIRED TO CLOSE

Down Payment \$189,800

Initial Improvements \$0

Building Inspection \$750

Appraisal

Lender Fees

Legal Fees \$2,000

Other Fees \$15,475

TOTAL CASH REQUIRED \$208,025

The 4 Ways to Win™

Cash Flow \$ 3,352.20

Principal Recapture \$ 17,548.66

Passive Appreciation \$ 28,470.00

Active Appreciation \$ -

Year One Total ROI 23.73%