

Hamilton, Ontario

Realtor Name:

Property Type: Single Family Home



Additional Information: needs level 1 rehab, floors, paint, hardware and bathroom refresh

List Price: \$160,000

MONTHLY GROSS RENTAL INCOME \$1,350

Rental Vacancy Rate 5% \$68

MONTHLY GROSS OPERATING INCOME (GOI) \$1,283

MONTHLY OPERATING EXPENSES

Property Taxes \$115

Insurance \$100

Utilities \$0

Repairs & Maintenance Reserv 5% \$68

Property Management 10% \$135

Condo/Strata Fees \$0

Cleaning \$0

Gifts 1% \$14

Lawn Maintenance/Snow Removal \$0

Other \$0

TOTAL NET OPERATING EXPENSES (NOE) \$431

NET OPERATING INCOME (GOI - NOE) \$852

MONTHLY DEBT SERVICE

Mortgage Payment \$530.91

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$531

ESTIMATED NET MONTHLY CASH FLOW \$321

PASSIVE APPRECIATION 3.00%

LIST PRICE \$160,000

Down Payment 20% \$32,000

Mortgage Amount \$128,000

Interest Rate 2.89%

Amortization (years) 30

Monthly Payment \$530.91



CASH REQUIRED TO CLOSE

Down Payment \$32,000

Initial Improvements \$14,000

Building Inspection \$400

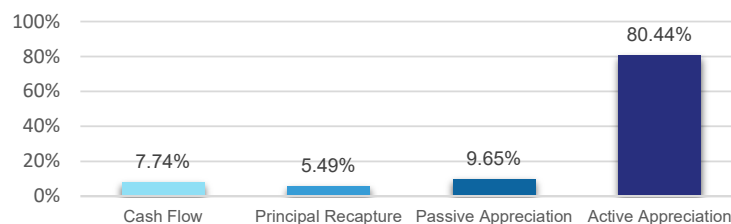
Appraisal \$500

Land Transfer Tax \$1,325

Legal Fees \$1,500

TOTAL CASH REQUIRED \$49,725

The 4 Ways to Win™



The 4 Ways to Win™

Cash Flow \$ 3,847.10

Principal Recapture \$ 2,729.53

Passive Appreciation \$ 4,800.00

Active Appreciation \$ 40,000.00

Year One Total ROI 103.32%