

# Hamilton, Ontario



**Realtor Name:**

Property Type: Joint Venture

Additional Information: Turnkey Joint Venture - light refresh before getting it tenanted - no permits required

**List Price: \$160,000**

<b>MONTHLY GROSS RENTAL INCOME</b>	<b>\$1,350</b>
Rental Vacancy Rate	5% \$68
<b>MONTHLY GROSS OPERATING INCOME (GOI)</b>	<b>\$1,283</b>

<b>MONTHLY OPERATING EXPENSES</b>		
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
<b>TOTAL NET OPERATING EXPENSES (NOE)</b>		<b>\$431</b>
<b>NET OPERATING INCOME (GOI - NOE)</b>		<b>\$852</b>

<b>MONTHLY DEBT SERVICE</b>		
Mortgage Payment		\$530.91
2nd Mortgage or LOC Payment		
<b>TOTAL MONTHLY DEBT SERVICE</b>		<b>\$531</b>
<b>ESTIMATED NET MONTHLY CASH FLOW</b>		<b>\$321</b>

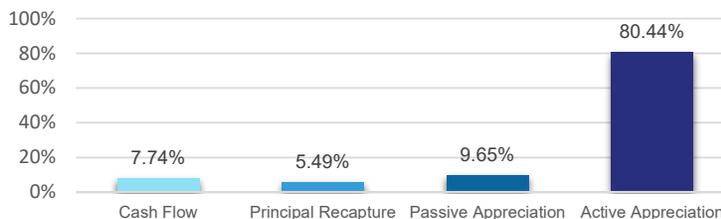
**PASSIVE APPRECIATION 3.00%**

<b>LIST PRICE</b>		<b>\$160,000</b>
Down Payment	20%	\$32,000
Mortgage Amount		\$128,000
Interest Rate		2.89%
Amortization (years)		30
Monthly Payment		\$530.91



<b>CASH REQUIRED TO CLOSE</b>	
Down Payment	\$32,000
Initial Improvements	\$14,000
Building Inspection	\$400
Appraisal	\$500
Land Transfer Tax	\$1,325
Legal Fees	\$1,500
<b>TOTAL CASH REQUIRED</b>	<b>\$49,725</b>

## The 4 Ways to Win™



<b>The 4 Ways to Win™</b>	
Cash Flow	\$ 3,847.10
Principal Recapture	\$ 2,729.53
Passive Appreciation	\$ 4,800.00
Active Appreciation	\$ 40,000.00
<b>Year One Total ROI</b>	<b>103.32%</b>

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